

**ORDINARY COUNCIL MEETING**  
**7.00pm, 20 May, 2003**  
**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,  
Dundobar Road, Wanneroo on **Tuesday 20 May, 2003** commencing at **7.00pm.**

C JOHNSON  
Chief Executive Officer  
15 May 2003

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## **A G E N D A**

### **Item 1 Attendances**

### **Item 2 Apologies and Leave of Absence**

That Cr Glynis Monks be granted Leave of Absence from 25 May 2003 to 31 May 2003.

### **Item 3 Public Question Time**

### **Item 4 Confirmation of Minutes**

#### **OC01-05/03 Minutes of Ordinary Council Meeting held on 29 April 2003**

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That the minutes of the Ordinary Council Meeting held on 29 April 2003 be confirmed.

#### **OC02-05/03 Minutes of Special Council Meeting held on 05 May 2003**

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That the minutes of the Special Council Meeting held on 05 May 2003 be confirmed.

### **Item 5 Announcements by the Mayor without Discussion**

#### **A01-05/03 Presentation by Ms June Smith**

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A painting of the City of Wanneroo Mayor, Jon Kelly will be presented by Ms June Smith to Council.

### **Item 6 Questions from Elected Members**

### **Item 7 Petitions**

#### **New Petitions Presented**

## Update on Petitions

### **PT03-04/03 No Dogs Signs on Coastal Walkways to be changed to Dogs on Leash**

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Cr Goodenough presented a petition signed by 82 residents to the 29 April 2003 Ordinary Council Meeting requesting that residents be allowed to walk dogs on a leash on coastal walkways within the City of Wanneroo.

#### **UPDATE**

A report will be prepared and presented to Council for consideration in the near future.

## Item 8 Reports

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

### **Planning and Development**

#### **Town Planning Schemes and Structure Plans**

### **PD01-05/03 Adoption of Local Structure Plan - Swan Location 13460 Yanchep Beach Road, Yanchep.**

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File Ref:	SP/0052v01
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	3

#### **Issue**

To consider the adoption of a Local Structure Plan (LSP) for Location 13460 Yanchep Beach Road, Yanchep.

<b>Applicant</b>	Allerding Burgess
<b>Owner</b>	A & B Musulin (Trading as Anko Investments Pty Ltd)
<b>Location</b>	Swan Location 13460 Yanchep Beach Road, Yanchep
<b>Site Area</b>	1.5 Hectares
<b>DPS 2 Zoning</b>	Urban Development

## Background

In accordance with the delegation granted by Council in November 2002, the Acting Chief Executive Officer considered the LSP, in consultation with the Mayor, in January 2003 and resolved to advertise it for a period of 42 days and require the following matters to be addressed prior to final adoption of the LSP:

1. The preparation of a context plan demonstrating how the residual land between the eastern boundary of the site and the adjacent proposed railway alignment could be developed in an orderly manner.
2. The provision of geo-technical information relating to karst.
3. Agreement over the principles for access to the site and the necessity and timing for traffic management study for the site.

## Detail

The subject site is located on the north eastern corner of the intersection of Yanchep Beach Road and Welwyn Avenue, Yanchep, immediately east of the existing Yanchep Industrial area (refer Attachment 1).

The land is currently vacant. It has previously been cleared, with some limited regrowth and slopes approximately 5 metres from its northern to southern boundaries.

The LSP seeks to zone the western half of the site 'Business' and the eastern half of the site 'Service Industrial' to facilitate the development of a 'Trade Centre'. A copy of the structure plan map is included as **Attachment 2**. Use permissibility's and development requirements will be in accordance with the relevant District Planning Scheme No. 2 (DPS2) requirements for these zones.

The submission includes a concept plan for the site, which indicates the intended development of office, showroom and factory units, landscape supplies and a service station/convenience store on the site. This concept plan is included as **Attachment 3**. It should be noted that this concept plan does not contain sufficient detail to enable a full assessment to be undertaken and should therefore not be afforded any status other than as a broad indication of the applicant's current development intention for the site.

## Consultation

The LSP has been advertised for a period of 42 days with the closing date for submissions being 17 March 2003. Advertising was undertaken by way of an onsite sign and advertisements in the local newspaper and on the City's website. The structure plan was also forwarded to the Department for Planning and Infrastructure (DPI) and the Department for Environmental Protection (DEP) for comment. At the close of advertising the City had received three public submissions and a letter from the Department for Planning and Infrastructure.

## **Comment**

### ***Comments on Submissions***

The comments raised by the submissions and an Administration response on each is set out below:

#### **Department for Planning and Infrastructure**

##### Issues

The subject land is close to, but does not impinge on the alignment of the railway. The construction of the railway is some time away and it is possible that the proposed land use may, by this time, be ready for re-development (particularly the storage/display area). The DPI (alternative) structure plan prepared at the Enquiry by Design workshop identified the area north of Yanchep Beach Road as light industrial/commercial use. The location of the Service Station is supported. The proposal could bring the Yanchep area some much-needed economic development. Yanchep Beach Road is an Other Regional Road and as such the Structure Plan should address traffic issues such as median openings and access onto Yanchep Beach Road for the short and long term. The Structure Plan should indicate how cross easements will be achieved if subdivision is contemplated.

##### Administration Comment:

The DPI has generally indicated support for the proposal. Issues relating to access and easements have been highlighted and are addressed later in this report.

##### Recommendation:

That the submission be noted.

#### **Public Submissions**

##### Issue 1

Negative impact on the viability of existing and proposed businesses in the area.

##### Comment

The Yanchep/Two Rocks area is earmarked for substantial urban growth in the future and the provision of employment opportunities and services to support this growth will be essential. The matter of actual land uses that will establish on the site and the timing of development will be determined by market forces. Economic competition is not a valid planning objection.

The LSP is only seeking to introduce the Business and Service Industrial zonings at this point in time and separate planning approvals will be required for the individual uses prior to development.

Recommendation

That this issue be dismissed.

Issue 2

Concern over whether the proposal is consistent with the broader planning for the area.

Comment

The North West Corridor Structure Plan sets out the broad planning framework for this area. This plan shows the subject site as light industrial and mixed uses. Given the location of the subject land between the existing Yanchep Industrial Area and the planned alignment of the northern suburbs railway line, the proposed Service Industrial and Business zones are considered an appropriate and logical extension to the existing industrial area. It is unlikely that the proposal will impact on any future structure planning for the broader area given the site's discrete location.

Recommendation

That this issue be dismissed.

Issue 3

Concern regarding traffic flows and subsequently motorist safety in this area

Comment

As indicated later in the report, access to the site will be restricted to Welwyn Avenue, unless a satisfactory traffic study is prepared that justifies the principal of access to this road. The study will also need to assess the design and location of access points, together with any road works, such as traffic islands, that may be required to support the access, if it is accepted in principal. Given the substantial growth that is expected in the area in the future and the regional function of Yanchep Beach Road, the traffic study will also need to assess the appropriateness of access both in the short and long term.

The location and design of access points to Welwyn Avenue and onsite manoeuvring can be adequately dealt with at the development stage.

Recommendation

That this issue be dismissed.

Issue 4

This area is priority 1 groundwater protection and as such Service Station proposals are not supported.



Comment

The site is located within a Priority 3 Groundwater Protection area rather than the Priority 1 indicated by the submission. Business and Service Industrial uses can generally be managed in a way that is compatible with the objectives for Priority 3 areas. Assessment of individual uses can adequately be undertaken at the development stage in association with the Water and Rivers Commission.

Recommendation

That this issue be dismissed.

Issue 5

Concern over clearing of vegetation on the site

Comment

A detailed vegetation survey of the broader area was undertaken in 1991. The assessment identified the study area as being cleared and comprising pasture and introduced species. This has been confirmed by aerial photography taken in 1990. Some re-growth has since occurred but this is limited to introduced species. Given the absence of native vegetation there is no objection to this site being cleared to facilitate future development.

Recommendation

That this issue be dismissed.

The issues raised by the City for resolution prior to the final adoption of the LSP have now been addressed as follows:

**1. Broader Context Plan**

The North West Corridor Structure Plan sets out the broad planning framework for this area. This plan shows the subject site as light industrial and mixed uses and the LSP is consistent with this.

The applicant has suggested that given the robust and short to medium term nature of the land uses proposed, the approval of the LSP will not impact upon or prejudice the development of the adjacent land and as such a broader context plan is not necessary as part of Council's assessment of the proposal. However, it should be noted that should the proposed structure plan be approved and the site developed, it may ultimately be difficult to achieve access into the isolated portion of land between the eastern boundary of the site and the proposed railway alignment. On this basis, a provision in the structure plan text for easement access across the site should be required to provide greater opportunity for access and traffic movement into this residual land.

## **2. Karst Issues**

The Environmental Conditions in Schedule 12 of DPS2 and the associated Minister for the Environment's Statement, requires the provision of supporting information and geo-technical data addressing karst landform over the broader Yanchep Two Rocks area as part of the structure planning for the area.

Correspondence provided by ATA Environmental indicates that this site and surrounding area is not affected by Karstic landforms. The Department of Environmental Protection has provided confirmation that it concurs with this ATA advice. No further assessment is therefore required on this issue.

## **3. Access and Traffic Management**

The applicant's concept plan indicates a development layout for the site, including three access points to Yanchep Beach Road. As indicated above, this plan does not contain sufficient detail to enable a proper assessment and should therefore not be afforded any status other than an indication of the applicant's possible development intentions for the site. The applicant has indicated that this plan is not intended to bind development of the site in any way. Notwithstanding this, the City's Technical Services Directorate has raised concern over the number, location and design of access points to Yanchep Beach Road given the future status and regional function of this road.

The applicant advises that given the low density nature of existing development in the surrounding area and the current relatively low volumes of traffic on Yanchep Beach Road in relation to its ultimate capacity, the preparation of a traffic management study for the LSP is unnecessary at this time. In the absence of any specific traffic study justifying the suitability of access to the site, a provision should be included in the LSP text requiring all vehicle access to the site to be restricted to Welwyn Avenue until such time as a detailed traffic management study has been undertaken by the applicant that warrants approval by the City of access to Yanchep Beach Road.

### ***Conclusion***

The issues previously raised by the City have either been addressed or can be adequately addressed through provisions in the LSP text. In view of this and considering the comments made in respect to the submissions, it is considered that this LSP is acceptable and is recommended for adoption by Council.

## **Statutory Compliance**

The structure plan has been processed in accordance with the statutory process outlined in Part 9 of District Planning Scheme No 2.

## **Strategic Implications**

Consideration of this structure plan is consistent with the Healthy Communities goal of the City's Strategic Plan, which seeks to provide for quality services and infrastructure. One of the strategies of the Planning and Development Directorate that arises from this goal is to provide for a cohesive system of integrated land use planning.

## **Policy Implications**

Nil

## **Financial Implications**

Nil

## **Voting Requirements**

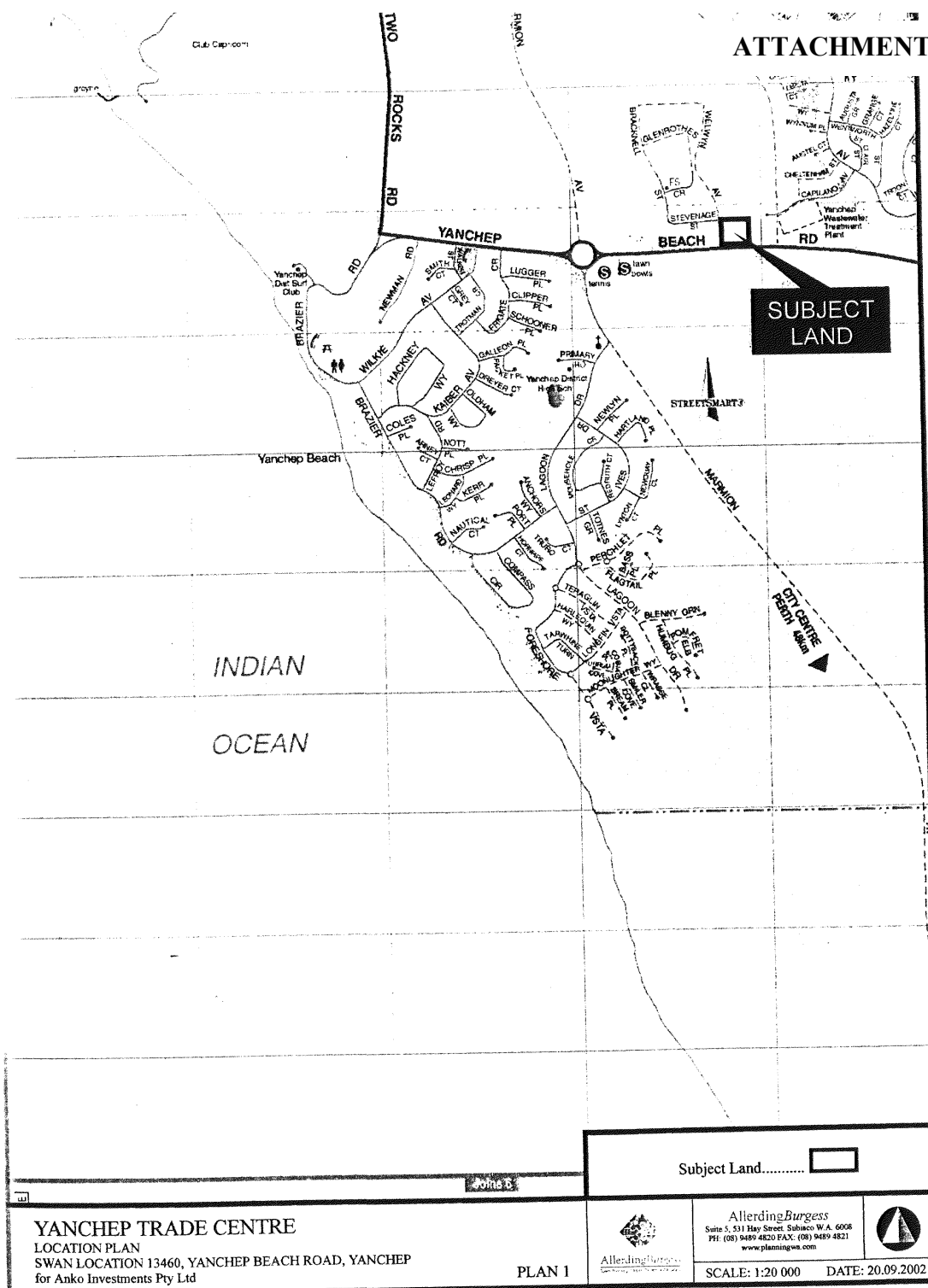
Simple Majority.

## **Recommendation**

**That Council:-**

1. Pursuant to Clause 9.6 of District Planning Scheme No 2, **RESOLVES** that the Local Structure Plan submitted by Allerding Burgess on behalf of A & B Musulin for Location 13460 Yanchep Beach Road, Yanchep is satisfactory, subject to the inclusion of the following provisions in the statutory section of the structure plan text:
  - a) A provision requiring all vehicle access to the site to be restricted to Welwyn Avenue until and unless a satisfactory traffic study is first prepared by the landowner and approved by the City that justifies the provision of access to Yanchep Beach Road. The traffic study shall consider both the short and long term function of Yanchep Beach Road. Any vehicular access and associated modifications to the road network shall be constructed in accordance with the recommendations of the traffic study at the cost of the landowner.
  - b) The landowner providing an easement in gross to the satisfaction of the City to facilitate rights of access across the site from the approved vehicle access points to the adjoining lot to the east (Lot 302), prior to development or subdivision occurring on the land. All costs associated with this shall be met by the landowner.
2. Upon receipt of documents modified in accordance with point 1, above **ADOPTS, SIGNS and SEALS** the local structure plan **FORWARDS** it to the Western Australian Planning Commission for its adoption and certification.

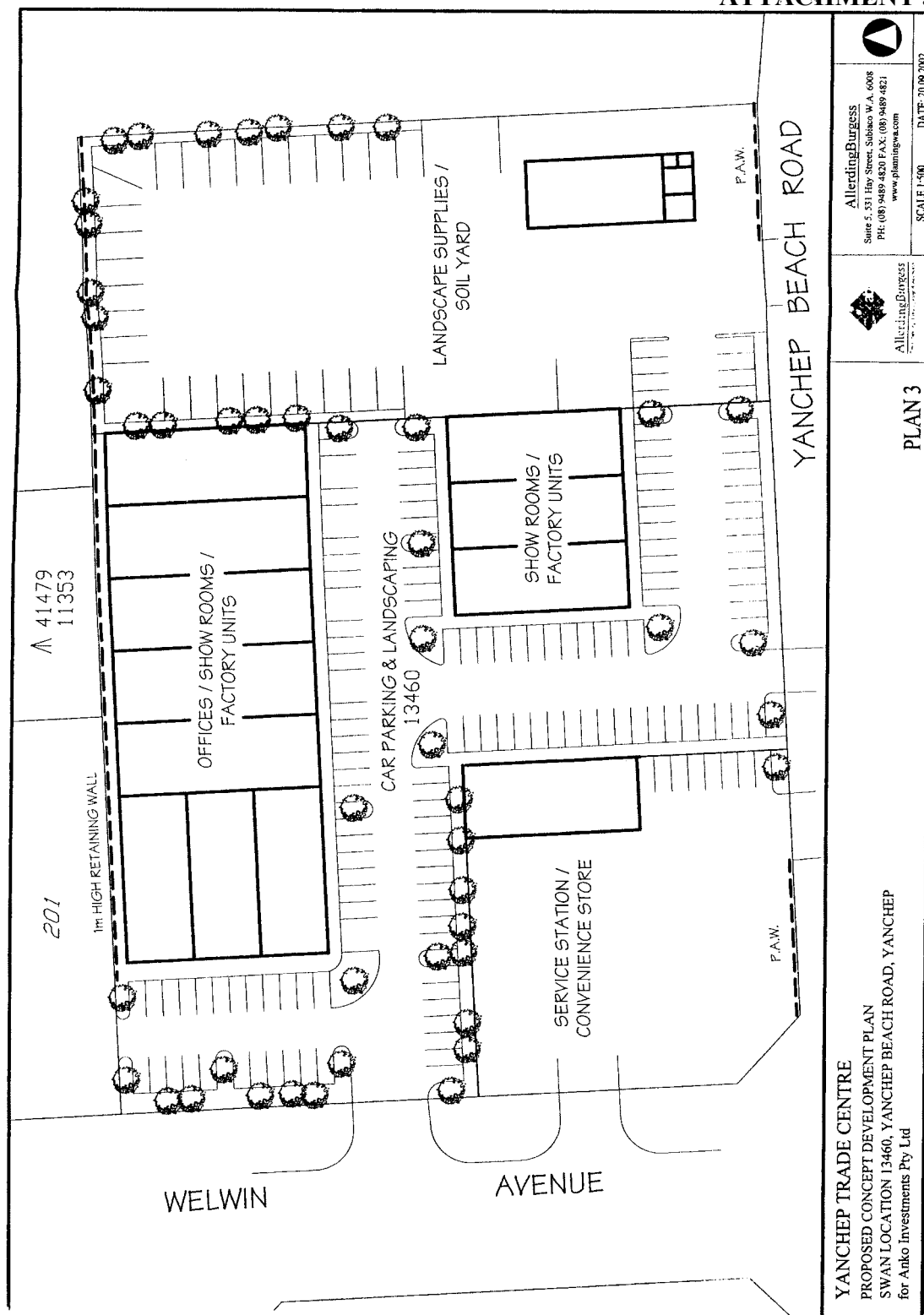
## ATTACHMENT 1



ATTACHMENT 2



## ATTACHMENT 3



## **PD02-05/03 Adoption of Amendment No. 24 to District Planning Scheme No. 2 to Rezone Portion of Lot 1 Flynn Drive, Carramar to Special Residential**

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

### **Issue**

To consider adoption of Amendment No. 24 to the City of Wanneroo District Planning Scheme No. 2 (DPS 2).

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

### **Background**

At its meeting on 17 December 2002 (Item PD06-12/02), Council resolved to prepare Amendment No. 24 to DPS 2 to rezone a 3088 m<sup>2</sup> portion of Lot 1 Flynn Drive, Carramar previously intended as open space to accommodate an old lime kiln, from Local Scheme Reserve for Parks and Recreation to Special Residential Zone No. 5. The amendment also proposed to amend the Development Guide Plan for Special Residential Zone No. 5 to change the designation of the 3088 m<sup>2</sup> site from 'Public Open Space' to a Special Residential lot.

The proposal was supported as the lime kiln no longer existed on the site. The kiln had been demolished during the course of controlling the major fire which swept through the general area around a year ago.

The location of the subject land is shown on **Attachments 1 and 2**.

### **Detail**

The Environmental Protection Authority has advised that the proposed amendment did not warrant assessment under Part IV of the Environmental Protection Act and advertising of the proposal was therefore able to proceed.

### **Consultation**

The amendment was advertised for a 42-day period, which closed on 14 April 2003.

It was advertised by means of an on-site sign along the Flynn Drive frontage to the property and an advertisement in the local newspaper.

### **Comment**

No submissions were received in response to the advertising. It is therefore recommended that Council now adopt the Amendment.

### **Statutory Compliance**

This Amendment has been processed in accordance with the requirements of 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 the promotion of lifestyle choice.

### **Policy Implications**

Nil

### **Financial Implications**

Nil

### **Voting Requirements**

Simple Majority.

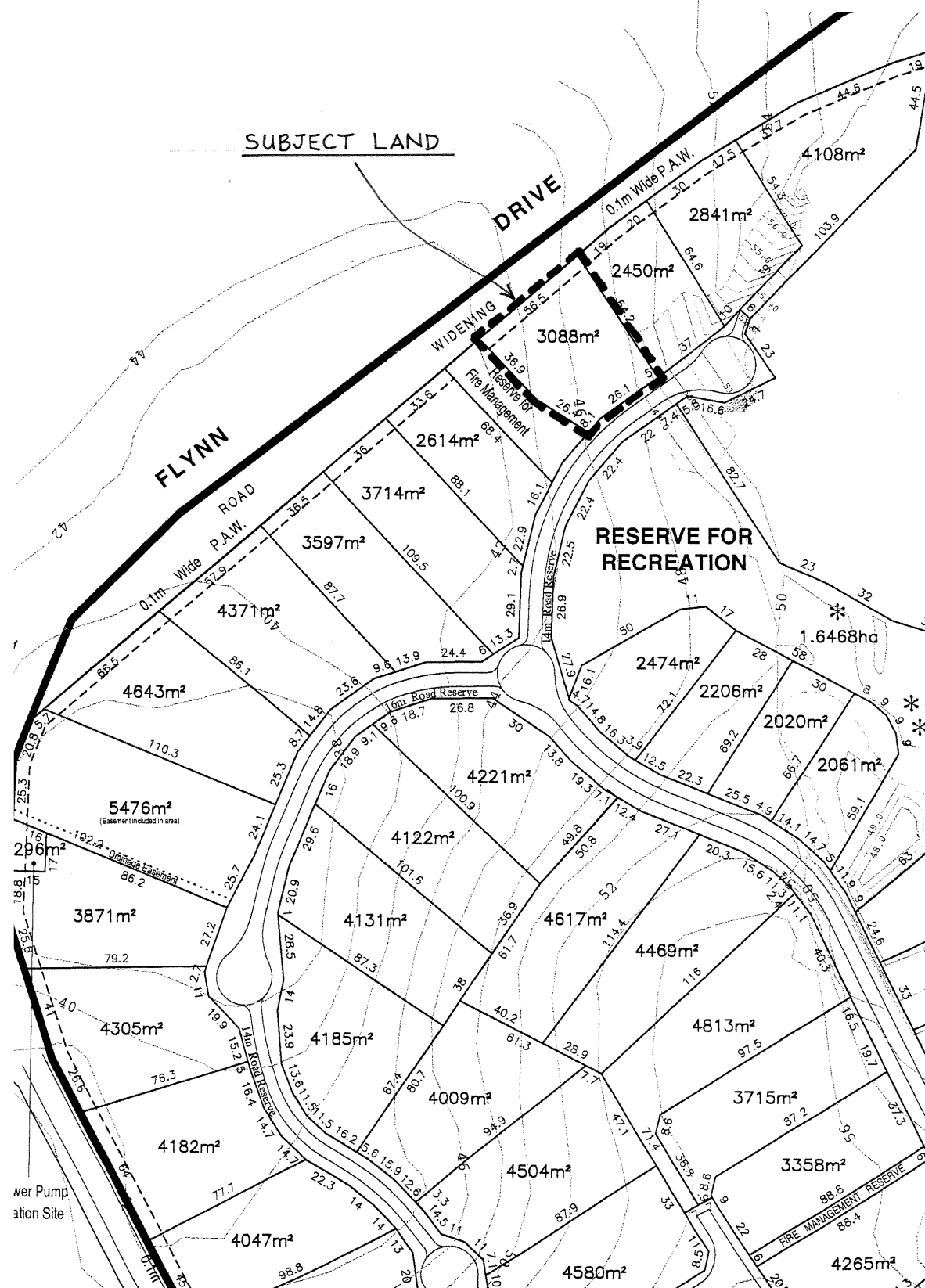
### **Recommendation**

**That Council:-**

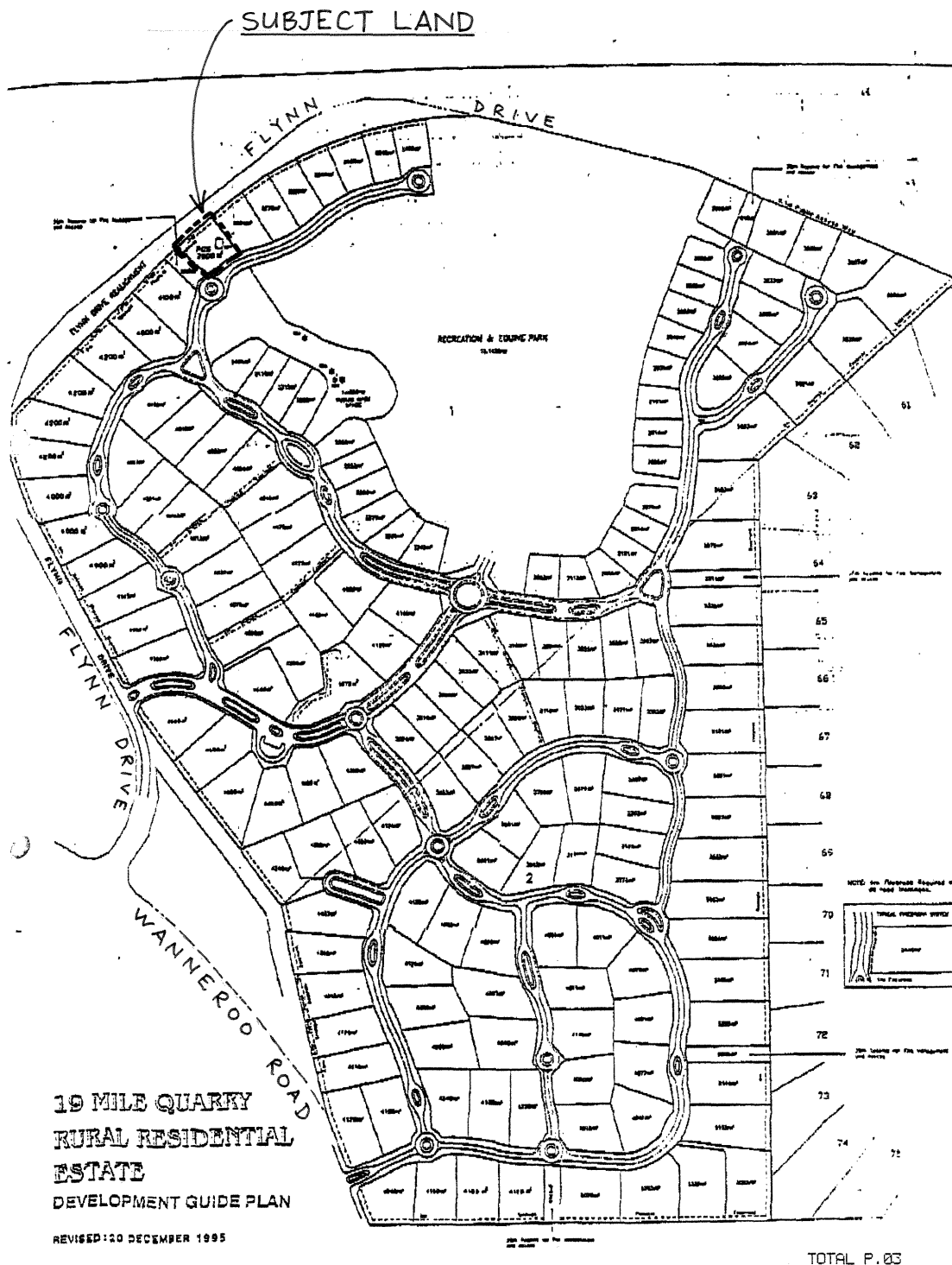
- 1. Pursuant to Town Planning Regulation 17 (2) ADOPTS Amendment No. 24 to District Planning Scheme No. 2 which seeks to:**
  - a) Rezone a 3088 m<sup>2</sup> portion of Lot 1 Flynn Drive, Carramar from Local Reserve for Parks and Recreation to Special Residential Zone No. 5; and**
  - b) Amend the Development Guide Plan for Special Residential Zone No. 5 to change the 3088 m<sup>2</sup> portion of land concerned from 'public open space' to a Special Residential lot.**
- 2. Pursuant to Town Planning Regulations 22 and 25 (a) (g), AUTHORISES the affixing of the common seal to, and ENDORSES the signing of the Amendment documentation.**



## ATTACHMENT 1



## ATTACHMENT 2



## **PD03-05/03 Adoption of Amendment No 22 to District Planning Scheme No 2 to Introduce Provisions for the Parking of Commercial Vehicles in Rural Zones**

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File Ref:	TPS/0022
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachment(s):	1

### **Issue**

To consider the public submissions and adoption of Amendment No 22 to District Planning Scheme No.2 (DPS2).

### **Background**

Council, at its meeting on 17 December 2002 (refer Item PD04-12/02), resolved to prepare Amendment No 22. The purpose of the Amendment is to introduce provisions relating to the parking of commercial vehicles in the General Rural, Rural Resource, Rural Community and Special Rural zones (collectively referred to as the rural zones).

There are currently no formal controls over such parking in DPS2. Clause 4.23, which relates to commercial vehicle parking in urban zones, has however been used as a guideline in such circumstances. A copy of the existing clause 4.23 is included as **Attachment 1**.

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

The provisions therefore restrict 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. Notwithstanding, given the larger lot sizes involved, a more liberal approach than that taken in urban areas has been taken with respect to the number and size of vehicles permitted, hours of operation and other controls.

This report was presented to Council's last meeting on 29 April 2003 (item PD07-04/03), where Council resolved that the matter be referred back to the Administration for further investigation. The reason for this decision was that Elected Members raised some questions about the applicability of the Amendment proposals to operating rural land uses. Those questions have since been resolved and the matter is now re-presented for Council's consideration.

## Detail

The Environmental Protection Authority advised the City on 28 January 2003 that the Amendment did not warrant an environmental assessment, thereby allowing the amendment to be advertised.

## Consultation

The Amendment was advertised for public comment for a period of 42 days, concluding on 24 March 2003. Advertising was undertaken by way of an advertisement in the Wanneroo Times newspaper, the preparation of a summary leaflet which was made available for interested members of the public at the City's Administration Centre, libraries and at Healy's Store in Nowergup. Individual letters were also sent to relevant industry and resident association groups covering the rural areas. No submissions were received.

The above formal advertising represented the second stage of consultation on this Amendment. The first stage involved consultation with the key stakeholders from relevant industry and resident associations. Feedback was received from TransAG (Transport Action Group, representing local road transport operators) and the Wanneroo Residents and Ratepayers Association on the general direction of the proposed provisions, and both groups were generally supportive.

The City's Consultation Review Panel endorsed the overall consultation strategy.

## Comment

The 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 consultation undertaken there appears to be community support to the approach taken.

Administration has reviewed the amendment provisions during the advertising period and consider that a minor modification should be made to proposed sub clause 4.23.1 to more clearly point out that the provisions are not intended to apply to commercial vehicle parking which is incidental to, or in association with an approved land use, such as market gardening or vegetable packing operations. The advertised version of the sub clause 4.23.1 read as follows:

*"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."*

To address this issue, it is proposed to add the following sentence to the end of this subclause:

*“The provisions of clause 4.23 do not apply when the commercial vehicle parking is in association with or incidental to a commercial use that has been approved by the Council or a use that is otherwise lawfully being undertaken on the land.”*

Verbal advice from the Department for Planning and Infrastructure indicates that this modification is not substantive and therefore there should not be a requirement for readvertising the Amendment.

On the basis that no submissions were received, it is recommended that Council now adopt the modified Amendment.

### **Statutory Compliance**

This Amendment has been 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. MODIFIES Amendment No 22 to the City of Wanneroo District Planning Scheme No 2, by adding the following sentence to the end of sub clause 4.23.1:**

**“The provisions of clause 4.23 do not apply when the commercial vehicle parking is in association with or incidental to a commercial use that has been approved by the Council or a use that is otherwise lawfully being undertaken on the land.”**

2. Pursuant to Town Planning Regulation 17(2) **ADOPTS** the modified form of Amendment No 22 to District Planning Scheme No 2, which seeks to amend sub 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. The provisions of clause 4.23 do not apply when the commercial vehicle parking is in association with or incidental to a commercial use that has been approved by the Council or a use that is otherwise lawfully being undertaken on the land.

**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.**
- 3. Pursuant to Town Planning Regulations 22 and 25 (a) (g), AUTHORISES the affixing of the common seal to, and ENDORSES the signing of the Amendment documentation.**



**ATTACHMENT 1  
PAGE 1 OF 3****EXCERPT OF DPS2 TEXT: Clause 4.23****4.23 Commercial Vehicle Parking**

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- 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.

**ATTACHMENT 1  
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.

## PD04-05/03 Proposed Amendment No. 13 to District Planning Scheme No. 2: Lot 61 Dempster Place, Mariginiup

File Ref: TPS/0013V01  
 Responsible Officer: Director, Planning and Development  
 Disclosure of Interest: Nil  
 Attachments: 3

### Issue

To consider an application which seeks to amend the City of Wanneroo District Planning Scheme No. 2 (DPS 2) to modify the Development Guide Plan for Special Rural Zone No. 4 (Lake Adams) to enable creation of 22 additional Special Rural lots and an additional public open space area within this Special Rural Zone.

<b>Applicant</b>	Development Planning Strategies
<b>Owner</b>	John Emanuel Squarcini, Shafto Pty Ltd, Milino Pty Ltd (tenants in common in equal shares)
<b>Location</b>	Lot 61 Dempster Place, Mariginiup
<b>Site Area</b>	59.1874 ha
<b>DPS 2 Zoning</b>	Special Rural
<b>MRS Zoning</b>	Rural

### Background

Special Rural Zone No. 4 is situated on the south-east corner of Pinjar Road and Neaves Road, Mariginiup. It was rezoned and subdivided for Special Rural purposes in the late 70's.

The Development Guide Plan currently applying to this zone is shown on **Attachment 1**. It may be noted that the Lake Adams wetland area which generally comprises the central portion of the zone is divided into two types of use: a western public open space area which includes an excavated open water area, and an eastern area shown for various types of equestrian based facilities.

While the western public open space area has been developed as shown, the eastern area did not develop as an equestrian facility with the parties originally behind that proposal deciding many years ago not to proceed with it.

The eastern area (being Lot 61 Dempster Place) was subsequently sold to the present owners who have continued to run stock on the land.

### Detail

The applicant seeks to amend DPS 2 to:

1. Replace the current Development Guide Plan with a new Development Guide Plan as shown on **Attachment 2**. This shows 22 additional Special Rural lots on the eastern portion of Lot 61, with the western portion of Lot 61 to be ceded as public open space.
2. Replace the Special Provisions currently applying to this zone under DPS 2 with the Special Provisions listed in **Attachment 3**. It may be noted that this involves the zone being divided into two 'precincts' with Precinct A comprising the portion of the zone which excludes Lot 61, and Precinct B comprising Lot 61. Each precinct would have its own set of Special Provisions. The Special Provisions to apply to Precinct A are basically the same as those currently applying to this zone, except that current Special Provision 2 has been excluded. ("2. The land the subject of this zone may be used for equestrian, residential and/or horticultural purposes only.") This is apparently an oversight on the part of the applicant and the provision should be reinstated if the amendment proceeds.

A copy of the submission made by the applicant has been placed in the Elected Members' Reading Room. It should be noted however that this initial submission has been modified slightly by the applicant following consultation with government agencies. In particular, the proposed Development Guide Plan has been modified to delete several excavated open water areas which were originally proposed.

### ***Consultation***

Should Council resolve to prepare Amendment No. 13 to DPS 2 and the Western Australian Planning Commission grants its consent for the amendment to be advertised, then consultation will be required to be undertaken. This would normally include on-site signs, a newspaper advertisement and letters to adjacent landowners to ensure widespread public notice of the proposal.

### **Comment**

#### ***Comments on Proposal by Government Agencies***

##### Department of Environmental Protection/Water and Rivers Commission (DEP/WRC)

The Department's advice is essentially as follows:

1. Lake Adams is a conservation category wetland (CCW). CCW's are wetlands with high ecological values and are the highest priority wetlands for conservation.
2. Notwithstanding 1. above, the Department notes that the eastern portion of the wetland (comprising Lot 61) has been degraded by current and past land use activities.
3. The Development Guide Plan first submitted by the applicant was considered unacceptable due to its proposal to have excavated water bodies in the proposed public open space. The current plan which deletes this feature is a more agreeable option but is only agreed to in principle at this stage as a detailed plan is yet to be submitted for formal comment by the Department.

4. Prior to support for a zoning change being given, a detailed Wetland Rehabilitation/Revegetation Plan needs to be produced to the satisfaction of the Department. This Plan should include, but not be limited to, the following:

- Identification of the wetland's conservation values and functions.
  - Identification of the potential impacts that the proposed change in land use will have on the wetland's conservation values and functions and the necessary measures required to adequately manage these impacts need to be determined and addressed.
  - It also needs to be strongly demonstrated that there will be a net environmental gain/off-set.
5. In addition to 4 above, detailed development plans for all areas to be developed need to be submitted for formal comment to the Department in relation to all issues and not limited to wetland issues.
6. A study of the groundwater and surface water hydrology needs to be undertaken, identifying whether the proposal will maintain the quantity and quality of groundwater and surface water so that the wetland ecosystem and the Priority 3 Underground Water Pollution Control Area are protected.
7. The developer also needs to consider the impact of an altered water regime, whether it be induced by climatic change or change in local groundwater levels, and the potential of this change to impact on building structures currently proposed for within a wetland (type: dampland).

The studies required to be undertaken pursuant to points 4. and 6. above would also address related issues identified by Administration, including:

- a) Preparation of a Drainage Nutrient Management and Monitoring Plan and related maintenance agreement with the City;
- b) Provision of uniform fencing to lots abutting the proposed public open space;
- c) Undertaking of groundwater monitoring recommended by JDA Consultant Hydrologists (whose report forms part of the applicant's submission) to confirm water table information;
- d) The need to demonstrate that nutrient attenuating effluent disposal systems (ATU's), with or without soil amendment, would indeed be acceptable for this site;
- e) The need to similarly demonstrate acceptability of a proposed nutrient stripping basin for stormwater disposal;
- f) Design of the system for conveyance of stormwater to the disposal basin.

The applicant has agreed to undertake these further studies, however believes that they can adequately be completed after initiation of the amendment. This approach is not supported as these studies are required to confirm the acceptability of the proposal. They should also be available at the time that the amendment is advertised for public submissions, so that the community can be made properly aware of the nature of the issues concerned and how they are proposed to be addressed.

Department of Agriculture

The Department advises that:

1. In some circumstances, a Notice of Intent to clear vegetation is required to be made to the Commissioner for Soil Conservation. (This would however not be relevant in this case due to the current condition of the site and the fact that the main existing vegetated areas are to be protected in the proposed public open space).
2. Stocking rates should be guided by the Department's Stocking Rate Guidelines for Rural and Small Holdings.

***Special Provisions***

The proposed Special Provisions are considered generally satisfactory, subject to the following modifications being made:

1. Existing Special Provision 2 being retained to apply to proposed Precinct A (as referred to previously in this report).
2. Proposed Special Provision 1 of Precinct B being modified to require a minimum lot size of 1.0 hectare.
3. Special Provision 7 should be modified to require the preparation of the Fire Management Plan prior to the City supporting subdivision of the proposed Special Rural lots. This will ensure that any relevant recommendations of the Management Plan can be incorporated in subdivision design.
4. Special Provision 8 should be modified to reflect the requirement that wetland management plans are to be prepared prior to initiation of the DPS 2 amendment.
5. Proposed Special Provision 10 for Precinct B requiring use of only nutrient attenuating effluent disposal systems.
6. A Special Provision being included requiring provision of reticulated water supply to lots in Precinct B.
7. While the rezoning submission advises that a Special Provision will require new lot occupiers to revegetate the properties, proposed Special Provision 9 does not properly address this. Revegetation will be important in respect to nutrient management and it is therefore considered that a revegetation plan for the proposed Special Rural lots should be prepared in conjunction with the wetland rehabilitation/revegetation plan required to be prepared by DEP/WRC (which is presumably intended to focus on the proposed public open space area). A Special Provision to support implementation of the revegetation plan would be appropriate.
8. Special Provisions referring to keeping of stock should include reference to compliance with the stocking rate guidelines of the Department of Agriculture (as referred to earlier).



9. A Special Provision may be appropriate for advising prospective purchasers of land that some areas may be subject to periodic inundation. The possible need for this, and if so, the appropriate wording, should be determined through the hydrology study required by DEP/WRC.

#### ***Other Comments***

1. The proposed Development Guide Plan includes a note that the proposed public open space area is to be included in the adjoining Reserve 36496, which is a narrow reserve, vested in the City which contains bridle trails. However, subsequent correspondence from the applicant advises that the open space reserve should be amalgamated with the existing Reserve 42745 which contains the existing rehabilitated wetland area and is currently also vested in the City. This would be a preferable arrangement and should be shown as such by the Development Guide Plan.
2. In assessing the values of the wetland area, it would be appropriate for the applicant to consult with the Department of Indigenous Affairs regarding Aboriginal heritage issues.

#### ***Conclusion***

The site is currently being used for stock keeping which is likely to be having undesirable impacts on the adjacent rehabilitated wetland area (which is an Environmental Protection Policy (EPP) wetland). If a more environmentally acceptable alternative use for the site is not permitted, then the current undesirable use is likely to continue and this would be to the further detriment of the adjacent EPP wetland.

The current proposal may enable a net environmental gain to be achieved (as referred to by DEP/WRC), however the studies referred to by DEP/WRC need to be undertaken first to confirm this, rather than subsequent to initiation of rezoning as proposed by the applicant.

#### **Statutory Compliance**

This application is being considered in accordance with the Town Planning Regulations 1967 (as amended).

#### **Strategic Implications**

Subject to confirmation of the environmental benefits of this proposal, it will be consistent with the environmental sustainability goal of the City's Strategic Plan.

#### **Policy Implications**

Nil

#### **Financial Implications**

Future vesting of the proposed public open space area in the City will have financial implications for the City in respect to management of the area. The likely costs involved cannot be determined until the studies referred to in this report have been undertaken.

## **Voting Requirements**

Simple Majority.

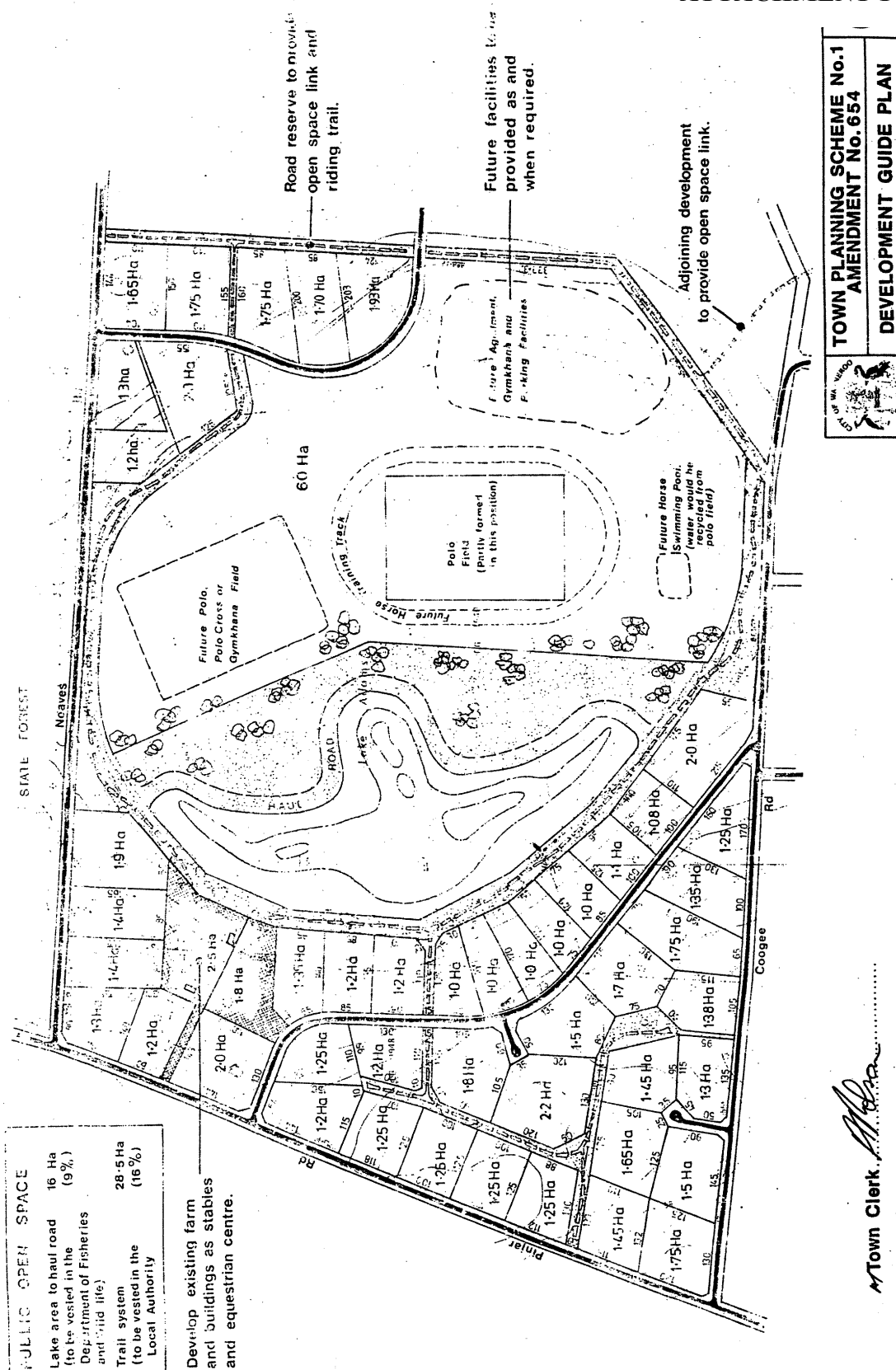
## **Recommendation**

**That Council:-**

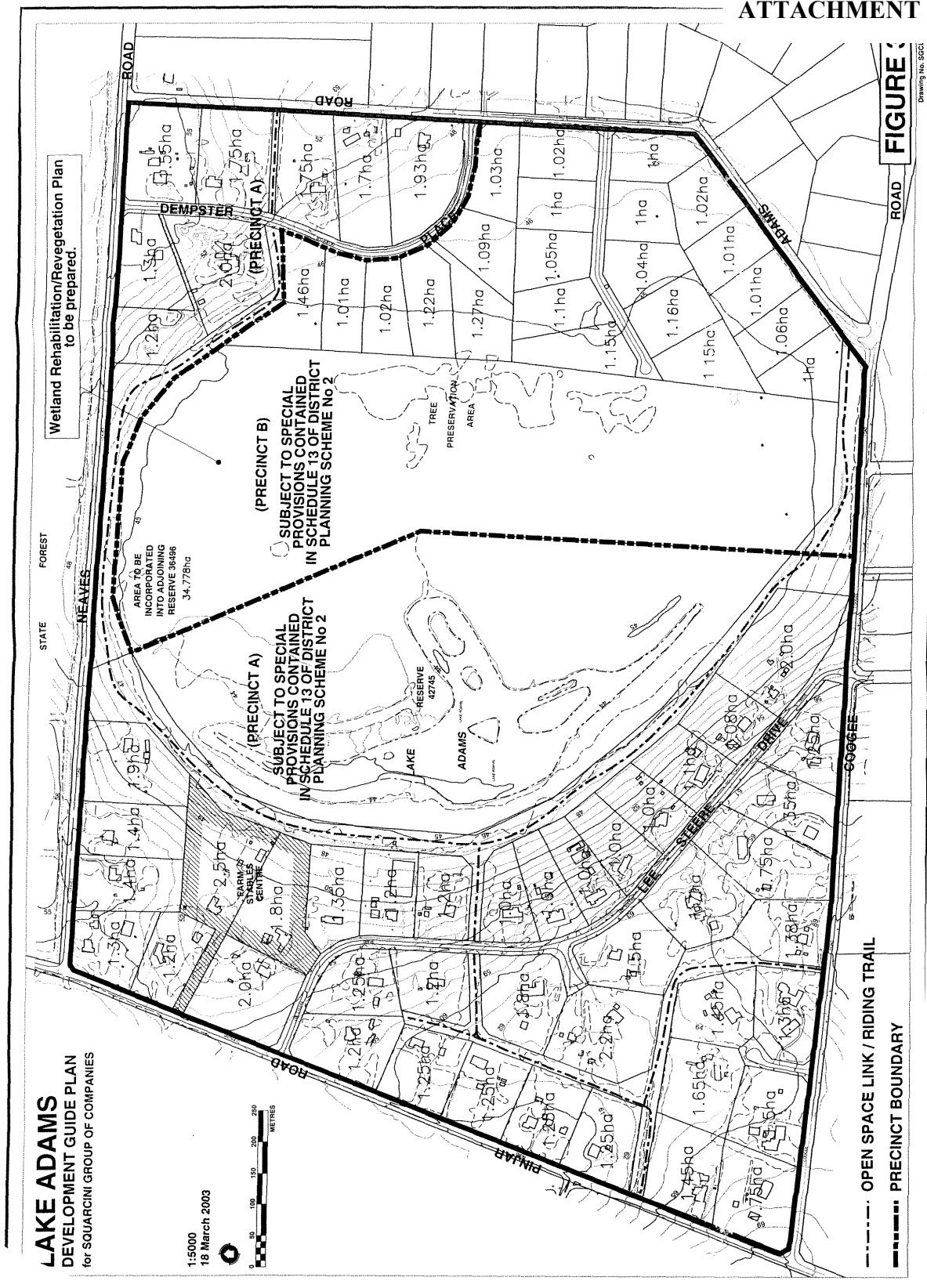
- 1. ADVISES Development Planning Strategies that it will prepare Amendment No. 13 to City of Wanneroo District Planning Scheme No. 2 to modify the Development Guide Plan and Special Provisions in respect to Special Rural Zone No. 4, subject to the following matters being undertaken to the satisfaction of the Department of Environmental Protection/Water and Rivers Commission (DEP/WRC) and the City Administration:**
  - a) The preparation of a detailed Wetland Rehabilitation/Revegetation Plan as described by DEP/WRC;**
  - b) The undertaking of a study of groundwater and surface water hydrology, including consideration of the impact of an altered water regime;**
  - c) The submission of detailed development plans for all areas to be developed, for assessment in relation to all relevant issues and not limited to wetland issues;**
  - d) Consultation being undertaken with the Department for Indigenous Affairs regarding Aboriginal heritage issues;**
  - e) Following satisfactory completion of points a. to d. above, consultation being undertaken with local interest groups.**
- 2. Subject to the above, pursuant to Section 7 of the Town Planning and Development Act (as amended) PREPARES Amendment No. 13 to City of Wanneroo District Planning Scheme No. 2 to:**
  - a) Replace the current Development Guide Plan for Special Rural Zone No. 4 with the proposed new Development Guide Plan shown in Attachment 2, subject to:**
    - i) The proposed public open space area to be shown to be amalgamated with Reserve 42745;**
    - ii) Such minor consequential changes as may arise from the detailed studies referred to in 1 above;**
  - b) Replace the current Special Provisions applying to Special Rural Zone No. 4 with the proposed new Special Provisions listed in Attachment 3 of this report, subject to the following changes being made to those provisions:**
    - i) Existing Special Provision 2 being applied to Precinct A;**

- ii) **Proposed Special Provision 1 of Precinct B being modified to require a minimum lot size of 1.0 hectare.**
  - iii) **Proposed Special Provision 7 being modified to require the preparation of the Fire Management Plan prior to the City supporting subdivision of the proposed Special Rural lots.**
  - iv) **Proposed Special Provision 8 being deleted as the requirement that wetland management plans are prepared is required prior to initiation of Amendment No. 13.**
  - v) **Proposed Special Provision 10 requiring use of only nutrient attenuating effluent disposal systems;**
  - vi) **A Special Provision being included requiring provision of reticulated water supply to Precinct B;**
  - vii) **A Special Provision being included to require implementation of a revegetation plan for the proposed lots in Precinct B;**
  - viii) **A Special Provision being included which requires that stocking rate guidelines of the Department of Agriculture be complied with in precinct B;**
  - ix) **Such other changes as may be required to reflect the outcomes of the studies to be undertaken pursuant to 1 above.**
- 3. SUBMITS Amendment No. 13 to City of Wanneroo District Planning Scheme No. 2 to the Western Australian Planning Commission for consent to advertise for public submissions; and**
- 4. REFERS Amendment No. 13 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.**

## ATTACHMENT 1



## ATTACHMENT 2



**ATTACHMENT 3****Page 1 of 4****TOWN PLANNING AND DEVELOPMENT ACT, 1928****CITY OF WANNEROO****DISTRICT PLANNING SCHEME NO. 2****AMENDMENT NO. \_\_**

The Wanneroo City Council under and by virtue of the powers conferred upon it in that behalf by the Town Planning and Development Act, 1928 hereby amends the above District Planning Scheme by:

- 1) replacing the existing Development Guide Map for Special Rural Zone No. 4 with a new Development Guide Plan.
- 2) replacing Special Rural Provisions No. 4 from Schedule 13 with the following:

<b>No.</b>	<b>Description of Locality</b>	<b>Special Provisions</b>
1	Swan Location 1948 and 1540 Corner Pinjar Road and Neaves Road, Wanneroo.	
	<b>Precinct A</b>	<ol style="list-style-type: none"> <li>1) The minimum lot size shall be 1.0 hectares with the average lot size being not less than 1.5 hectares. All subdivision shall be carried out in accordance with the "Development Guide Plan".</li> <li>2) The existing vegetation on lots which are to be used for approved equestrian or horticultural purposes may be cleared to the extent approved for those purposes.</li> <li>3) The keeping of livestock (with the exception of horses) and poultry for commercial purposes is prohibited.</li> <li>4) All fencing must be carried out to the satisfaction of the Local Authority.</li> </ol>
	<b>Precinct B (Lot 61)</b>	<ol style="list-style-type: none"> <li>1) Subdivision of Precinct B of Special Rural Area No. 4 shall generally be in accordance with the Development Guide Plan. The minimum lot size is shown on the Development Guide Plan.</li> <li>2) The land within Precinct B may only be used for equestrian, residential and/or horticultural purposes. Written approval from Council is required prior to these uses being established.</li> </ol>

**ATTACHMENT 3****Page 2 of 4**

- 3) The existing vegetation on lots which are to be used for approved equestrian or horticultural purposes may only be cleared to the extent approved for those purposes.
- 4) The keeping and/or breeding of livestock (with the exception of horses) and poultry for commercial purposes is prohibited.
- 5) All fencing must be carried out to the satisfaction of the Local Authority.
- 6) Building Envelopes:
  - a) Indicative building envelopes (to a maximum size of 2000m<sup>2</sup>) shall be shown on the subject lots as part of any subdivision application.
  - b) Prior to the final approval of a plan or diagram of subdivision, the subdivider shall produce from a registered engineer that the area within the indicative building envelope is geologically suitable for the construction of a dwelling house.
  - c) Dwellings shall not be constructed outside the geologically verified building envelopes except where approved by Council.
- 7) Bushfire Management:
  - a) Prior to the issue of clearances for diagrams of survey, Council shall require the subdivider to prepare a Fire Management Plan to the satisfaction of the Council and the Fire & Emergency Services. Such a plan will be used as the basis for on-going bush fire management over Precinct B of the subdivision plan area.
  - b) Individual land owners shall be responsible for the maintenance of strategic firebreaks where they cross the land owners lots as depicted on the Fire Management Plan.

**ATTACHMENT 3****Page 3 of 4**

- c) The clearing of firebreaks, other than for strategic fire break purposes, will not be permitted unless for safety reasons to comply with Council and Fire & Emergency Services Authority requirements. *Selective clearing of low fuel areas to a minimum of 20 metres around each building shall be required by Council. Such low fuel zones should be kept free of debris and shrubs and maintained to a standard approved by Council in accordance with the Fire Management Plan.*
- d) All fire breaks shall be provided to the specification and satisfaction of the Local Authority and the Fire & Emergency Services Authority.
- 8) Prior to the subdivision of the land for special rural purposes, the subdivider shall prepare to the satisfaction of Council, a Recreation Area/Wetland Management Plan whereby Council will seek and have regard to advice from relevant State Government agencies. Such a plan shall address the following matters:
  - a) rehabilitation of wetlands;
  - b) *tree preservation and revegetation of the recreation area;*
  - c) the provision of a system of bridal paths; and
  - d) drainage and groundwater.
- 9) Development with Precinct B shall have regard to revegetation and replanting where appropriate. Any revegetation shall use endemic species only to the satisfaction of Council.
- 10) On site effluent disposal system requirements:
  - a) The underside of effluent disposal chambers of conventional effluent disposal systems servicing dwellings shall be a minimum of two (2) metres above the estimated maximum water table level as determined from time to time by the Water and Rivers Commission or equivalent State Government agency;



**ATTACHMETN 3****Page 4 of 4**

- b) The underside of effluent disposal chambers or effluent disposal pads of modified nutrient attenuating on site sewerage disposal systems servicing dwellings shall be a minimum of five hundred (500) millimetres above the estimated maximum water table level as determined from time to time by the Water and Rivers Commission or equivalent State Government agency;
- c) The effluent disposal chambers of conventional on site sewerage disposal systems servicing dwellings shall be a minimum horizontal distance of one hundred (100) metres from an area determined from time to time by the Council to be subject to periodic inundation;
- d) The effluent disposal chambers or effluent disposal pads of modified nutrient attenuating on site sewerage disposal systems servicing dwellings shall be a minimum horizontal distance of one fifty (50) metres from an area determined from time to time by the Council to be subject to periodic inundation.

## Development Applications

### **PD05-05/03 Proposed Two Double Storey Grouped Dwellings – Lot 371 (11) Glebe Close, Mindarie**

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File Ref:	P22/0536VOL1
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	2

## Issue

To consider approval for the development of Two Double Storey Grouped Dwellings on Lot 371 (11) Glebe Close, Mindarie.

<b>Applicant</b>	Les Smith
<b>Owner</b>	Les Smith
<b>Location</b>	Lot 371 (11) Glebe Close, Mindarie
<b>Site Area</b>	900 square metres
<b>DPS 2 Zoning</b>	Residential

## Background

On 10 February 2003, the City received an application for Two Three-Storey Grouped Dwellings on the subject site. The application was assessed in accordance with the Residential Design Codes and the City's Height and Scale Policy. On 17 April 2003, the applicant submitted amended plans showing amongst other things a reduction in building height from three to two storeys. The amended plans vastly modify the proposal from the original plans considered by the neighbouring property owners during the consultation period.

## Detail

### *Proposal*

The proposal now depicts two two-storey rendered brick and Colorbond roof grouped dwellings on the subject site. The dwellings are located on a 921 square metre lot with access from Glebe Close (refer **Attachments 1 and 2**). Unit No. 1 located on the southern most side of the property contains a double garage, portico/entry, family, kitchen, meals, laundry, bedroom 2,3 & 4 and bathroom on the ground floor. The second floor contains a bedroom, ensuite, activity room and a west facing balcony.

### *Consultation*

In accordance with the provisions of the City's Height and Scale Policy and the Residential Design Codes, the application was advertised to the adjacent landowners for a period of 14 days. The advertising period was extended by 14 days at the request of adjoining property owners.

At the conclusion of the advertising period, a petition containing 20 signatures of which 19 opposed and 1 in favour, together with 6 individual letters of objection were received. It should be noted that the objection letters were also signatories of the petition.

The amended plans for two two-storey grouped dwellings now represents a proposal that is more in keeping with the amenity of the surrounding area characterised by predominantly single and two storey dwellings. Given that the amended plans have a lesser amenity impact on surrounding properties, they were not formally re-advertised to the neighbouring property owners for comment. However the neighbours were advised by letter that they could view the amended plans prior to the application being considered by Council. The reduction in building height from three to two storeys is considered to meet the general expectations of the local residents in the area.

The issues raised in relation to the development of two three-storey grouped dwellings were:

<b>Submittor's Comment</b>	<b>Administration Comment</b>
This (three storey) type of development in this location is inappropriate for this area.	Noted. However, it should be pointed out that it is possible to comply with the City's Height and Scale Policy and still achieve a built form of three-storey in height. In this instance, the applicant has acknowledged the concerns of the local residents and has chosen to reduce the building height from three to two storeys.
Past promises from the developer and the City of Wanneroo that this would not happen again.	As above. The reference made to the City is not substantiated.
Too many high-rise buildings in a small street will have a detrimental effect to the value of all properties, particularly those close by.	The City's Height and Scale Policy stipulates a maximum height limit of 8.5 metres from the natural ground. The proposal is for a ridge height of 7.9 metres at its highest point. This Policy generally applies across the District other than those areas subject to Structure Plan provisions. As indicated earlier, it is quite possible to comply with the City's height and Scale Policy and still achieve a built form of three-storey in height.
These buildings will be significantly higher than the surrounding properties.	Noted.
The perimeter walls of these buildings will be too close to the boundary fences.	The building setbacks to side boundaries are determined and controlled by the Residential Design Codes.
Outdoor staircase to balcony is not in line with the R-Codes.	Noted. The development will need to comply with the overlooking provisions of the R-Codes and ensure that all overlooking windows are either setback appropriately or treated to minimise loss of privacy to adjoining properties.

Overlooking properties bedroom & entertaining area at 5 & 7 Glebe Close.	The setbacks of the upper level bedroom and entertaining area comply with the R-Codes in terms of overlooking.
Windows not at code height on western wall.	As above.
There is no room for effective screening between properties.	The property is a duplex lot and is capable of accommodating two dwellings. The proposal complies with the open space and setback requirements of the Residential Design Codes.
There is no room for gardens between properties.	The proposal complies with the provisions of the R-Codes in terms of adequate open space and courtyard area.
These buildings will not blend with the styles of the surrounding properties.	In the absence of any Policy on streetscape or streetscape character survey of the local street, it would be difficult to identify the existing character of the local area. The R-Codes allow for diversity in building form and character.
There will be a considerable loss of amenity by surrounding property owners.	The modified plans are now considered to address this concern.
The design of these buildings will cause considerable acrimony with surrounding property owners and property owners in Mindarie in general.	Refer above comment.
There will be a precedent for future development of three storey building in the area.	Refer above comment.
The design of these buildings will create another eyesore and an unwelcome landmark, which will be visible for the length of Marmion Avenue.	Refer above comment.

### ***Compliance***

The application has been assessed against the provisions of the District Planning Scheme No.2, Residential Design Codes and the City's Height and Scale Policy. The following table outlines the proposal's non-compliances:

<b>Development Standard</b>	<b>Requirement</b>	<b>Proposed</b>
Building Height	Height and Scale Policy – 8.5 metres with a plane angle of 45 degrees. The Height and Scale Policy allows for eaves to encroach beyond the building threshold envelope up to a maximum width of 600mm.	The proposed building height is 7.9 metres at the highest point of the roof ridge. There are small projections into the 45 degree plane angle for two sections of eaves on the south and east side of the dwelling for Unit 1, these encroachments comply with the Building

		Height and Scale Policy in that they are not over 600mm in width. Unit 2 has a projection of the eave and roof of approximately 1.0 metre on the south side of the dwelling.
Setback	R-Codes require a 1.5 metre northern boundary setback for the ground level of Unit 2.	A section of garage is proposed to be setback 1.0 metre for a length of approximately 5.5 metres.

## Comment

The applicant is seeking the Council's support for the above minor variations under the Residential Design Codes and Height and Scale Policy.

### *Height and Scale Policy*

The Height and Scale Policy seeks 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 Policy describes a building threshold envelope that is projected at 45 degrees from a height of 3.5 metres above natural ground level at the side boundary to a maximum height of 8.5 metres.

The proposal has a maximum roof ridge height of 7.9 metres and small encroachments of the eaves outside of the building threshold envelope. The eaves encroachment into the building threshold envelope is considered minor and would not have an amenity impact on the surrounding properties (Refer Attachment 2). The encroachments outside of the building threshold envelope for Unit 1 of less than 600mm in width, comply with the Building Height and Scale Policy. However the encroachment of the roof and eave of Unit 2 on the south side can be modified so that it complies with the policy. A condition of approval requiring a decrease in size of the encroachment to a maximum of 600mm outside of the building threshold envelope can be imposed and is included within the recommended conditions of approval.

### *Building Setback*

Table 2b – Boundary Setbacks of the R-Codes requires the northern setback of the lower level wall of Unit 2 to be setback 1.5 metres from the boundary. The proposal includes a garage with a wall located from 1.0 metre gradually increasing to 1.5 metres from the boundary. This section of wall being a single storey and only 5 metres in width, is considered to have minimal impact upon the neighbouring property. However, the required setback of 1.5 metres can be complied with. A condition of approval requiring an increased setback of the garage wall to a minimum of 1.5 metres can be imposed and is included within the recommended conditions of approval.

The applicant has chosen to resolve many of these issues raised in the objections by ensuring the proposal complies with the requirements of the Residential Design Codes and the City's Height and Scale Policy other than one setback which is addressed via a condition of approval.

The modifications demonstrate significant improvements to the original application and therefore many of the concerns expressed by neighbouring property owners have been addressed. Notably, the most significant modification is the reduction of building height from three storey to two storey, from 9.5 metres to 7.9 metres. The proposal complies with the R-Codes setback requirements for the balcony in Unit 1 and the living room and bedroom windows of both units.

It is considered that the application be approved subject to imposition of appropriate conditions.

### **Statutory Compliance**

Conditions of approval requiring modifications can be imposed thus ensuring full compliance with the City's requirements and the R-Codes.

### **Strategic Implications**

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

### **Policy Implications**

Nil

### **Financial Implications**

Nil

### **Voting Requirements**

Simple Majority.

### **Recommendation**

**That Council:-**

- 1. Approves the application for two double storey grouped dwellings on Lot 371 (11) Glebe Close, Mindarie in accordance with the plans attached to and forming a part of this report and subject to the following conditions:**
  - a) All fencing shall be installed in accordance with the City's Local Laws prior to the occupation of the house.**

- b) **Stairs higher than 500mm measured from natural ground level shall be provided with screening in accordance with the Residential Design Codes to the external staircase of dwelling one.**
- c) **Revised plans being submitted as part of the Building Licence application that:**
  - i) **increases the setback of dwelling two's garage to a minimum of 1.5 metres from the northern boundary in accordance with the R-Code requirement; and**
  - ii) **decreases the encroachment of dwelling two's roof and eave on the south side outside of the building threshold envelope from 1.0 metre to 600mm, in accordance with the City's Height and Scale Policy.**
- d) **The minimum distance between the gutter line of the house and the boundary shall be no less than 750mm.**
- e) **All stormwater shall be collected on-site and disposed of in a manner acceptable to the Manager of Approval Services.**
- f) **The private yard areas shall be nominated and suitably screened from adjoining dwellings and the street prior to the house first being occupied.**
- g) **The driveways and crossover shall be designed and constructed to the residential specifications and to the satisfaction of the Manager of Approval Services, before occupation of the house.**
- h) **The finished floor level shall be determined at building licence application stage. Due to some fill being placed on site, the true ground level is to be verified by the applicant prior to the FFL being approved by the City.**
- i) **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. When retaining walls in excess of two metres in height abut common boundaries, the City must be provided with written approval of the affected landowners (where applicable).**

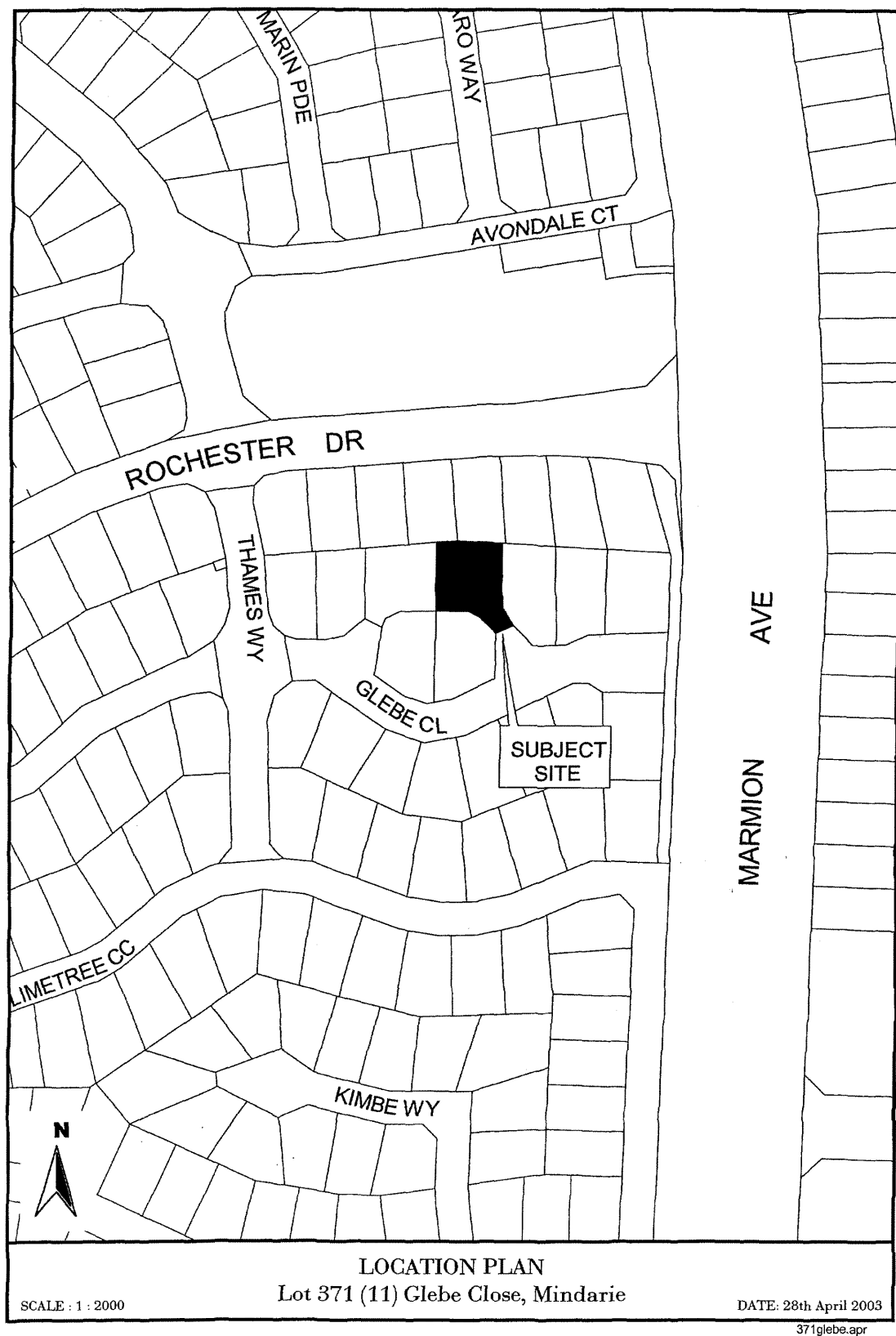
**FOOTNOTE:**

- a) **You are advised that drawings submitted for Building License are to be properly drawn and may be required to be signed by a practising structural engineer. It should be noted that two storey dwellings must be accompanied by a completed Certificate of Structural Sufficiency.**
- b) **In relation to Condition g, please relate to the enclosed specification for residential crossovers.**
- c) **The existing site levels and finished floor levels of all proposed development, including levels at the top of the kerb at the crossover, are to be shown on the Building License submission.**

- d) **You are advised that plans submitted for a Building Licence must show the full width of the verge and any street furniture, traffic islands, statutory services, road gullies and crossovers on the opposite side of the road.**
  - e) **Applicant is to comply with the requirements of Worksafe Western Australia in the carrying out of any works associated with this approval.**
- 2. All submitters being advised of the Council's decision.**

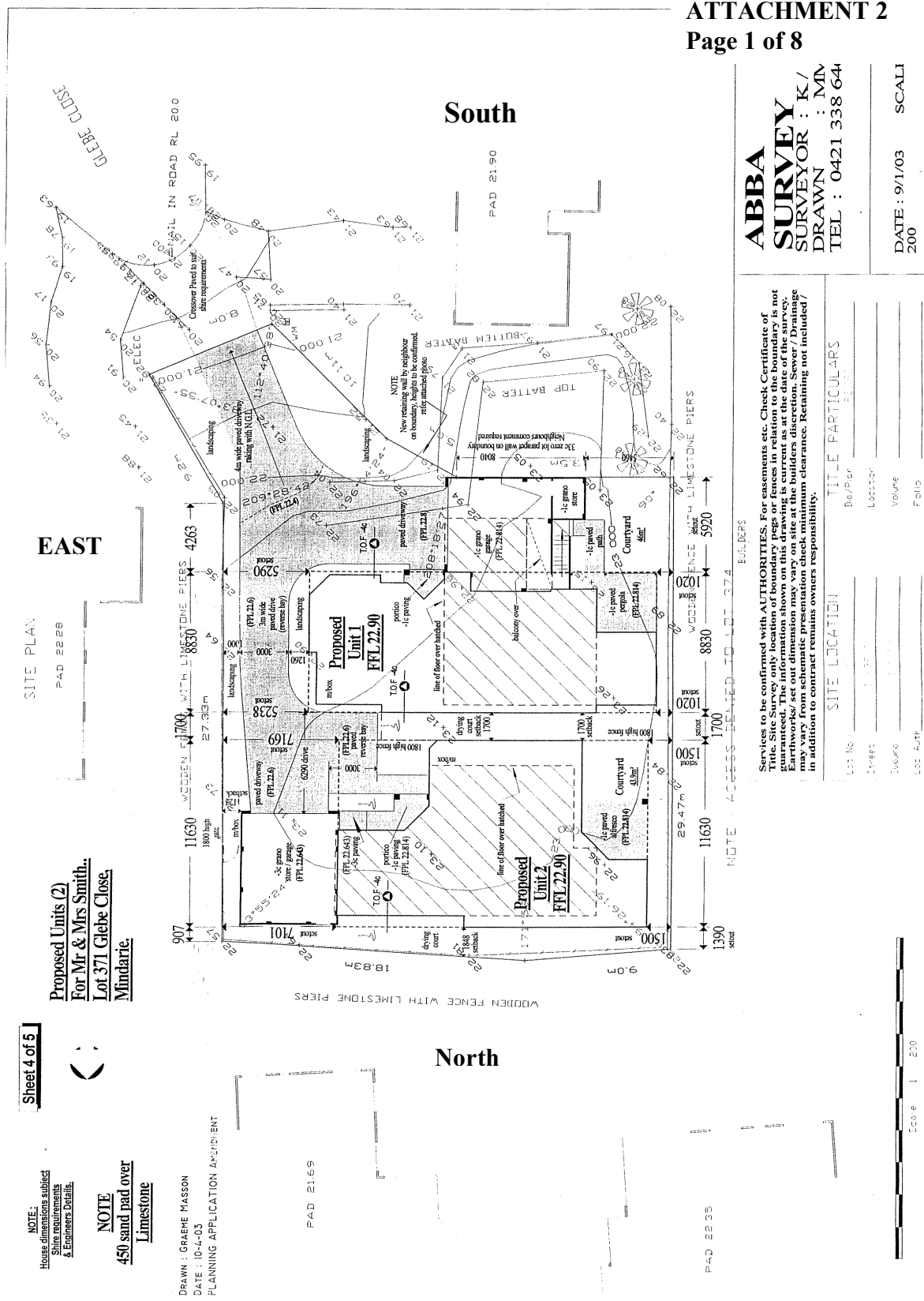


## ATTACHMENT 1



## ATTACHMENT 2

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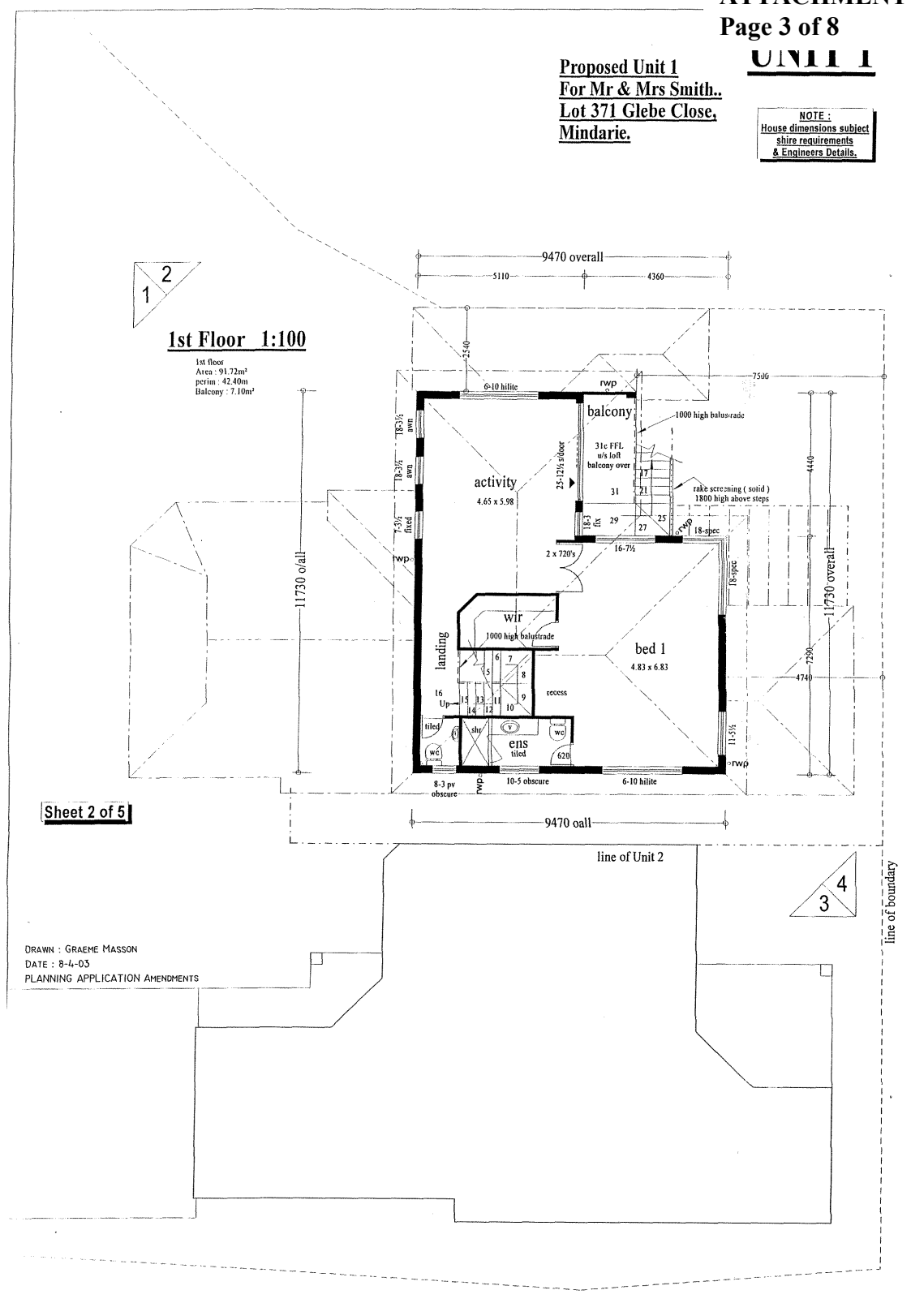
## ATTACHMENT 2

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# UNIT 1

Proposed Unit 1  
For Mr & Mrs Smith..  
Lot 371 Glebe Close,  
Mindarie.

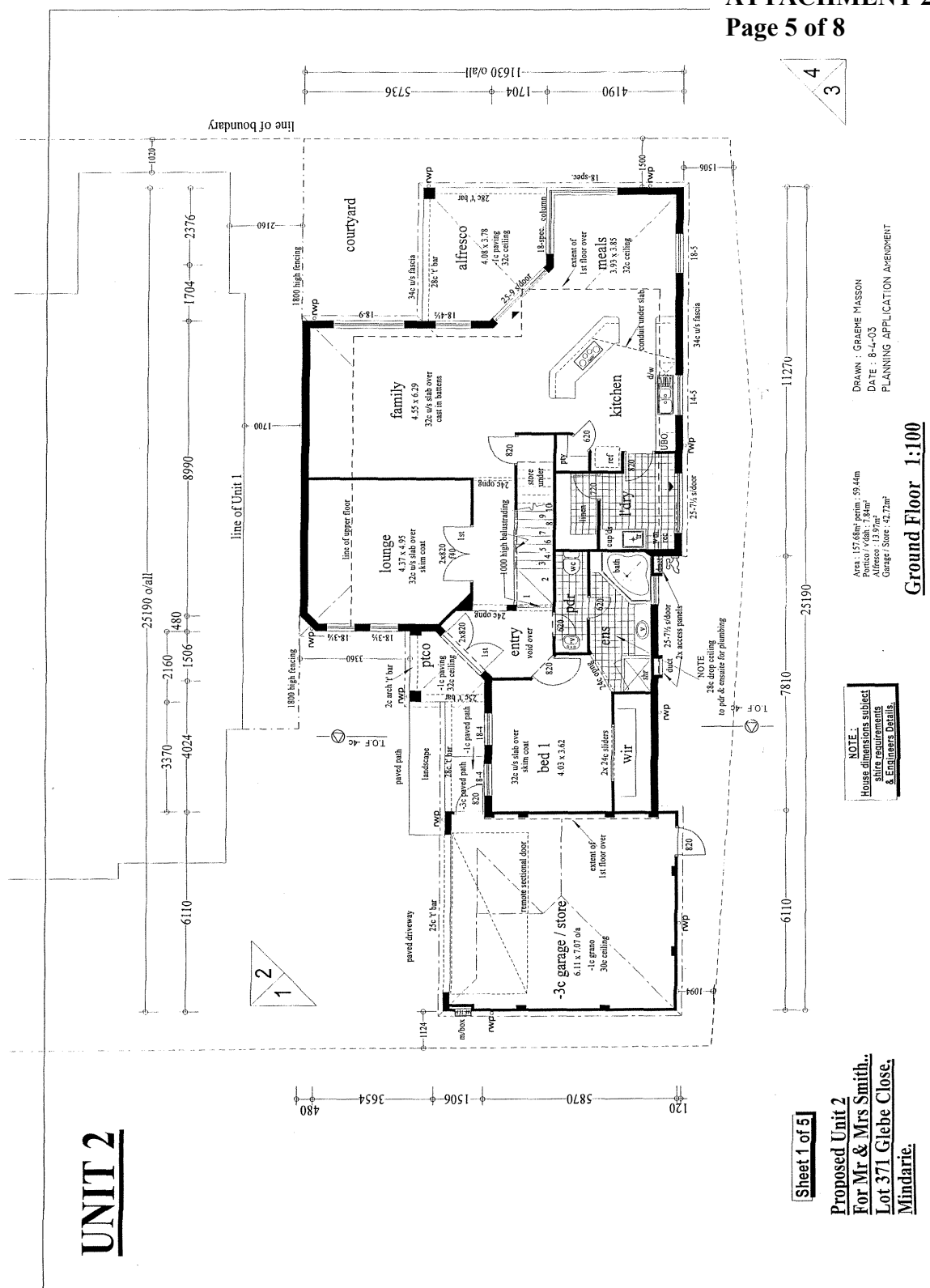
**NOTE :**  
**House dimensions subject**  
**shire requirements**  
**& Engineers Details.**





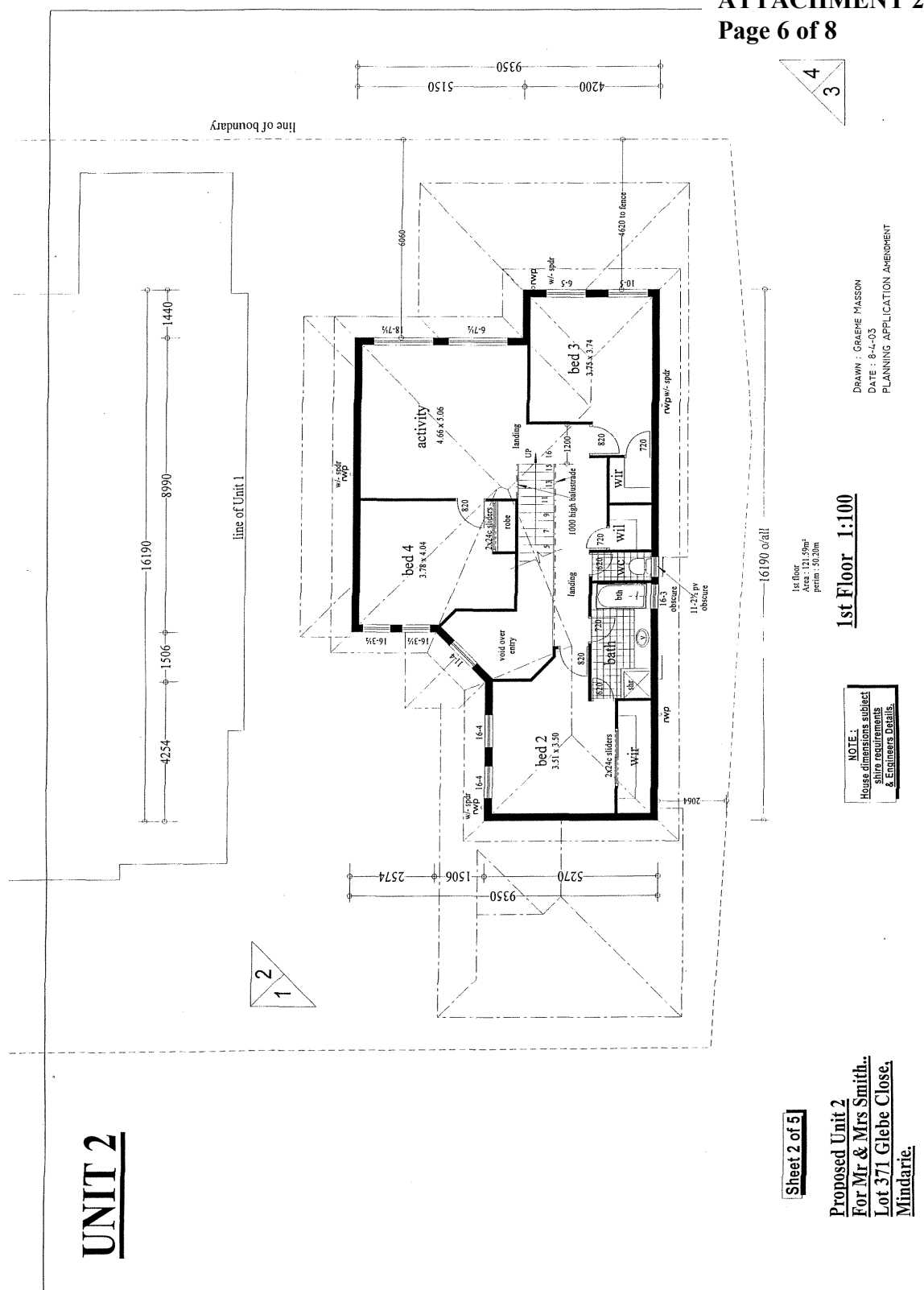
## ATTACHMENT 2

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## ATTACHMENT 2

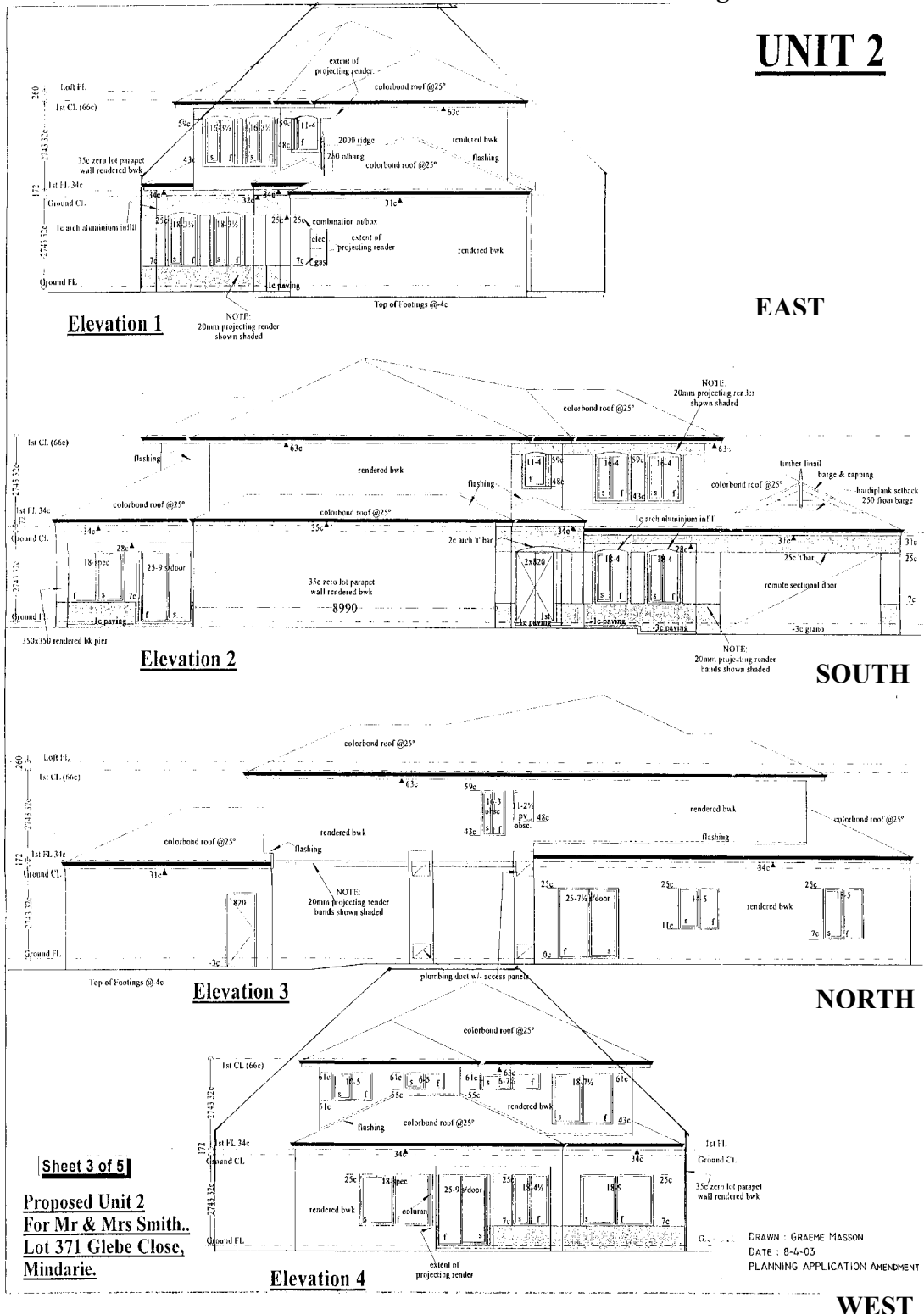
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# ATTACHMENT 2

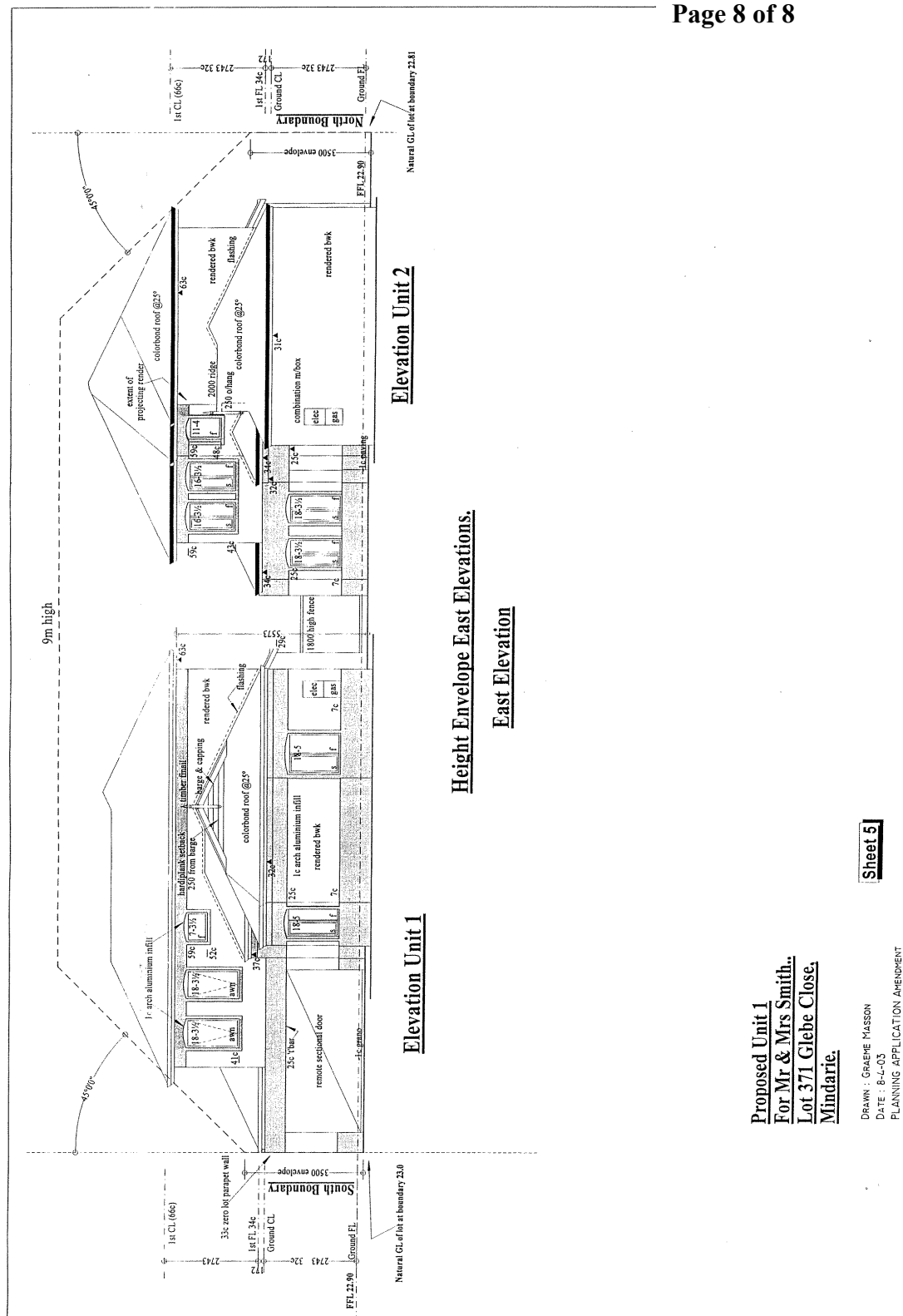
## Page 7 of 8

# UNIT 2





**ATTACHMENT 2**  
**Page 8 of 8**



## PD06-05/03 Retaining Walls - Lot 123 (15) Jacaranda Drive, Wanneroo

File Ref: P34/0588V01  
 Responsible Officer: Director, Planning & Development  
 Disclosure of Interest: Nil  
 Attachment(s): 4

### Issue

To consider an application for the construction of retaining walls up to two metres high along the south and southwestern boundary of the subject site.

<b>Applicant</b>	Rodney McWhirter
<b>Owner</b>	Rodney McWhirter
<b>Location</b>	Lot 123 (15) Jacaranda Drive, Wanneroo
<b>Site Area</b>	4062m <sup>2</sup>
<b>DPS 2 Zoning</b>	Special Residential

### Background

On 5 July 2001, the City granted planning approval for a Single House and Ancillary Accommodation under delegated authority, subject to a number of conditions (refer **Attachment 1**). Condition No 3 of that Approval stated:

3. *The design of the development shall be modified to the satisfaction of the City to achieve the following:*
  - *The building being setback a minimum of ten metres from the rear boundary.*
  - *The finished floor level of the building being not more than one metre higher than the natural ground level at the lot boundary at a point at right angles to the building.*
  - *All retaining walls within five metres of the side boundaries and ten metres of the rear boundary being deleted.*
  - *The ground surrounding the building being graded toward the boundaries of the lot to meet the natural ground level at the lot boundary.*
  - *The crossovers being setback a minimum of one metre from the side boundaries of the lot*
  - *The retention of the existing trees toward the front of the lot.*

On 7 August 2001, the owners of the property requested the Council to reconsider certain conditions of approval to the Single House and Ancillary Accommodation. On 14 August 2001, the Council at its Ordinary Meeting resolved that the applicant be advised of the following:

1. Council is NOT PREPARED to amend dot point No's. 2, 3 and 4 of Condition No. 3, as detailed below:

3. *The design of the development shall be modified to the satisfaction of the City to achieve the following:-*

- *The finished floor level of the building being not more than one metre higher than the natural ground level at the lot boundary at a point at right angles to the building.*
- *All retaining walls within five metres of the side boundaries and ten metres of the rear boundary being deleted.*
- *The ground surrounding the building being graded toward the boundaries of the lot to meet the natural ground level at the lot boundary."*

As it considers that these conditions are important to ensure that the proposed development satisfies the objectives of the Special Residential zone and does not adversely affect the amenity of the surrounding area.

2. It is prepared to AMEND dot point 6 of Condition 3 by deleting:

- *"The retention of the existing trees toward the front of the lot."*

And replacing it with:

*"to redesign the driveways to retain as many of the existing trees as possible on the basis that an advanced tree of the same species is planted in the street setback for each existing tree that is removed and these new trees are thereafter maintained to the satisfaction of the City"*

At present, the property remains vacant and the planning approval for the Single House and Ancillary Accommodation granted on 5 July 2001 and the subsequent resolution of Council remains valid. However, planning approval will soon expire on 5 July 2003 and there is no valid building licence issued on the property.

The owner will be required to submit a new Application for Planning Approval together with a Building Licence Application in order to further proceed with any building construction on site.

## **Detail**

The application proposes a retaining wall up to two metres in height on the south and south-western boundary, approximately 43.94 metres and 32.18 metres in length, respectively. The retaining walls will be constructed in limestone blocks and have been certified by a structural engineer.

At present, there is no vegetation within the side and rear setback areas. The rear (southern) boundary adjoins two properties fronting Kentia Loop. The fencing material along the rear boundary line is predominantly timber pickets and part "super six".

***Consultation***

The application was advertised to the affected adjoining property owners for a period of 14 days. At the conclusion of the advertising period, three submissions were received all opposed to the proposed retaining walls. The issues raised are summarised below:

<b>Submitter's Comment</b>	<b>Administration Comment</b>
<p>The wall reaching a height of 2 metres would destroy the now pleasant outlook from our home onto our garden and is not consistent with the declared development aims for the Timberlands Estate.</p> <p>It will severely jeopardise our privacy, will not be aesthetically pleasing and does not fit into the character of the area.</p>	<p>Noted. The proposed retaining walls along the southern and southwestern boundary would have a significant visual impact on the amenity of the affected adjoining properties.</p> <p>Overlooking and loss of privacy to the adjoining property owners would only be an issue if no fencing was constructed on top of the retaining walls.</p>
<p>Have been living on Timberlands for 14 years and will be devastated if this proposal is accepted.</p>	<p>Noted. Refer above comments.</p>
<p>Have previously objected to the construction of a retaining wall on the subject site and see no significant difference in the current proposal that justifies reconsideration.</p>	<p>Noted. The current proposal is identical to the previous application. The height of retaining walls start from zero to a maximum of two metres in the southwestern corner of the property.</p>
<p>Reasons for objecting to this proposal have not changed...The only possible need for a retaining wall is because of the vast amount of sand that is being dumped on site with the obvious intention of altering the level of the property.</p>	<p>Noted. The topography of the property appears to follow the natural contour in context of the surrounding properties. There is no reason to suggest that there had been excessive back fill on the property. If the proposed retaining walls were approved, large amount of back fill would be required in the southwestern corner of the property to create a relatively flat ground level from the centre of the lot. This would elevate the southwestern corner of the property considerably thereby maximising the visual outlook in the southwesterly direction.</p>
<p>To build this retaining wall and then subsequently alter the level of the property would be in breach of regulations and a gross invasion of privacy for all surrounding properties.</p>	<p>Noted. Exercise of discretion is required under the Scheme and the R-Codes if the Council contemplated approval.</p> <p>The issue relating to the loss of privacy would occur from the second floor balcony and living room of the already approved plans on 5 July 2001. The balcony would be at least 35 metres away from the</p>

	<p>southern boundary, which is three and a half times more than the required rear-building setback. Under the Residential Design Codes, a balcony can be constructed to within 7.5 metres from the side and rear boundaries so long as the required side and rear boundary setbacks prescribed in the Scheme are complied with.</p> <p>Invasion of privacy on the ground floor is lessened given a 1.8 metre high fence to be constructed on the top of the retaining walls.</p>
<p>All other residents in the area, including ourselves have built to the fall of the land and this development should be no different, to protect the unique country feel of the area.</p> <p>The Council dealt with this proposal in August 2001, and we, as ratepayers should not have to worry about this type of proposal every year, especially when there have been no change to the proposed development from the previous one.</p>	<p>Noted. There are examples of retaining walls in the immediate locality, albeit, the average height of retaining walls in the area is generally about 1.0 metre to 1.3 metres.</p> <p>The applicant can make applications to the City regardless of previous determination. Each application is considered on its merits.</p>

## Comment

The property is located with a Special Residential zone known as the “Timberlands Estate”. The area is characterised by residential allotments of approximately 4000 square metres in area, within a predominantly bush land setting. The property is located on the southern side of Jacaranda Drive and surrounded by lots developed with single houses. The property immediately to east is vacant.

The property is a sloping site where the natural ground levels vary from RL 46 metres in the northeast corner to RL 41 metres in the southwest corner of the property (refer **Attachment 2**). The proposed retaining wall would bring the level at its maximum to RL 43 metres. The current gradient slopes five metres diagonally from the northeast front of the property down to the rear southwest corner. The Single House and Ancillary Accommodation were proposed at RL 45.729 metres and the level of the garage at RL 44.872. The approval was subject to the finished floor level of the building being not more than one metre higher than the natural ground level at the lot boundary at a point at right angles to the building (refer **Attachment 3**). A plan showing the topography for the surrounding area is also included as **Attachment 4**.

The main concern with the current proposal is that it is almost identical to the previous application considered by the Council in August 2001. There does not appear to be any attempt made to minimise the retaining walls height in order to provide some visual relief to the adjoining property owners.

The proposal would result in substantial back fill within the side and rear setback areas of the property. The proposal is contrary to the setback provisions of DPS2 and would impose a significant negative visual impact on the adjoining properties (at 17 Jacaranda Drive, 1 & 3 Kentia Loops), particularly when considered in relation to a 1.8 metre high boundary fence being erected on top of the retaining walls.

It should be pointed out that on 14 August 2001, Council declined the applicant's request for reconsideration of the original conditions of approval and resolved that dot point Nos. 2, 3 and 4 of Condition No. 3 should remain, as detailed under the "Background" section of the report.

The applicant contends that since August 2001, there had been other retaining walls being erected on the surrounding properties. The applicant cited four properties in the area at 9 Jacaranda Drive, 17 Jacaranda Drive, 20 Jacaranda Drive and 1 Kentia Loop. An investigation of these properties has revealed that a building licence for a retaining wall (of approximately 1.3 metres high) has been granted for 20 Jacaranda Drive. The retaining wall (of approximately 1 metre high) on the street boundary of 17 Jacaranda Drive received approval from the Minister for Local Government in February 2000. There does not appear to be any records of approval for the remaining two properties and this matter now requires further investigation. Notwithstanding, it should be noted that the height of those retaining walls is generally between 1.0 metre and 1.3 metres, with one being on the street boundary as a part of a front boundary fence with wrought iron inserts.

In addition to the DPS2, the Residential Design Codes were introduced on 4 October 2002. The R-Codes allow for discretion of this requirement where Council is satisfied that the application complies with the following performance criteria:

- Development that retains the visual impression of the natural level of a site, as seen from the street or other public places, or from an adjoining property.
- Retaining walls designed or set back to minimise the impact on the adjoining property.

The question is whether the current proposal also complies with this criterion. It is considered that while the proposed retaining walls would not be visible from the street or other public places, it would be very visible from the adjoining properties. It is recommended that the proposed retaining walls in their current form not be supported given the negative impact they are likely to impose on the neighbouring properties. However, it is considered that there may be merit for the retaining walls to be terraced. This will minimise the wall heights on the south and south-western boundaries (ie. maximum 1.0 metre high retaining wall with 1.8 metre high fence on top at the boundary).

Having regard to the provisions of the DPS2, the Residential Design Codes, the amenity of the adjoining properties including the retaining walls that had been approved recently, it is recommended that the Council approves a maximum of one metre high retaining walls on the south and south-western boundaries of the property (with a 1.8 metre high fence to be erected on top of the retaining walls). The ground level surrounding the new building being graded toward the boundaries of the property to meet the top of the one metre high retaining walls at the lot boundary. Any secondary terracing to these boundaries being no closer than 5 metres to the property boundaries.

## **Statutory Compliance**

The proposal does not comply with the objectives of DPS2 and the requirements of Clause 3.6.1 and 3.6.2 of the Residential Design Codes (gazetted on 4 October 2002). However, Council can exercise discretion under Clause 4.2 of District Planning Scheme No. 2 provided that Council is satisfied that the variation will not reasonably affect the amenity of the neighbouring properties and that approval of the proposal would be appropriate having regard to a range of criteria, including:

1. objectives of the zone;
2. compatibility of the development in its setting
3. preservation of the amenity of the locality
4. relationship of the proposal to development on adjoining land, including the likely impact of height, bulk and scale of the proposal; and
5. whether provision has been made for the landscaping of the land and whether trees or other vegetation on the land should be preserved.

It is considered that construction of retaining walls up to two metres along the southern and southwestern boundary of the property would have a negative impact on the amenity of the adjoining properties. This impact is further compounded by the prospect of a 1.8 metre high fence to be erected on top of the retaining walls providing a total height of 3.8 metres from the natural ground level of the adjoining properties. However, given the sloping nature of the land and the fact that other owners in the area have used retaining, minor walls on the boundary are considered reasonable.

## **Strategic Implications**

Consideration of a single house and associated development are consistent with Goal 2 of the City's Strategic Plan, which seeks to foster an identity that promotes lifestyle choice.

## **Policy Implications**

Nil

## **Financial Implications**

Nil

## **Voting Requirements**

Simple Majority.

## **Recommendation**

**That Council:-**

1. **APPROVES** retaining walls along the south and south-western portion of the boundary on Lot 123 (15) Jacaranda Drive, Wannon in accordance with the plans attached to and forming part of this report and subject to the following conditions:

- a) The maximum height of the retaining walls being no more than one metre above natural ground level along a portion of the south and south-western boundaries of the subject land to the satisfaction of the Manager Approval Services.
- b) The ground surrounding any new building being graded toward the boundaries of the property to meet the new ground level at the top of the one metre high retaining walls at the lot boundary.

Any secondary terracing walls within the property shall be setback 5 metres from the side and rear boundaries, to the satisfaction of the Manager Approval Services.

- c) The retaining wall design and materials shall match those of surrounding area where practicable to the satisfaction of the Manager Approval Services.
- d) Compaction and stabilisation must be carried out in accordance with the specifications and certification of an practising certified engineer. Only clean fill shall be use on site.
- e) All fencing shall be installed in accordance wit the City's Local Laws, to the satisfaction of the Manager Approval Services.
- f) The external face of the retaining walls shall be finished to a standard that is acceptable to the Manager Approval Services.
- g) The retaining walls shall be contained fully within the boundaries of the subject land.

**FOOTNOTE:**

- a) The City has exercised discretion under Clause 4.2 of the City of Wanneroo District Planning Scheme No. 2 and determines that the one metre high retaining walls on the southern and southwestern boundaries is considered appropriate in this instance.
- b) You are advised that that drawings submitted for Building Licence are to be properly drawn and will be required to be signed by a practising structural engineer.
- c) Applicant is required to comply with the requirements of Worksafe Western Australia in carrying out of any works associated with this approval.
- d) In respect to Condition b), any additional retaining walls on the subject land will require a separate approval from the City where the wall is greater than 450mm.

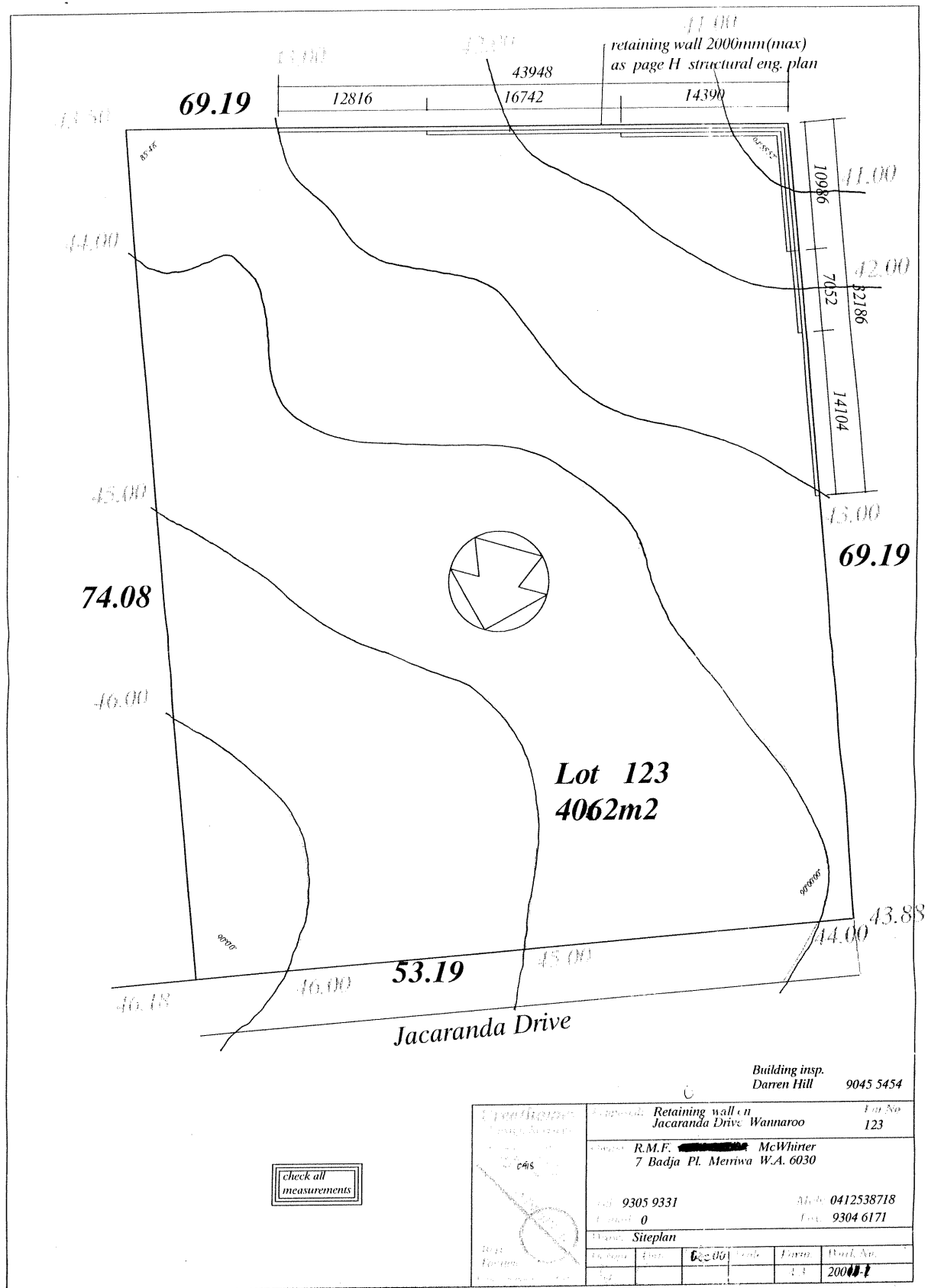


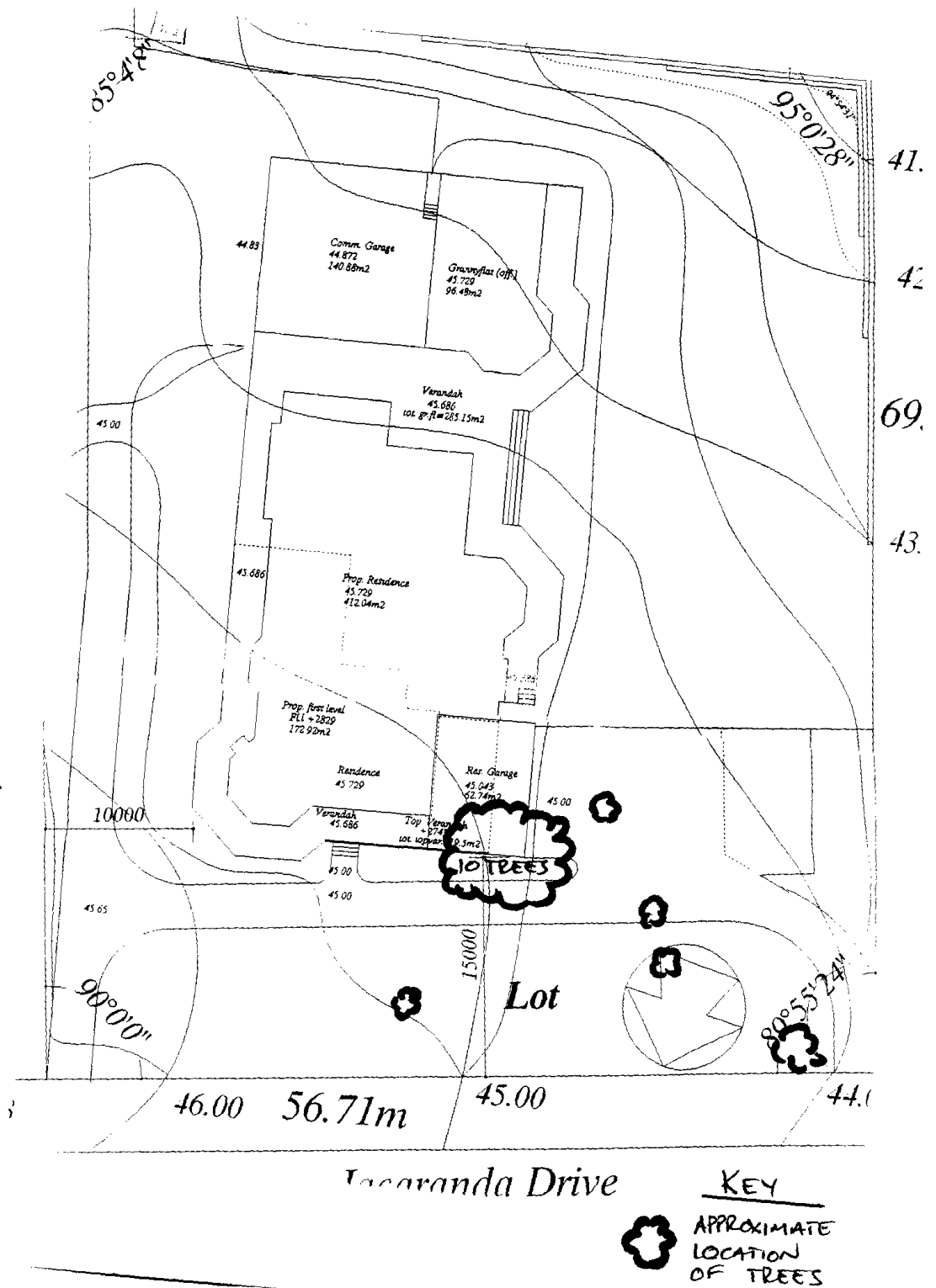
2.     **The applicant is reminded that the City's previous planning approval for a Single House and Ancillary Accommodation granted on 5 July 2001 will lapse on 5 July 2003 unless the approval is substantially enacted. This approval will also require a Building Licence Application approval prior to commencement of works on site. A new planning application will be required when the current planning approval lapse .**
3.     **The submitters be advised of the decision accordingly.**

**ATTACHMENT 1**  
**PAGE 1 OF 1**



## ATTACHMENT 2

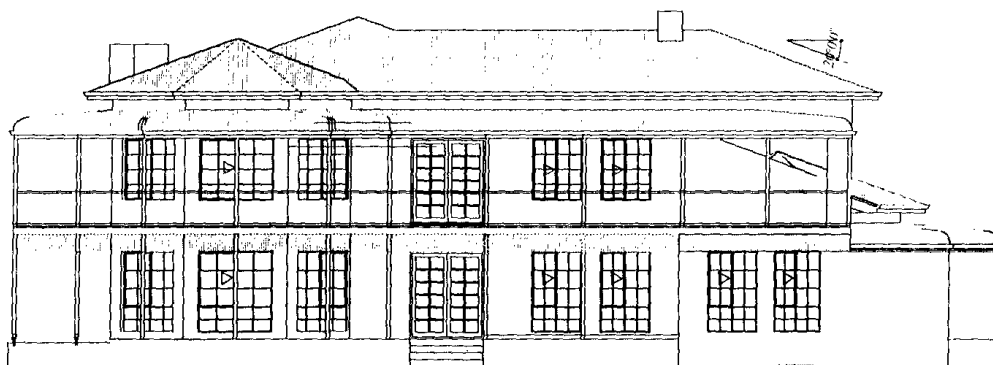


**PREVIOUSLY APPROVED PLAN**ATTACHMENT 3  
PAGE 1 OF 5

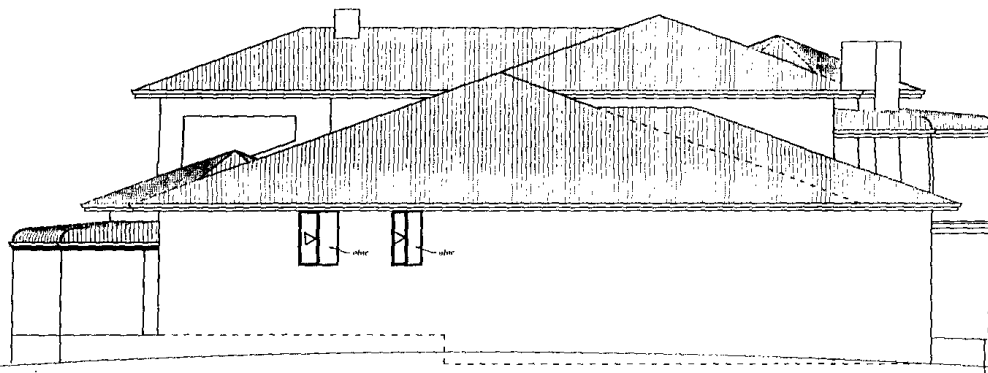
# Previously Approved Plan

ATTACHMENT 3

PAGE 2 OF 5



----- North Elevation -----

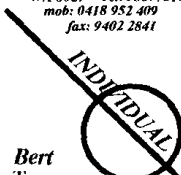


----- South Elevation -----

## Creathomes Design Services

71 mullaloo drive Mullaloo  
WA 6027 Tel: 93077817  
mob: 0418 952 409  
fax: 9402 2841

Bert



**Proposed:** Residence on  
Jacaranda Drive Wammaroo

**Lot No**  
123

**Owner:** R.M.F. and C.K.W. McWhirter  
7 Badja Pl. Merriwa W.A. 6030

**Tel:** 9305 9331

**Mob:** 0412538718

**E mail:**

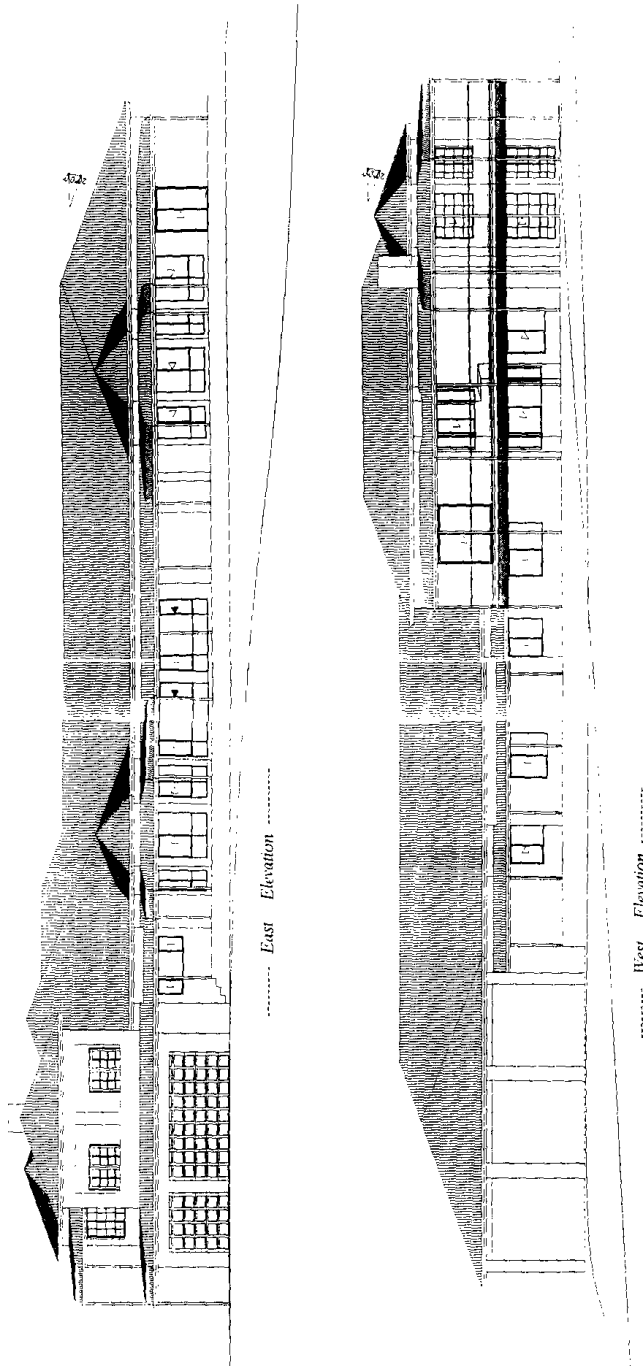
**Fax:** 9304 6171

**Draw:** North and South Elevations

**Design** | **Date** | <sup>a</sup>jan01 | **Scale** | **Form.** | **Work No:**

## Previously Approved Plan

ATTACHMENT 3  
PAGE 3 OF 5

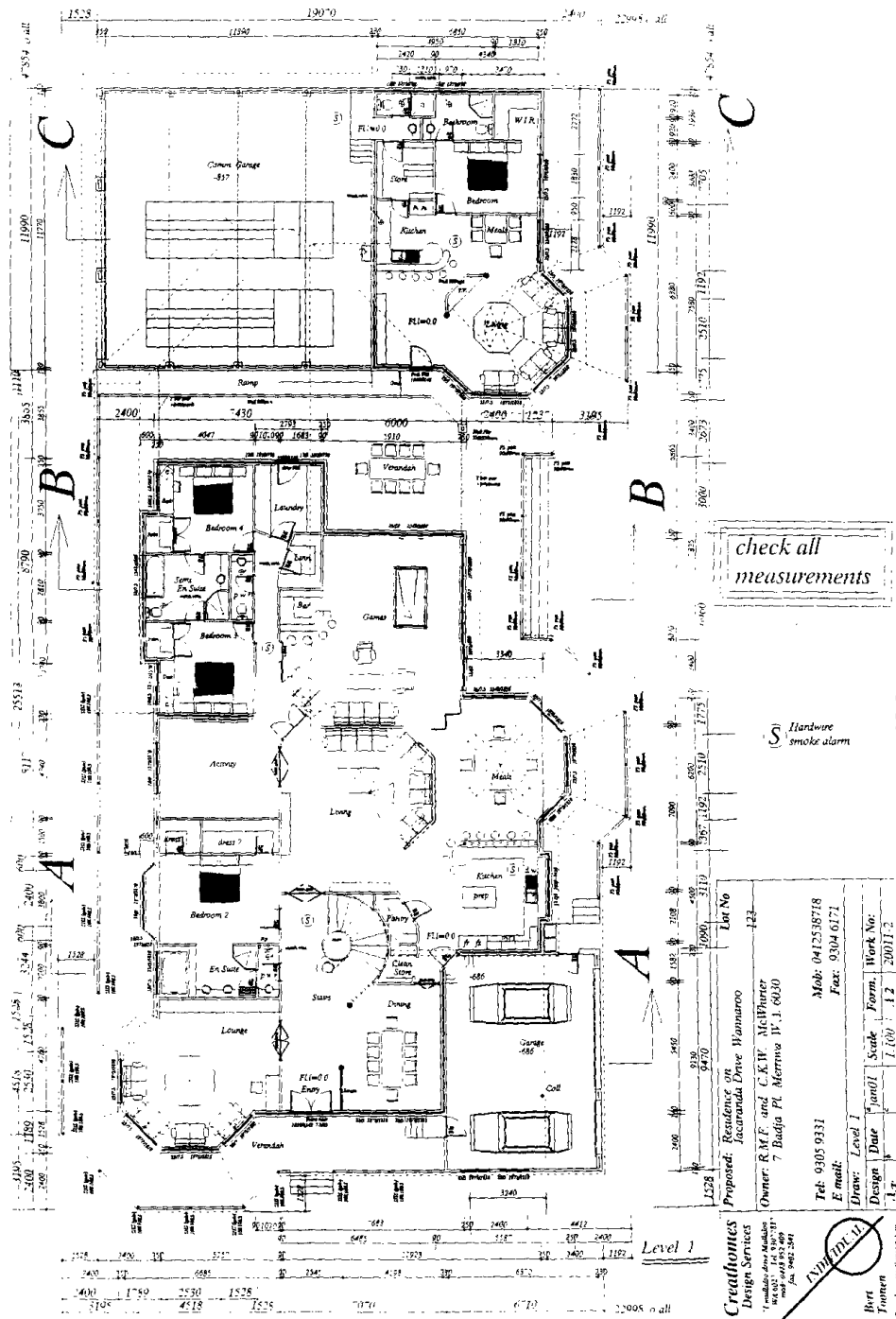


<b>Creathomes</b> Design Services 17 Millers Road, Warrnambool Vic 3240 Tel: 0418 512 400 Fax: 0418 512 400 Jan 1992-2001	Proposed: Readings at Loranunda Drive Warrnambool	Lot No 121
	Owner: R.M.F. and C.E.W. McWhirter 7 Radha Pl. Warrnambool W. 3240	Mob: 0412 558 718 Fax: 0412 612 171
	Tel: 0418 512 400 E mail:	Mod: East and West Elevations
	Draw: 1/100 Design: 1/100 Date: 1/100 Scale: 1/100 Form: 1/100 Work No: 2001-4	

Bert  
 Fomen  
 E mail: creathomes@net.au

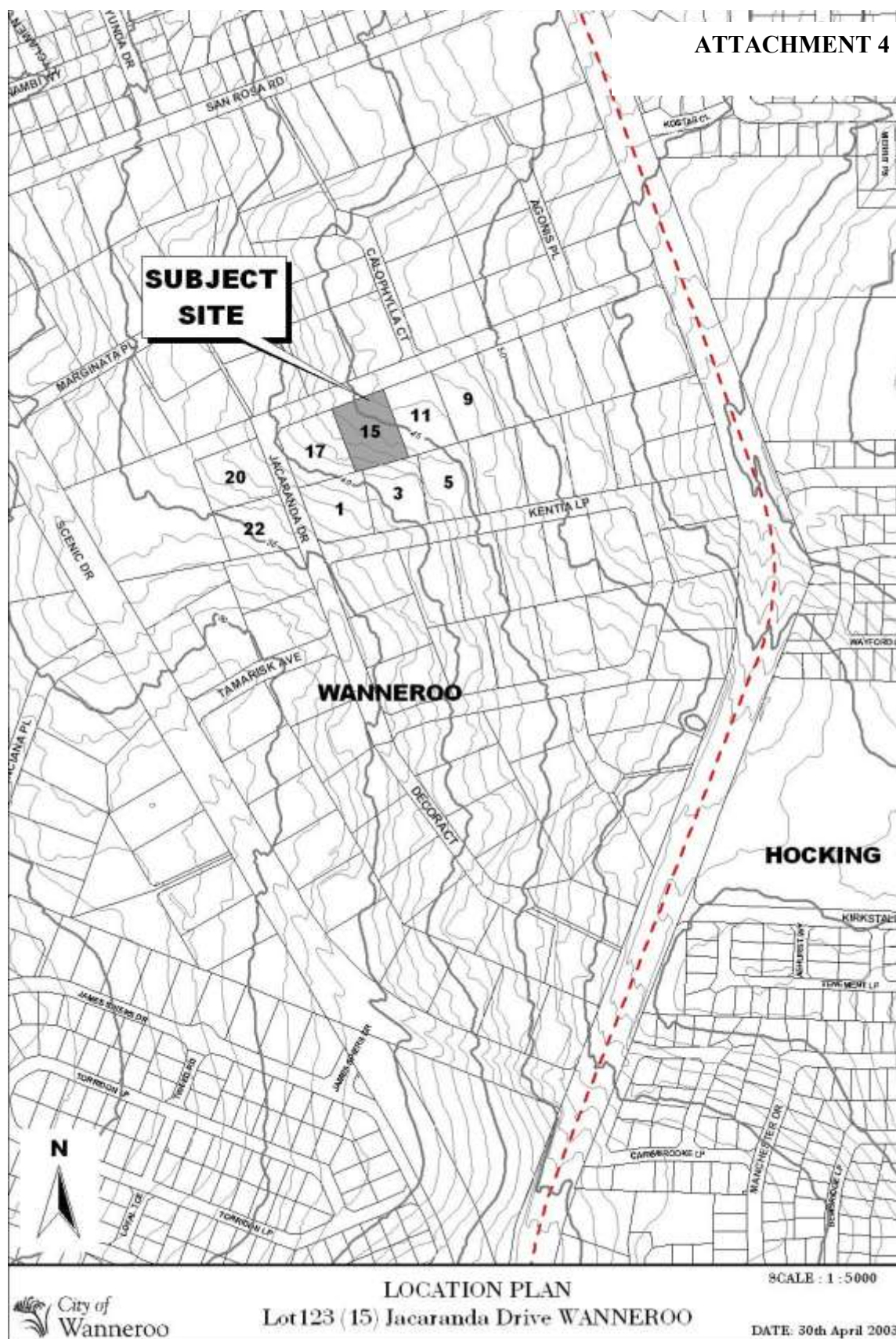
# Previously Approved Plan

ATTACHMENT 3  
PAGE 4 OF 5









## Delegated Authority Reports

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## **PD07-05/03 Development Applications Determined by Delegated Authority for April 2003**

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File Ref:	S09/0009V01
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	1

### **Issue**

Development Applications determined by Planning & Development between 1 April 2003 and 30 April 2003, acting under Delegated Authority from Council.

### **Background**

Nil

### **Detail**

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

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

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

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

Development applications determined by Planning & Development between 1 April 2003 and 30 April 2003, acting under Delegated Authority from Council are included in the attached **Schedule 1**.

### ***Consultation***

Nil

### **Comment**

Nil

## **Statutory Compliance**

A Delegated Authority Register was adopted by Council at its meeting on 03 September 2002 (item CE03-09/02 refers). The decisions referred to in schedule 1 of this report are in accordance with this register.

## **Strategic Implications**

This report is consistent with the corporate management and development goal of the City's Strategic Plan, which seeks to establish an organisation that is open, accountable and committed to customer service.

## **Policy Implications**

Nil

## **Financial Implications**

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

## **Voting Requirements**

Simple Majority.

## **Recommendation**

**That Council NOTES the determinations made by Planning & Development Services acting under delegated authority from Council on development applications processed between 1 April 2003 and 30 April 2003.**

## Development Applications determined for Period City of Wanneroo

WHERE (Decision\_date BETWEEN 01/04/2003 00:00:00 AND 30/04/2003

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

<i>Ram Id</i>	<i>Date</i>	<i>Owners</i>	<i>Days</i>	<i>Est Cost</i>	<i>Decision</i>
DA02/0750	23/05/2002	GARRY P JAMES & IAN R JAMES	20	\$62,200.00	Approved
	<i>Prop address</i>	71 VINCENT ROAD SINAGRA WA 6065			
	<i>Land</i>	Lot 31 P 8404 Vol 66 Fol 181A			
	<i>Description</i>	RURAL USE - SHED ADDITION			
	<i>Applicants</i>	STEVE MAWSON & ASSOCIATES			
	<i>File Number</i>	P/0028V01			
DA02/0751	23/05/2002	GARRY P JAMES & IAN R JAMES	12	\$8,000.00	Approved
	<i>Prop address</i>	71 VINCENT ROAD SINAGRA WA 6065			
	<i>Land</i>	Lot 31 P 8404 Vol 66 Fol 181A			
	<i>Description</i>	PLANT NURSERY - COFFEE SHACK FITOUT			
	<i>Applicants</i>	STEVE MAWSON & ASSOCIATES			
	<i>File Number</i>	P29/0018V01			
DA02/1582	08/11/2002	MILTON INVESTMENTS PTY LTD	105	\$8,000.00	Refused
	<i>Prop address</i>	10 CAMERON STREET QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 241 P 7397 Vol 1538 Fol 581			
	<i>Description</i>	RETAINING WALL			
	<i>Applicants</i>	T ALLEN			
	<i>File Number</i>	P27/0315V01			
DA02/1593	13/11/2002	GARY C DEPIAZZI & KATHLEEN MB DEPIAZZI	31	\$3,600,000.00	Approved
	<i>Prop address</i>	48 ASHLEY ROAD TAPPING WA 6065			
	<i>Land</i>	Lot 10 D 28541 Vol 1562 Fol 467			
	<i>Description</i>	PARK HOME PARK - 230 PARK HOMES AND PRIVATE COMMUNITY & FAMILY			
CENTRES					
	<i>Applicants</i>	HAMMOND & GREEN ARCHITECTS PTY LTD			
	<i>File Number</i>	P31/0068V01			
DA03/0056	23/01/2003	GEMMA L KANISKI & KRUNOSLAV KANISKI	34	\$125,122.00	Approved
	<i>Prop address</i>	15 WORDSWORTH DRIVE DARCH WA 6065			
	<i>Land</i>	Lot 73 DP 29961 Vol 2515 Fol 348			
	<i>Description</i>	SINGLE HOUSE			
	<i>Applicants</i>	J CORP			
	<i>File Number</i>	P09/0001V01			
DA03/0074	30/01/2003	ASH ROW PTY LTD	15	\$60,000.00	Approved
	<i>Prop address</i>	NEWPARK SHOPPING CENTRE 64 MARANGAROO DRIVE GIRRAWHEEN WA 6064			
	<i>Land</i>	Lot 501 D 47190 Vol 1845 Fol 423			
	<i>Description</i>	CHILD CARE CENTRE			
	<i>Applicants</i>	R STEELE			
	<i>File Number</i>	P/0016V01			
DA03/0090	04/02/2003	ST STEPHENS SCHOOL	51	\$4,000,000.00	Approved
	<i>Prop address</i>	ST STEPHENS SCHOOL 50 ST STEPHENS CRESCENT TAPPING WA 6065			
	<i>Land</i>	Lot 1260 P 24029			
	<i>Description</i>	EDUCATIONAL ESTABLISHMENT - SECONDARY HOUSE, SCIENCE CENTRE,			
	<i>Applicants</i>	EDGAR IDLE WADE ARCHITECTS			
	<i>File Number</i>	P31/0033V01			
DA03/0105	06/02/2003	ANGELA M CODD & ANTHONY P GOMEZ	49	\$107,189.00	Approved
	<i>Prop address</i>	31 BRIGHTLANDS CIRCUIT CARRAMAR WA 6031			
	<i>Land</i>	Lot 1467 DP 31693 Vol 2525 Fol 147			
	<i>Description</i>	SINGLE STOREY HOUSE			
	<i>Applicants</i>	CONTENT LIVING			
	<i>File Number</i>	P07/0160V01			

## Development Applications determined for Period City of Wanneroo

WHERE (Decision\_date BETWEEN 01/04/2003 00:00:00 AND 30/04/2003

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

<i>Ram Id</i>	<i>Date</i>	<i>Owners</i>	<i>Days</i>	<i>Est Cost</i>	<i>Decision</i>
DA03/0111	07/02/2003	ROSLYN A TIPPETT	53	\$3,000.00	Approved
	<i>Prop address</i>	48 FRANKLIN ROAD JANDABUP WA 6065			
	<i>Land</i>	Lot 132 P 13145 Vol 1558 Fol 668			
	<i>Description</i>	SHED EXTENSION AND EQUESTRIAN ACTIVITY			
	<i>Applicants</i>	MULTI METAL CONSTRUCTIONS			
	<i>File Number</i>	P34/0603V01			
DA03/0140	13/02/2003	JANET E CHILDS & MALCOLM R CHILDS	48	\$119,975.00	Approved
	<i>Prop address</i>	4 SALMOND TURN WANNEROO WA 6065			
	<i>Land</i>	Lot 33 DP 26868 Vol 2212 Fol 842			
	<i>Description</i>	SINGLE STOREY HOUSE			
	<i>Applicants</i>	J CORP			
	<i>File Number</i>	P34/0643V01			
DA03/0147	14/02/2003	DARREN M MILLER & SANDRA M MILLER	11	\$186,771.00	Approved
	<i>Prop address</i>	9 BONFIELD DRIVE LANDSDALE WA 6065			
	<i>Land</i>	Lot 1635 DP 32887			
	<i>Description</i>	SINGLE STOREY HOUSE - SETBACK VARIATION			
	<i>Applicants</i>	DALE ALCOCK HOMES PTY LTD			
	<i>File Number</i>	p17/0385v01			
DA03/0160	20/02/2003	GAZEBO MANAGEMENT PTY LTD	31	\$1,100,000.00	Approved
	<i>Prop address</i>	154 MARY STREET PEARSALL WA 6065			
	<i>Land</i>	Lot 50 D 98987			
	<i>Description</i>	CONVENIENCE STORE & VETERINARY ESTABLISHMENT			
	<i>Applicants</i>	GAZEBO MANAGEMENT PTY LTD			
	<i>File Number</i>	P25/0126V01			
DA03/0161	20/02/2003	CARRIE-RAE HALL & TY A HALL	36	\$108,192.00	Approved
	<i>Prop address</i>	64 NARRIEN LOOP HOCKING WA 6065			
	<i>Land</i>	Lot 1508 DP 34404 Vol 2532 Fol 036			
	<i>Description</i>	SINGLE HOUSE - SINGLE STOREY			
	<i>Applicants</i>	ASHMY PTY LTD			
	<i>File Number</i>	p13/0300v01			
DA03/0166	24/02/2003	QUITO PTY LTD	29	\$70,000.00	Approved
	<i>Prop address</i>	80 VINCENT ROAD SINAGRA WA 6065			
	<i>Land</i>	Lot 19 P 8404 Vol 6 Fol 195A			
	<i>Description</i>	RURAL USE - STEEL ROOF STRUCTURE (UNENCLOSED)			
	<i>Applicants</i>	STEVE MAWSON & ASSOCIATES			
	<i>File Number</i>	P29/0020V01			
DA03/0172	24/02/2003	DARREN J JOHNSTON & MICHELLE L JOHNSTON	8	\$116,766.00	Approved
	<i>Prop address</i>	50 RAEBURN CRESCENT LANDSDALE WA 6065			
	<i>Land</i>	Lot 1297 DP 29495 Vol 2219 Fol 945			
	<i>Description</i>	SINGLE HOUSE - SETBACK VARIATION TO GARAGE			
	<i>Applicants</i>	COMMODORE HOMES			
	<i>File Number</i>	p17/0229v01			
DA03/0176	25/02/2003	QUITO PTY LTD	5	\$70,000.00	Approved
	<i>Prop address</i>	39 GRIFFITHS ROAD SINAGRA WA 6065			
	<i>Land</i>	Lot 13 D 71019 Vol 1753 Fol 453			
	<i>Description</i>	RURAL USE - EXTENSION TO EXISTING GLASSHOUSE			
	<i>Applicants</i>	QUITO PTY LTD			
	<i>File Number</i>	P29/0016V01			

## Development Applications determined for Period City of Wanneroo

WHERE (Decision\_date BETWEEN 01/04/2003 00:00:00 AND 30/04/2003

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

<i>Ram Id</i>	<i>Date</i>	<i>Owners</i>	<i>Days</i>	<i>Est Cost</i>	<i>Decision</i>
DA03/0183	26/02/2003	LYNETTE L LOWE & HAROLD C LOWE	32	\$99,175.00	Approved
	<i>Prop address</i>	7 WILSON PLACE TWO ROCKS WA 6037			
	<i>Land</i>	Lot 1136 P 10565 Vol 1357 Fol 704			
	<i>Description</i>	SINGLE HOUSE - RETAINING WALL			
	<i>Applicants</i>	SCOTT PARK HOMES PTY LTD			
	<i>File Number</i>	p32/0171v01			
DA03/0184	26/02/2003	BARBARA E CAHILL & JOHN C CAHILL	11	\$1,680.00	Approved
	<i>Prop address</i>	27 KINGSdene MEWS LANDSDALE WA 6065			
	<i>Land</i>	Lot 18 Vol 2205 Fol 459 S/P 38894			
	<i>Description</i>	GROUPED DWELLING - PATIO ADDITION			
	<i>Applicants</i>	WESTRAL OUTDOOR			
	<i>File Number</i>	p17/0400v01			
DA03/0186	27/02/2003	BARBARA M MANIA, RONALD K PARK, STANISLAW H 45		\$935,427.00	Approved
	<i>Prop address</i>	11 EXCELLENCE DRIVE WANGARA WA 6065			
	<i>Land</i>	Lot 203 DP 31495 Vol 2517 Fol 852			
	<i>Description</i>	OFFICE/WAREHOUSE			
	<i>Applicants</i>	CALIBRE CONSTRUCTIONS PTY LTD			
	<i>File Number</i>	p33/0156v01			
DA03/0188	28/02/2003	ERIDITUS PTY LTD	29	\$300,000.00	Approved
	<i>Prop address</i>	40 WILLESPIE DRIVE PEARSALL WA 6065			
	<i>Land</i>	Lot 199 DP 33693 Vol 2529 Fol 596			
	<i>Description</i>	FOUR GROUPED DWELLINGS			
	<i>Applicants</i>	ERIDITUS PTY LTD			
	<i>File Number</i>	p25/0129v01			
DA03/0193	04/03/2003	JOHN R GALLAGHER & MARTINE J GALLAGHER	22	\$120,000.00	Approved
	<i>Prop address</i>	295 KAROBORUP ROAD CARABOODA WA 6033			
	<i>Land</i>	Lot 101 D 98640 Vol 2186 Fol 431			
	<i>Description</i>	RURAL - SINGLE HOUSE			
	<i>Applicants</i>	JR GALLAGHER, MJ GALLAGHER			
	<i>File Number</i>	p06/0020v01			
DA03/0194	05/04/2003	SAMANTHA L MORRELL & STEPHEN R MORRELL	2	\$2,000.00	Approved
	<i>Prop address</i>	1 AVA COURT QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 285 P 23645 Vol 2177 Fol 188			
	<i>Description</i>	SINGLE HOUSE - RETAINING WALL & SCREEN WALL			
	<i>Applicants</i>	SR MORRELL			
	<i>File Number</i>	P27/0594V01			
DA03/0197	06/03/2003	BASIL M STALTARI, JOSIPHINI STALTARI, NEIL	5	\$60,000.00	Approved
	<i>Prop address</i>	SERVICE STATION 2056 WANNEROO ROAD NEERABUP WA 6031			
	<i>Land</i>	Lot 4 D 40276 Vol 409 Fol 082A			
	<i>Description</i>	SERVICE STATION - AUTO GAS INSTALLATION			
	<i>Applicants</i>	KLEENHEAT GAS			
	<i>File Number</i>	P23/0029V01			
DA03/0199	06/03/2003	PETER J SMITH & SUSAN SMITH	25	\$69,905.00	Approved
	<i>Prop address</i>	WANNEROO CHILD CARE 42 SCOTT ROAD WANNEROO WA 6065			
	<i>Land</i>	Lot 500 D 86269 Vol 2004 Fol 259			
	<i>Description</i>	CHILC CARE CENTRE ADDITIONS			
	<i>Applicants</i>	TANGENT NOMINEES PTY LTD			
	<i>File Number</i>	p34/0678v01			



## Development Applications determined for Period City of Wanneroo

WHERE (Decision\_date BETWEEN 01/04/2003 00:00:00 AND 30/04/2003

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<i>Ram Id</i>	<i>Date</i>	<i>Owners</i>	<i>Days</i>	<i>Est Cost</i>	<i>Decision</i>
DA03/0201	06/03/2003	DANIEL J GRINCERI & MEGAN K GRINCERI	25	\$1,800.00	Approved
	<i>Prop address</i>	33 LILAC HILL VISTA MADELEY WA 6065			
	<i>Land</i>	Lot 214 DP 28994 Vol 2511 Fol 950			
	<i>Description</i>	GROUPED DWELLING - PATIO ADDITION TO UNIT 1			
	<i>Applicants</i>	COOL SHADES AUSTRALIA			
	<i>File Number</i>	P18/0018V01			
DA03/0202	06/03/2003	CAROL M KENWARD & TREVOR J KENWARD	18	\$82,882.00	Approved
	<i>Prop address</i>	33 COMBERTON LOOP BUTLER WA 6036			
	<i>Land</i>	Lot 1220 DP 34237 Vol 2530 Fol 526			
	<i>Description</i>	SINGLE HOUSE			
	<i>Applicants</i>	DALE ALCOCK HOMES PTY LTD			
	<i>File Number</i>	p05/0431v01			
DA03/0210	07/03/2003	BRUCE W TURNER & JILL S TURNER	22	\$982.00	Approved
	<i>Prop address</i>	16 TARWHINE TURN YANCHEP WA 6035			
	<i>Land</i>	Lot 782 P 21279 Vol 2078 Fol 208			
	<i>Description</i>	SINGLE HOUSE - RETAINING WALL			
	<i>Applicants</i>	BW TURNER, JS TURNER			
	<i>File Number</i>	p36/0335v01			
DA03/0213	07/03/2003	JENNIE S IRONSIDE	25	\$85,719.00	Approved
	<i>Prop address</i>	36 CHATSWORTH DRIVE HOCKING WA 6065			
	<i>Land</i>	Lot 1510 DP 34404 Vol 2532 Fol 038			
	<i>Description</i>	SINGLE HOUSE - SETBACK VARIATION TO GARAGE			
	<i>Applicants</i>	SCOTT PARK HOMES PTY LTD			
	<i>File Number</i>	p13/0264v01			
DA03/0215	07/03/2003	ALLKING HOLDINGS PTY LTD	19	\$16,000.00	Approved
	<i>Prop address</i>	96 ROSS STREET GNANGARA WA 6065			
	<i>Land</i>	Lot 23 D 55955 Vol 1531 Fol 891			
	<i>Description</i>	RURAL - SHED			
	<i>Applicants</i>	D TRAN			
	<i>File Number</i>	P12/0035V01			
DA03/0216	10/03/2003	ALICE R HEMI & TIWINI HEMI	24	\$77,350.00	Approved
	<i>Prop address</i>	15 WALDBURG DRIVE TAPPING WA 6065			
	<i>Land</i>	Lot 1945 DP 33450			
	<i>Description</i>	SINGLE HOUSE - RETAINING WALL			
	<i>Applicants</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>	p31/0089v01			
DA03/0218	10/03/2003	HORST SCHATNER & DIANA SCHATNER	24	\$80,877.27	Approved
	<i>Prop address</i>	61 WADHURST ROAD BUTLER WA 6036			
	<i>Land</i>	Lot 1314 DP 34237 Vol 2530 Fol 595			
	<i>Description</i>	SINGLE HOUSE - VARIATION TO PRIVATE OPEN SPACE			
	<i>Applicants</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>	p05/0446v01			
DA03/0223	11/03/2003	DENIS B JONES & EUNICE M JONES	18	\$114,663.00	Approved
	<i>Prop address</i>	4 DUNWICH MEWS BUTLER WA 6036			
	<i>Land</i>	Lot 205 DP 31249 Vol 2516 Fol 439			
	<i>Description</i>	SINGLE HOUSE			
	<i>Applicants</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>	P05/0365V01			

## Development Applications determined for Period City of Wanneroo

WHERE (Decision\_date BETWEEN 01/04/2003 00:00:00 AND 30/04/2003

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

<i>Ram Id</i>	<i>Date</i>	<i>Owners</i>	<i>Days</i>	<i>Est Cost</i>	<i>Decision</i>
DA03/0225	11/03/2003	BUTLER LAND COMPANY PTY LTD & QUINNS	17	\$1,100,000.00	Approved
	<i>Prop address</i>	1250 CONNOLLY DRIVE BUTLER WA 6036			
	<i>Land</i>	Part Lot 32 P 14122 Vol 1871 Fol 577			
	<i>Description</i>	BULK EARTHWORKS - STAGE 25			
	<i>Applicants</i>	COSSILL & WEBLEY PTY LTD			
	<i>File Number</i>	SD119708V01			
DA03/0227	11/03/2003	RAYMOND N BABB, SUSAN L BABB, ROBERT F HOLL	37	\$200,000.00	Approved
	<i>Prop address</i>	48 RIGALI WAY WANGARA WA 6065			
	<i>Land</i>	Lot 210 DP 31494 Vol 2518 Fol 707			
	<i>Description</i>	THREE OFFICE/FACTORY UNITS			
	<i>Applicants</i>	RF HOLL			
	<i>File Number</i>	P33/0149V01			
DA03/0230	11/03/2003	DONNA M TURNER & PETER A TURNER	27	\$8,000.00	Approved
	<i>Prop address</i>	401 SYDNEY ROAD GNANGARA WA 6065			
	<i>Land</i>	Lot 1578 DP 101655 Vol 2139 Fol 120			
	<i>Description</i>	SINGLE HOUSE - SWIMMING POOL			
	<i>Applicants</i>	DM TURNER, PA TURNER			
	<i>File Number</i>	P12/0087V01			
DA03/0232	12/03/2003	ELIA RIGALI	36	\$10,780.00	Approved
	<i>Prop address</i>	255 MARY STREET WANNEROO WA 6065			
	<i>Land</i>	Lot 11 P 7975 Vol 431 Fol 160A			
	<i>Description</i>	RURAL RESOURCE - SHED			
	<i>Applicants</i>	NORTHWEST SHEDMASTERS PTY LTD			
	<i>File Number</i>	P34/0720V01			
DA03/0234	12/03/2003	FRANK KAPP & TANJA E KAPP	30	\$73,700.00	Approved
	<i>Prop address</i>	11 O'SULLIVAN PLACE MARIGINIUP WA 6065			
	<i>Land</i>	Lot 26 P 12887 Vol 1538 Fol 384			
	<i>Description</i>	SPECIAL RURAL - ADDITIONS TO EXISTING SINGLE HOUSE			
	<i>Applicants</i>	F KAPP, TE KAPP			
	<i>File Number</i>	P20/0070V01			
DA03/0237	12/03/2003	CHRISTOPHER MOORHOUSE & JOANNA W	21	\$304,000.00	Approved
	<i>Prop address</i>	34 MARINERS VIEW MINDARIE WA 6030			
	<i>Land</i>	Lot 1520 DP 31030 Vol 2517 Fol 002			
	<i>Description</i>	SINGLE HOUSE - TWO STOREY DWELLING			
	<i>Applicants</i>	GEORGE RUSSELL BUILDER			
	<i>File Number</i>				
DA03/0238	12/03/2003	LUIGI DE CINQUE & ROSA DE CINQUE	20	\$92,968.00	Approved
	<i>Prop address</i>	5 NOTT PLACE YANCHEP WA 6035			
	<i>Land</i>	Lot 329 P 10181 Vol 617 Fol 109A			
	<i>Description</i>	SINGLE HOUSE - VARIATION TO LEVELS			
	<i>Applicants</i>	CONTENT LIVING			
	<i>File Number</i>	P36/0100V01			
DA03/0241	13/03/2003	SETTLERS RIDGEWOOD VILLAGE LTD	11	\$1,920,000.00	Approved
	<i>Prop address</i>	SETTLERS RIDGEWOOD RISE 76 RIDGEWOOD BOULEVARD RIDGEWOOD WA 6030			
	<i>Land</i>	Lot 714 P 24003 Vol 2206 Fol 794			
	<i>Description</i>	24 RETIREMENT UNITS - STAGE 1B			
	<i>Applicants</i>	MCDONALD JONES ARCHITECTS			
	<i>File Number</i>	pa14/0004v01			



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DA03/0248	14/03/2003	ALBERT BENTLEY & TEUILA BENTLEY	19	\$4,750.00	Approved
	<i>Prop address</i>	4 SPRINGPARK TRAIL CARRAMAR WA 6031			
	<i>Land</i>	Lot 164 D 71331			
	<i>Description</i>	RURAL - SHED & GARAGE			
	<i>Applicants</i>	IRONCLAD DESIGNS			
	<i>File Number</i>	p07/0388v01			
DA03/0249	14/03/2003	JOSEPHINE A GUIDA & VINCE GUIDA	33	\$33,000.00	Approved
	<i>Prop address</i>	270 ZIATAS ROAD PINJAR WA 6065			
	<i>Land</i>	Lot 1553 DP 101657 Vol 1698 Fol 892			
	<i>Description</i>	RURAL RESOURCE - SHED			
	<i>Applicants</i>	GABLE CONSTRUCTIONS			
	<i>File Number</i>	p26/0020v01			
DA03/0255	17/03/2003	PAULA CACCAMO & ROBERT CACCAMO	24	\$160,000.00	Approved
	<i>Prop address</i>	37 LILAC HILL VISTA MADELEY WA 6065			
	<i>Land</i>	Lot 213 DP 28994 Vol 2511 Fol 949			
	<i>Description</i>	TWO GROUPED DWELLINGS			
	<i>Applicants</i>	AA SPAGNOLO			
	<i>File Number</i>	P18/0250V01			
DA03/0257	18/03/2003	JOSIP MATIC	17	\$91,000.00	Approved
	<i>Prop address</i>	11 PENGILLY WAY CLARKSON WA 6030			
	<i>Land</i>	Lot 505 DP 34473 Vol 2223 Fol 807			
	<i>Description</i>	SINGLE HOUSE - SETBACK VARIATION			
	<i>Applicants</i>	J CORP PTY LTD			
	<i>File Number</i>				
DA03/0266	19/03/2003	GAIL S ROGIE & JOHN H ROGIE	3	\$850.00	Approved
	<i>Prop address</i>	16 SANTA BARBARA PARADE QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 252 P 21048 Vol 2079 Fol 275			
	<i>Description</i>	SINGLE HOUSE - RETAINING WALLS			
	<i>Applicants</i>	D&N LIMESTONE			
	<i>File Number</i>	P27/0047V01			
DA03/0273	20/03/2003	BRUCE A FILING & ULLA M FILING	30	\$271,000.00	Approved
	<i>Prop address</i>	9 FAIRPORT VISTA MINDARIE WA 6030			
	<i>Land</i>	Lot 1596 DP 28984 Vol 2218 Fol 263			
	<i>Description</i>	SINGLE HOUSE - TWO STOREY			
	<i>Applicants</i>	AMBASSADOR CONSTRUCTION & MAINTENANCE			
	<i>File Number</i>	P22/0620V01			
DA03/0278	21/03/2003	JAN M NOWOTNY & MICHAEL NOWOTNY	9	\$308,078.00	Approved
	<i>Prop address</i>	5 STRATHPINE CHASE LANDSDALE WA 6065			
	<i>Land</i>	Lot 1335 P 24021 Vol 2190 Fol 323			
	<i>Description</i>	SINGLE HOUSE - TWO STOREY			
	<i>Applicants</i>	MANOR HOME BUILDERS PTY LTD			
	<i>File Number</i>				
DA03/0279	21/03/2003	KELVIN E KING & JULIE A KING	9	\$70,000.00	Approved
	<i>Prop address</i>	10 SWINCER WAY KOONDOOLA WA 6064			
	<i>Land</i>	Lot 325 P 11138 Vol 1407 Fol 367			
	<i>Description</i>	SINGLE HOUSE			
	<i>Applicants</i>	KE KING, JA KING			
	<i>File Number</i>	p16/0093v01			

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DA03/0281	24/03/2003	RAYMOND CLOSE & MARIA R CLOSE	28	\$185,000.00	Approved
	<i>Prop address</i>	22 CESARE CIRCLE MADELEY WA 6065			
	<i>Land</i>	Lot 19 DP 34403			
	<i>Description</i>	SINGLE STOREY DWELLING			
	<i>Applicants</i>	HONEST HOLDINGS PTY LTD			
	<i>File Number</i>	P18/0247V01			
DA03/0282	24/03/2003	LISA J ROSE & SCOTT A ROSE	10	\$124,790.90	Approved
	<i>Prop address</i>	35 COMBERTON LOOP BUTLER WA 6036			
	<i>Land</i>	Lot 1219 DP 34237			
	<i>Description</i>	SINGLE STOREY HOUSE			
	<i>Applicants</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>	P05/0432V01			
DA03/0284	25/03/2003	CHRISTINE PRUNSTER	7	\$5,000.00	Approved
	<i>Prop address</i>	3 CLELAND CLOSE CLARKSON WA 6030			
	<i>Land</i>	Lot 25 P 17598 Vol 1943 Fol 908			
	<i>Description</i>	SINGLE HOUSE - RETAINING WALLS			
	<i>Applicants</i>	C PRUNSTER			
	<i>File Number</i>	P08/0456V01			
DA03/0286	25/03/2003	MARIESA J O'DONNELL & PAUL C O'DONNELL	8	\$3,300.00	Approved
	<i>Prop address</i>	1 HOLLINS BEND MADELEY WA 6065			
	<i>Land</i>	Lot 113 DP 28269 Vol 2513 Fol 013			
	<i>Description</i>	SINGLE HOUSE - RETAINING WALLS			
	<i>Applicants</i>	A PROFESSIONAL LIMESTONE SERVICE			
	<i>File Number</i>	P18/0108V01			
DA03/0289	25/03/2003	DEAN M VALENTI & TRACEY R VALENTI	24	\$2,826.00	Approved
	<i>Prop address</i>	31 MIDDLETON ROAD ALEXANDER HEIGHTS WA 6064			
	<i>Land</i>	Lot 825 DP 32413			
	<i>Description</i>	SINGLE HOUSE - RETAINING WALL			
	<i>Applicants</i>	CONWOOD FENCING AND RETAINING WALLS			
	<i>File Number</i>	P01/0396V01			
DA03/0293	25/03/2003	CARMELO TERRANOVA & ONDINA U TERRANOVA	12	\$11,800.00	Approved
	<i>Prop address</i>	238 FRANKLIN ROAD JANDABUP WA 6065			
	<i>Land</i>	Lot 7 P 13007 Vol 1544 Fol 982			
	<i>Description</i>	GENERAL RURAL - PATIO ADDITION			
	<i>Applicants</i>	PETROVS PATIOS			
	<i>File Number</i>	P14/0009V01			
DA03/0295	26/03/2003	ANNE P KIRKNESS & RODNEY B KIRKNESS	16	\$2,000.00	Approved
	<i>Prop address</i>	3/3 PAPPAS STREET WANGARA WA 6065			
	<i>Land</i>	Lot 3 Vol 2181 Fol 805 S/P 37249			
	<i>Description</i>	EXTENSION OF CAR DETAILING COMPANY (WASH BAY)			
	<i>Applicants</i>	P 1ST CLASS CAR DETAILING			
	<i>File Number</i>	P33/0178V01			
DA03/0301	26/03/2003	NHU Q TRAN & UYEN P TRAN	20	\$50,000.00	Approved
	<i>Prop address</i>	MARANGAROO SHOP3 3/70 MARANGAROO DRIVE GIRRAWHEEN WA 6064			
	<i>Land</i>	Lot 3 Vol 1900 Fol 303 S/P 21085			
	<i>Description</i>	CHANGE OF USE TO INTERNET CAFÉ			
	<i>Applicants</i>	NQ TRAN			
	<i>File Number</i>	P11/0315V01			

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DA03/0312	01/04/2003	PATRICK O HEALY	8	\$80,000.00	Approved
	<i>Prop address</i>	24 GIDGI WAY WANNEROO WA 6065			
	<i>Land</i>	Lot 148 DP 29015 Vol 2511 Fol 023			
	<i>Description</i>	SINGLE HOUSE			
	<i>Applicants</i>	R J KNOTT P T KER & ASSOCIATES			
	<i>File Number</i>	P34/0694V01			
DA03/0313	01/04/2003	ANNE B WALSH	6	\$2,900.00	Approved
	<i>Prop address</i>	JACARANDA 16/18 BUTTERICK PLACE GIRRAWHEEN WA 6064			
	<i>Land</i>	Lot 16 Vol 2202 Fol 440 S/P 38772			
	<i>Description</i>	GROUPED DWELLING - PATIO ADDITION			
	<i>Applicants</i>	PEARCEY CONSTRUCTIONS			
	<i>File Number</i>	P11/0362V01			
DA03/0315	02/04/2003	NATIONAL LIFESTYLE VILLAGES	7	\$14,000.00	Approved
	<i>Prop address</i>	1140 WANNEROO ROAD ASHBY WA 6065			
	<i>Land</i>	Part Lot 7 D 16981 Vol 1817 Fol 460			
	<i>Description</i>	PARK HOME VILLAGE - SHED			
	<i>Applicants</i>	NATIONAL LIFESTYLE VILLAGES			
	<i>File Number</i>	P03/0021V01			
DA03/0317	02/04/2003	LINDA-BETH STRICKLAND & ROBERT C	19	\$24,000.00	Approved
	<i>Prop address</i>	76 VIA VISTA DRIVE MARIGINIUP WA 6065			
	<i>Land</i>	Lot 63 P 16721			
	<i>Description</i>	RURAL SHED			
	<i>Applicants</i>	IRONCLAD DESIGNS			
	<i>File Number</i>	P20/0080			
DA03/0318	02/04/2003	SHELLEY A BERRY & LEE J BERRY	19	\$3,400.00	Approved
	<i>Prop address</i>	23 LYNNBURN PASS CARRAMAR WA 6031			
	<i>Land</i>	Lot 1866 DP 34213 Vol 2533 Fol 619			
	<i>Description</i>	SINGLE HOUSE - RETAINING WALL			
	<i>Applicants</i>	LJ BERRY, SA BERRY			
	<i>File Number</i>	P07/0357			
DA03/0325	03/04/2003	MARIE CR KOTHE	10	\$50,000.00	Approved
	<i>Prop address</i>	24 PORT JACKSON PARADE QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 144 P 19700 Vol 2002 Fol 254			
	<i>Description</i>	SINGLE HOUSE - SECOND STOREY EXTENSION			
	<i>Applicants</i>	MCR KOTHE			
	<i>File Number</i>				
DA03/0329	11/04/2003	WENDY E DERWORT	4	\$1,595.00	Approved
	<i>Prop address</i>	PEPPERMINT GROVE 3 26B CASSERLEY AVENUE GIRRAWHEEN WA 6064			
	<i>Land</i>	Lot 7 Vol 1910 Fol 154 S/P 21592			
	<i>Description</i>	GROUPED DWELLING - PATIO ADDITION			
	<i>Applicants</i>	WESTRAL OUTDOOR			
	<i>File Number</i>	P11/0090V01			
DA03/0337	07/04/2003	ADRIAN JS BOOGAARD	8	\$0.00	Approved
	<i>Prop address</i>	232 MARY STREET WANNEROO WA 6065			
	<i>Land</i>	Lot 17 P 7975 Vol 1178 Fol 792			
	<i>Description</i>	PLANT NURSERY - STORAGE FOR GAS CYLINDERS			
	<i>Applicants</i>	AJS BOOGAARD			
	<i>File Number</i>	P34/0710V01			

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<b>DA03/0342</b>	<b>08/04/2003</b>	<b>CITY OF WANNEROO</b>	<b>7</b>	<b>\$59,000.00</b>	<b>Approved</b>
	<i>Prop address</i>	<b>DRAINAGE 15 BURT STREET QUINNS ROCKS WA 6030</b>			
	<i>Land</i>	<b>Lot 67 P 7318 Vol 1277 Fol 809</b>			
	<i>Description</i>	<b>USE NOT LISTED - TRANSFORMER STATION</b>			
	<i>Applicants</i>	<b>WESTERN POWER</b>			
	<i>File Number</i>	<b>P27/0647V01</b>			
<b>DA03/0348</b>	<b>08/04/2003</b>	<b>STATE HOUSING COMMISSION &amp; UPL (WA) PTY LTD</b>	<b>17</b>	<b>\$560,000.00</b>	<b>Approved</b>
	<i>Prop address</i>	<b>7 FLEMING PARKWAY CLARKSON WA 6030</b>			
	<i>Land</i>	<b>Lot 534 DP 34473</b>			
	<i>Description</i>	<b>SETBACK VARIATION TO FRONT BOUNDARY - SOMERLEY STAGE 1</b>			
	<i>Applicants</i>	<b>TAYLOR BURRELL</b>			
	<i>File Number</i>	<b>P08/0479V01</b>			
<b>DA03/0362</b>	<b>14/04/2003</b>	<b>HOMESWEST RENTALS</b>	<b>11</b>	<b>\$150,000.00</b>	<b>Approved</b>
	<i>Prop address</i>	<b>18 BUNTINE WAY GIRRAWHEEN WA 6064</b>			
	<i>Land</i>	<b>Lot 688 P 10055</b>			
	<i>Description</i>	<b>RENOVATIONS &amp; ADDITIONS TO CARPORTS</b>			
	<i>Applicants</i>	<b>AP NAUGHTIN</b>			
	<i>File Number</i>	<b>P11/0508V01</b>			

## **Technical Services**

### **Traffic Management**

#### **TS01-05/03 Girrawheen Avenue, Girrawheen - Bus Embayments**

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File Ref:	R11/0002V01
Responsible Officer:	Director, Technical Services
Disclosure of Interest:	Nil
Attachment:	Nil

### **Issue**

To consider the findings of a Road Safety Audit report undertaken for Girrawheen Avenue, Girrawheen regarding the provision (or otherwise) of bus embayments.

### **Background**

As part of the Homeswest “New North” project, a streetscape enhancement programme was instigated in 1998. The Girrawheen Avenue Streetscape Enhancement Project between Marangaroo Drive and Beach Road was the first project to be undertaken as part of this new initiative and included the construction of new entry statements into Girrawheen Avenue, together with traffic management and landscaping works.

Civil construction works were completed under contract in October 1999, followed by the completion of the landscaping works by the City in May 2000. It was during this interim period that City Administration received a number of requests from motorists for bus embayments due to minor delays caused by buses picking up/dropping off passengers.

Girrawheen High School and Our Lady of Mercy Catholic Primary School are located at the northern end of the road and there is a small Shopping Centre just south of these schools. Community facilities such as the City’s Library and Seniors Citizens Centre are located adjacent to a church.

### **Detail**

The traffic calming of Girrawheen Avenue (a District Distributor “B” road), which carried approximately 9,000 vehicles per day (vpd) in 1998, has achieved the desired effect of reducing traffic volumes to approximately 6,000 vpd in 2001 (the most recent data available in the City’s Traffic Database). Crashes have also reduced from 35 in 1997 to 19 in 2001 since the traffic calming works have been constructed.

A closer examination of the crash statistics showed that in 1998 (prior to the traffic calming) two crashes involved buses. Both of these crashes were “rear end” crashes whilst one vehicle was waiting to make a right hand turn at a T-intersection. In 1999 there has been only one crash whereby a bus reversed into a vehicle.

In 2002, City Administration engaged Lachlan Millar and Associates to undertake a road safety audit of the whole length of Girrawheen Avenue, and in particular, review the following:

- The lack of bus embayments; and
- The locations of the bus stops which prevent vehicles overtaking stationary buses.

In review of the Road Safety Audit report presented to the City it is advised that the auditor has stated that:

*“The opinion of the auditors is that the existing situation on Girrawheen Avenue with vehicles having to queue behind stationary buses is satisfactory in terms of traffic safety considering:*

- the operating speed is about 50km/h due to the traffic calming measures;*
- the short stopping times of the buses; and*
- the predominance of traffic with local destinations.*

*It is likely that complaints will reduce in future following similar streetscape improvements on local roads used as bus routes.*

*For other locations, it is the opinion of the author (the Team Leader of the Audit) that bus embayments would be preferred on two lane roads with median islands should any of the following apply:*

- the road has an operating speed greater than 50km/h;*
- traffic volumes are in excess of 6,000vpd;*
- buses are required to stop longer than a brief period; or*
- the road has a through traffic role.”*

It should be noted that the City of Joondalup has also undertaken a similar road safety audit report on Cockman Road in Greenwood.

Cockman Road has been treated with raised traffic islands and a painted median incorporating small diameter trees. In addition, no provision of embayments has been made at bus stops similar to that on Girrawheen Avenue. This was one of the major features of the design that raised some concerns as traffic is now blocked by buses stopping and the carriageway restricted to one lane. The road safety audit report found that the abovementioned treatments were effective in reducing the speeding problem as the islands and the trees provided some level of positive reinforcement of the width restrictions and provided a vertical aspect to the traffic management treatment.

The report also stated that:

*“The solution does provide additional ‘friction’ which will help to slow traffic speeds along Cockman Road and therefore improve the general safety environment along this stretch of the district distributor road. The motoring public would normally reduce speed when approaching a stopped bus and manoeuvre around the bus at a reasonably low speed, and given the available pavement width, would be able to pass the parked bus in a safe manner.”...*

*From the accident history collected from the MRWA (Main Road Western Australia) database, there is currently no evidence to indicate that vehicle passing manoeuvres, particularly in relation to vehicles passing stationary buses, is a sufficient problem along Cockman Road. ....If an accident history associated with vehicle manoeuvring past parked buses does start to occur, consideration should be given to embaying the bus stops to provide more pavement for vehicles to pass stopped buses. In making this suggestion, Council (City of Joondalup) should also be cognisant of the potential for increased traffic speed as a result of the possible embayment of bus stops.....the potential for increased speed must obviously be weighed up against the potential for bus related accidents when developing a final solution, if required."*

## **Comment**

The traffic calming and streetscape works on Girrawheen Avenue was the first of many such treatments to be constructed in both the Girrawheen and Koondoola areas. Girrawheen Avenue has benefited from the major shift of "through traffic" to roads that facilitate vehicular travel to other areas outside Girrawheen. This in turn has reduced the risk and number of crashes.

In review of the comments made by the two independent road safety auditors, it is highlighted that both traffic volumes and speeds have reduced since implementation of the traffic calming devices. For example, the 85<sup>th</sup> percentile speed on Girrawheen Ave (north of Nanovich Drive) in 1992 was 71km/h and in 2001 this has reduced to 52km/h. Further, and as mentioned earlier in this report, crashes have also been significantly reduced. Since the installation of the traffic islands and landscaping, there have been no reported crashes involving buses. These results meet the desired outcomes promoted by the community and improve road safety.

The City has constructed bus embayments on some of its local roads where there has been a clear demand for the provision of a Bus Terminus, for example Belgrade Road, Wanneroo and Mirrabooka Avenue, Marangaroo. In these locations buses may remain stationary for 10 minutes or more.

City Administration therefore suggests that Girrawheen Avenue, and other roads within the City that have a similar function, be monitored for crashes and as indicated by the Road Safety Auditors; *"If an accident history associated with vehicle manoeuvring past parked buses does start to occur, consideration should be given to embaying the bus stops to provide more pavement for vehicles to pass stopped buses.... Council should also be cognisant of the potential for increased traffic speed as a result of the possible embayment of bus stops.....the potential for increased speed must obviously be weighed up against the potential for bus related accidents when developing a final solution, if required."*

## **Statutory Compliance**

Nil

## Strategic Implications

The Girrawheen Avenue Road Safety Audit guidelines for the implementation of bus embayments on two lane roads with median islands is consistent with the City of Wanneroo Strategic Plan (2002-2005) goals and strategies:

*“Healthy Communities:-*

- 2.1 Achieve an understanding of our community’s needs – present and future*
- 2.3 Support and encourage the delivery of a safe and effective transport network*
- 2.6 Provide and manage infrastructure to meet the needs of our community”*

## Policy Implications

Nil

## Financial Implications

At this point in time, nil. However, should an accident history associated with vehicle manoeuvring past parked buses start to occur, then subject to investigation there may be capital costs which will need to be considered by Council in future Capital Works budgets.

## Voting Requirements

Simple Majority

## Recommendation

**That Council:-**

- 1. NOTES the findings of the Road Safety Audit prepared by Lachlan Millar and Associates for Girrawheen Avenue, Girrawheen.**
- 2. DOES NOT CONSTRUCT bus embayments in Girrawheen Avenue, Girrawheen at this time.**
- 3. MONITORS the crash patterns, traffic volumes and speeds on Girrawheen Avenue, Girrawheen and other two lane roads with median islands to determine future need (if any) for bus embayments.**



## **TS02-05/03 Speed Limit Reviews - Breakwater Drive, Two Rocks, Elliot Road, Hocking and Carramar Road, Wildflower Drive and Rustic Gardens, Carramar**

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File Ref: R32/0016V01, R34/0011V01, R07/0003V01,  
R07/0008V01, R07/0007V01, R07/0009V01  
Responsible Officer: Director, Technical Services  
Disclosure of Interest: Nil  
Attachment: Nil

### **Issue**

To consider changes to the speed limit on Breakwater Drive (Two Rocks), Elliot Road (Hocking) and Carramar Road, Wildflower Drive and Rustic Gardens (Carramar).

### **Background**

Correspondence has been received from Main Roads Western Australia (MRWA) seeking Council's concurrence to the proposed changes to the speed limit on the following roads:

- Breakwater Drive, Two Rocks, west of Wanneroo Road – 110km/h to 90km/h from 200m east of Countryside Drive to 875m west of Countryside Drive (refer **Attachment 1**).
- Elliot Road, Hocking - retain 50km/h from Wanneroo Road to approximately 100m east of Paltara Way and 60km/h from 100m east of Paltara Way to Benmuni Road; **Attachment 2**.
- Carramar Road, Carramar – 60km/h from Wanneroo Road to Tranquil Drive; **Attachment 3**.
- Wildflower Drive, Carramar – 60km/h from Tranquil Drive to Rustic Gardens, **Attachment 3** and
- Rustic Gardens, Carramar – 60km/h from Tranquil Drive to Golf Links Drive, **Attachment 3**.

Speed reviews on these roads have been undertaken at the request of residents, WA Police Service, consultants and City Administration.

### **Detail**

#### **Breakwater Drive, Two Rocks**

Consultants raised concerns with MRWA regarding the approach speeds to the new intersection of Countryside Drive and the associated land development on the north side of Breakwater Drive.

Breakwater Drive is the main entrance into Two Rocks and attracts users of the marina, tourists as well as local residents. The proposed reduction in the speed limit will alert motorists of the changing conditions to the environment as they approach the intersection to the new subdivision.

### **Elliot Road, Hocking**

MRWA indicated that prior to the introduction of the 50km/h, Elliot Road was signposted at 60km/h between Paltara Way and Benmuni Road. The signs were removed, as City Administration did not identify that the road was to remain at 60km/h. This also occurred on other local roads such as Dundobar Road and Belgrade Road, which retained their 60km/h status outside the “built up” area.

MRWA subsequently conceded that there was opportunity to conduct follow-up reviews on roads such as Elliot Road. This review resulted in the proposed changes to the speed limit:

### **Carramar Road, Wildflower Drive and Rustic Gardens, Carramar**

When Cheriton Drive was constructed to provide direct connectivity to Rustic Gardens, City Administration was requested to investigate the issue of speeding vehicles through the semi-rural part of Carramar. This investigation highlighted some anomalies in the speed limits on these roads and with the support of the North West Metropolitan Traffic at Warwick, MRWA agreed to undertake a reassessment of the speed limits.

Currently the speed limits are as follows:

Rustic Gardens:	Semi-rural area - Open Speed Limit
Cheriton Drive:	Built Up area – 50km/h
Tranquil Drive:	Semi-rural area - 60km/h speed limit signs
Carramar Road:	Semi-rural area - Open Speed Limit
Houghton Drive:	Built Up area – 50km/h
Flynn Drive:	Semi-rural area - 80km/h speed limit signs

It should also be noted that the issue of speed zoning and signage had been brought to the attention of the WA Police Service who confirmed that a review of the above mentioned speed limits by MRWA was required.

### **Comment**

#### **Breakwater Drive, Two Rocks**

MRWA, in their correspondence, are seeking “*Council’s concurrence to the proposed speed limit modifications*” on Breakwater Drive, Two Rocks as shown on **Attachment 1**. City Administration supports this request for a lowering of the speed limit in the vicinity of Countryside Drive as this would enhance driver reaction times and therefore safety for all road users on the approach to the intersection.

### **Elliot Road, Hocking**

MRWA has recommended the following:

1. “*Retaining the existing 50km/h Built Up Area (BUA) speed limit, from Wanneroo Road to approximately 100m east of Paltara Way;*
2. “*Reinstating the 60km/h speed limit, from approximately 100m east of Paltara Way to Benmuni Road*”.

City Administration supports these changes to the speed limit.

### **Carramar Road, Wildflower Drive and Rustic Gardens, Carramar**

MRWA in its correspondence indicated that *“as the speed limit recommendations are consistent with those suggested by WA Police Service”* it would assume concurrence from that agency. The existing speed limits on Tranquil and Cheriton Drives have been retained and concurrence from Council is not required. MRWA therefore recommends the following:

1. *“Retaining the existing 60km/h speed limit on Tranquil Drive, from Flynn Drive to Carramar Road.*
2. *Apply a 60km/h speed limit on Carramar Road, from Wanneroo Road to Tranquil Drive.*
3. *Apply a 60km/h speed limit on Wildflower Drive, from Tranquil Drive to Rustic Gardens.*
4. *Apply a 60km/h speed limit on Rustic Gardens, from Tranquil Drive to Golf Links Drive.*
5. *Retaining the existing 50km/h BUA speed limit on Cheriton Drive, from Golf Links Drive to Joondalup Drive”.*

City Administration supports the above speed limit changes.

### **Statutory Compliance**

MRWA is responsible for speed zoning and the installation of regulatory signage. As part of its speed zoning procedure, MRWA has sought Council’s concurrence to the reductions in the speed limits on Breakwater Drive, Two Rocks, Elliot Road, Hocking and Carramar Road, Wildflower Drive and Rustic Gardens, Carramar.

### **Strategic Implications**

The proposals to reduce the speed limits as outlined above on Breakwater Drive (Two Rock), Elliot Road (Hocking) and Carramar Road, Wildflower Drive and Rustic Gardens (Carramar) are consistent with the following City of Wanneroo Strategic Plan (2002-2005) goals and strategies:

*“Healthy Communities,*

- 2.3 *Support and encourage the delivery of a safe and effective transport network*
- 2.4 *To support safe and secure communities*
- 2.6 *To provide appropriate infrastructure to approve safety and security within the Community”*

### **Policy Implications**

Nil

## **Financial Implications**

Nil

## **Voting Requirements**

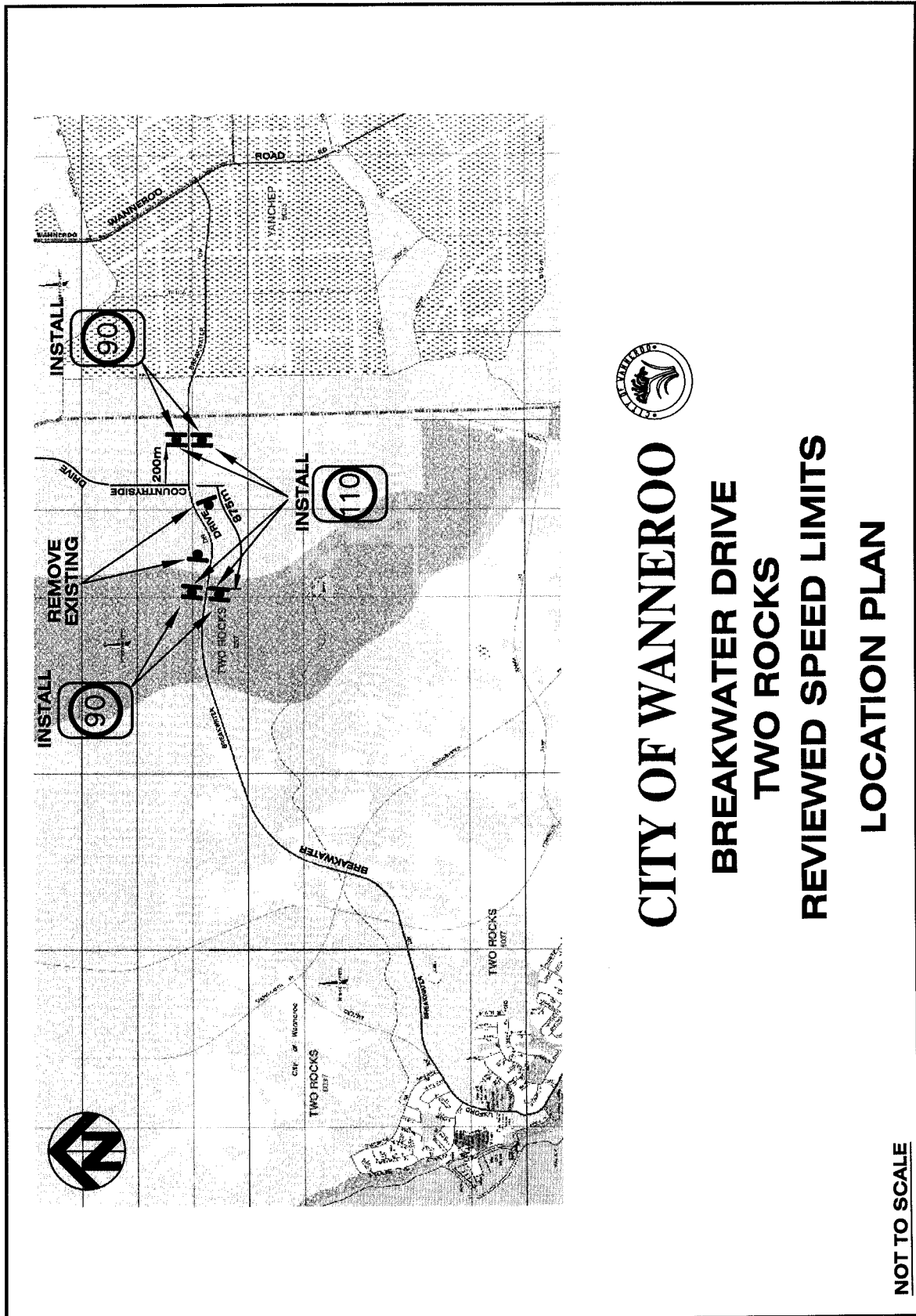
Simple Majority

## **Recommendation**

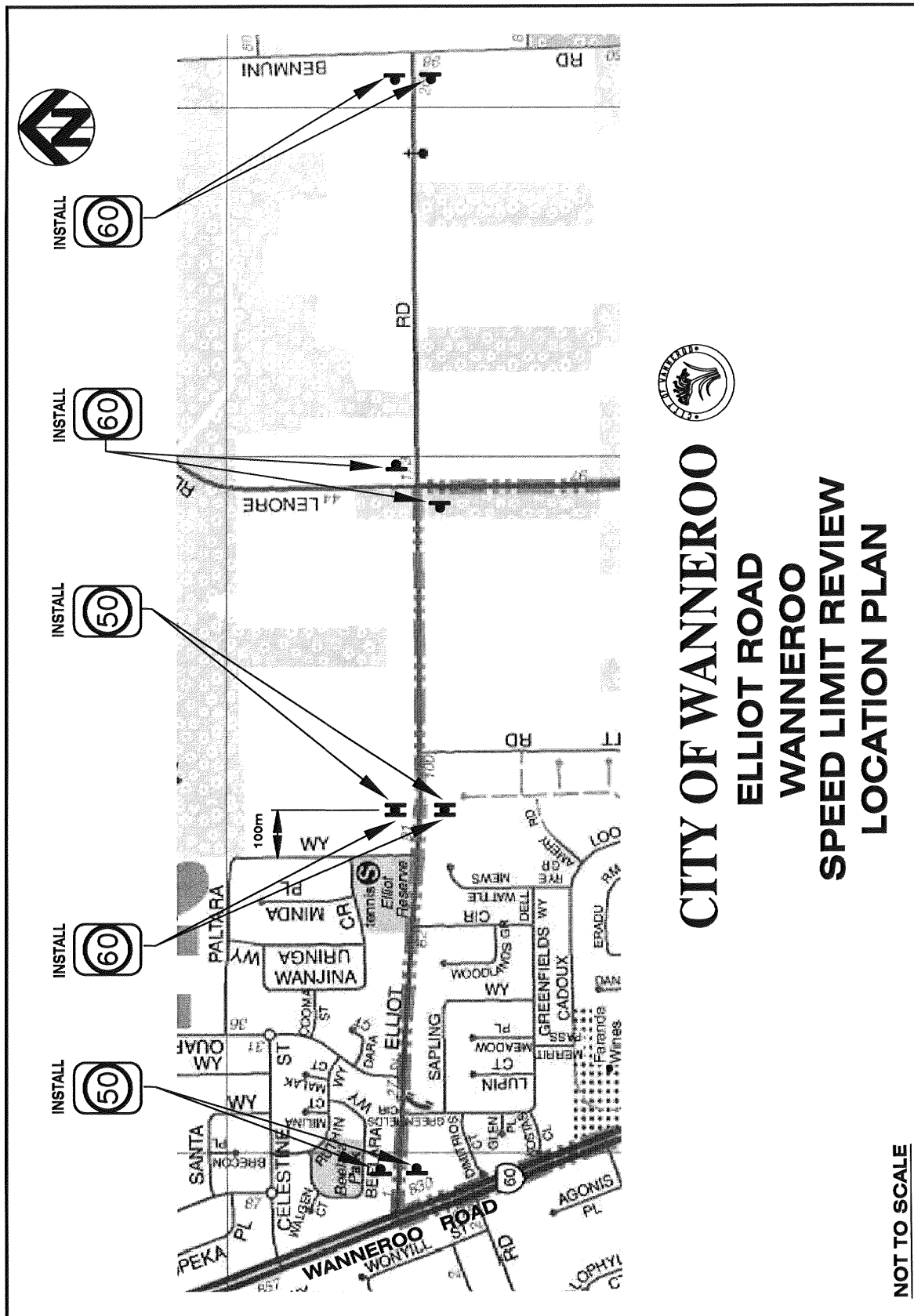
**That Council ENDORSES the following changes to the speed limits and advises Main Roads Western Australia accordingly:-**

- 1. Breakwater Drive, Two Rocks, west of Wanneroo Road – 110km/h to 90km/h from 200m east of Countryside Drive to 875m west of Countryside Drive.**
- 2. Retain 50km/h on Elliot Road, Hocking from Wanneroo Road to approximately 100m east of Paltara Way and re-instate 60km/h on Elliot Road, Hocking from 100m east of Paltara Way to Benmuni Road.**
- 3. 60km/h on Carramar Road, Carramar, from Wanneroo Road to Tranquil Drive.**
- 4. 60km/h on Wildflower Drive, Carramar from Tranquil Drive to Rustic Gardens.**
- 5. 60km/h on Rustic Gardens, Carramar, from Tranquil Drive to Golf Links Drive.**

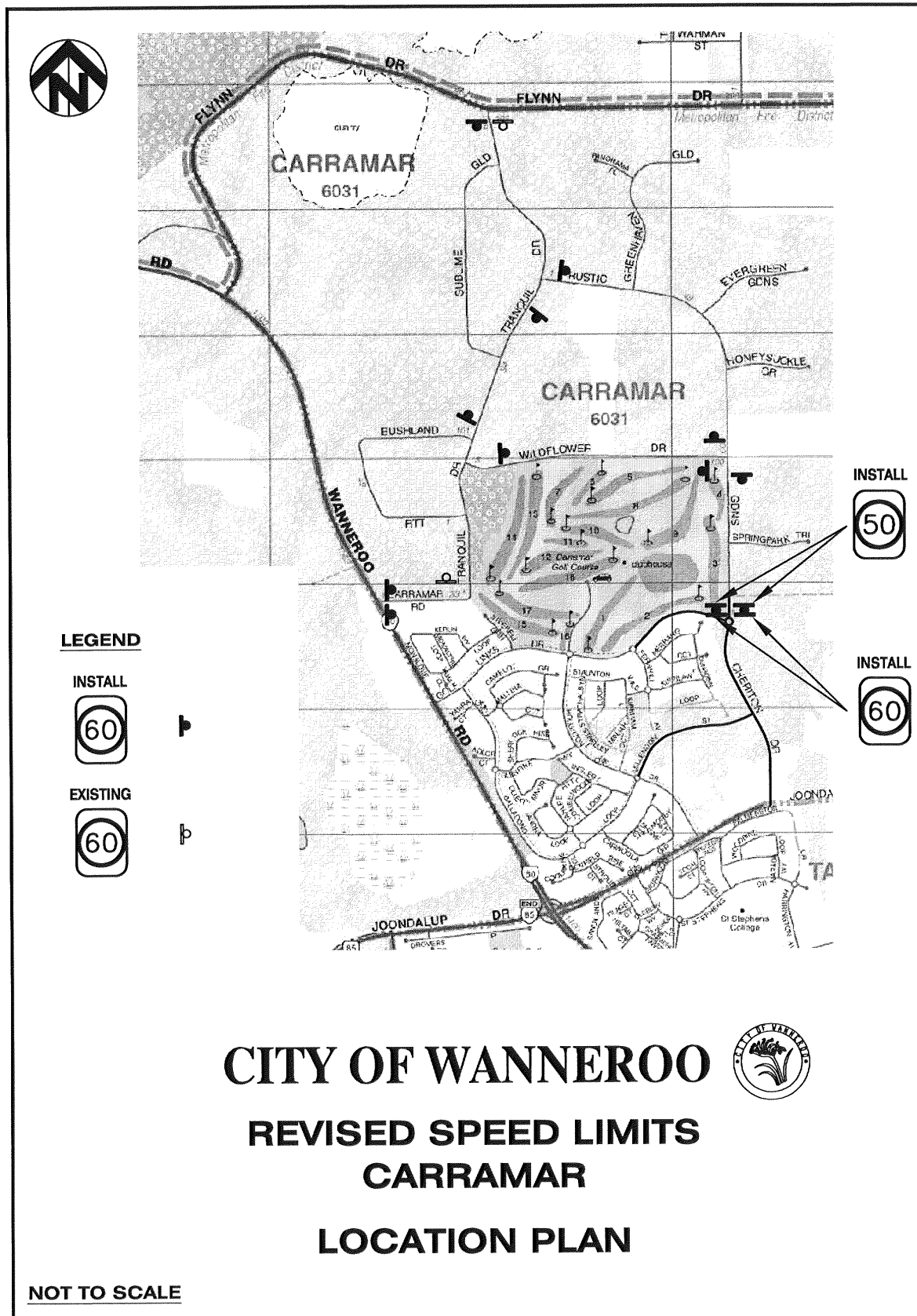
## ATTACHMENT 1



## ATTACHMENT 2



## ATTACHMENT 3



## Infrastructure

### TS03-05/01 Passive Park Development Program - Stage 3

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File Ref:	PR/0001VO1
Responsible Officer:	Director, Technical Services
Disclosure of Interest:	Nil
Attachment:	4

## Issue

To consider Stage 3 of the Passive Park Development Program for implementation in the draft 2003/2004 Capital Works Budget.

## Background

At its meeting of 17 December 2002, (Report No TS08-12/02 refers), Council agreed to the establishment of a concept design, public consultation and budget process for the following Passive Park Development (Stage 3) projects:

- Sandow Park, Clarkson (refer **Attachment 1**, page 1 for location plan)
- Whitfield Park, Two Rocks (refer **Attachment 1**, page 2 for location plan)
- Banyandah Park, Wanneroo (refer **Attachment 1**, page 3 for location plan)
- Avila Park, Alexander Heights (refer **Attachment 1**, page 4 for location plan)

Development of the concept design and associated cost estimate for each park would then form the base from which Council can consider funding in the draft 2003/2004 Capital Works Budget.

## Detail

City Administration prepared redevelopment concepts for Avila, Sandow, Banyandah and Whitfield Parks and sought public comment as to the appropriateness of the proposals. The design criteria for each of the parks was in accordance with the City's Policy 7.3.2 for *Landscape Upgrades to Distributor Roads and Parks (November 2001)* and current design specifications for best practice water efficiency and long term asset management.

In the process of preparing concept designs for public consultation, City Administration found that the initial target budgets as presented to Council on 17 December 2002 were inadequate to provide and manage infrastructure to meet the needs of the community in these instances. These target budgets were based on an area rate for standard development of irrigated parks but did not take into account infrastructure development costs which became evident during detailed concept design.



As a consequence of the detailed concept design, the estimated cost for each park has exceeded the target budget. The concept designs as prepared by City Administration are shown on **Attachment 2**. Table 1 below summarises the target budgets, concept design estimates and references to concept designs as attached.

**Table 1 Concept Design Budgets Prior To Public Consultation**

Priority	Park	Target Budget	Concept Design
1	Sadow (Attachment 2, page 1)	\$50,000	\$100,000
2	Whitfield (Attachment 2, page 2)	\$120,000	\$183,000
3	Banyandah (Attachment 2, page 3)	\$90,000	\$132,000
4	Avila (Attachment 2, page 4)	\$40,000	\$69,000
<b>Total</b>		<b>\$300,000</b>	<b>\$484,000</b>

A 'Notice to Residents', concept design plans and questionnaire (with a reply paid envelope) were delivered to an average of 250 residents local to each park.

### **Consultation**

The public consultation process was staggered so as to allow continuous concept design development across the four parks. Notices and concept design plans were issued to residents located within a 400m walking distance of each park, Ward Councillors and the Mayor. Recipients were asked to comment on the proposals and return their written responses to the City Administration within a two-week period. Timeframes for public consultation are indicated in Table 2 below.

**Table 2: Public Consultation Timeframes**

Park	Period of Public Consultation	Duration
Avila	21 February 2003 - 7 March 2003	14 days
Sadow	21 February 2003 - 7 March 2003	14 days
Banyandah	26 March 2003 - 11 April 2003	14 days
Whitfield	9 April 2003 – 22 April 2003	13 days

The type and number of comments received for each of the proposals are summarised in Table 3 below, inclusive of the design response by City Administration. It is noted that due to the large number and variety of responses received only the issue categories where a sizable portion of respondents shared a similar view are addressed in the Design Response. The number of responses and percentage based on the number of notices issued is also noted in the table.

**Table 3: Summary of public Consultation Feedback**

Consultation Comment/Issue	Response No.	Design Response
Sadow Park, Clarkson	51 (21%)	
Support concept plan T1900-1-0 Security/vandalism	51 14	Address security through planting scheme by facilitating passive surveillance from surrounding

		roads. Include 'vandal-proofed' lighting to enhance passive surveillance at night.
<b>Whitfield Park, Two Rocks</b>	<b>58 (21%)</b>	
Support concept plan T1903-1-0 Appropriateness of non-native Norfolk Island Pines in the concept proposal. Provision of more facilities	53 3	Norfolk Island Pines are justifiable because they strengthen an existing planting scheme which is limited to the least "natural" area of the park. They do not block views as much as endemic tree species in maturity, provide shade, allow easy maintenance of underlying turf and are well adapted to the prevailing conditions. Thus, they are appropriate given their success and the character of the setting. Given the scale of Whitfield Park additional facilities were not feasible once basic amenity was incorporated into the scheme.
<b>Banyandah Park, Wanneroo</b>	<b>55 (22%)</b>	
Support concept plan T1899-1-0 Suggested BBQ facilities Suggested extra seating Negative impact of irrigation on lake Extend a jetty structure into lake	54 6 5 4 4	<ul style="list-style-type: none"> <li>• Include BBQ facilities and four extra bench seats as proposed in 2003/04 Park Furniture Budget.</li> <li>• Minimise over-throw of sprinklers into proposed rehabilitation areas and adopt an appropriate maintenance regime in conjunction with proposed maintenance edge.</li> <li>• It is not feasible to include a jetty structure in the scope of these works, but may be considered as part of future works.</li> </ul>
<b>Avila Park, Alexander Heights</b>	<b>73 (30%)</b>	
Support concept plan T1898-1-0 Provision of extra parking for adjacent school. Security	71 12 10	<ul style="list-style-type: none"> <li>• Park design amended to incorporate parallel parking bays (6 No.) as proposed in the 2003/04 Traffic Management Budget.</li> <li>• Address security through planting scheme by facilitating passive surveillance from surrounding roads.</li> </ul>

## 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. The park (including verges) is 1.6ha in area; slightly bowl shaped and generally consists of open grassland with a mixture of remnant and planted native species. City Administration's concept design proposed for this park, as shown on **Attachment 2, page 1**, aimed to:

- Provide high quality public open space in an attractive parkland setting to serve the local community.
- Retain existing trees and supplement with native low shrub and groundcover planting to define vistas and enhance habitat/environmental values.
- Consolidate existing passive use of park by enhancing existing playground, irrigating grass areas and planting additional shade trees.

Proposed works to be undertaken at the park include the provision of a grassed terrace seat wall and enhanced playground area, substantial rehabilitation and revegetation works and an extensive coverage of irrigated grass.

In response to public consultation, vandal-proofed park lighting has been added to the central pathway connecting Sadow Green to the Marmion Avenue pedestrian underpass (refer **Attachment 3**), and included in the cost estimate for Sadow Park in Table 4 below.

**Table 4: Sadow Park Cost Estimate**

Description of works	COST (\$)
<b>IRRIGATION</b>	
Irrigation (excluding bore)	45,200
<b>Sub Total</b>	<b>45,200</b>
<b>HARD LANDSCAPE</b>	
Earth Works	2,000
Garden Edge	3,658
Path Edge	5,640
Play Area	9,270
Park Lighting	17,400
<b>Sub Total</b>	<b>37,968</b>
<b>SOFT LANDSCAPE</b>	
Shade trees	3,685
Planting and Mulch	22,725
<b>Sub Total</b>	<b>26,410</b>
<b>PROJECT DESIGN AND MANAGEMENT</b>	<b>6,500</b>
<b>MAINTENANCE, CONTINGENCY ETC.</b>	<b>6,500</b>
<b>TOTAL COST (Rounded up to nearest \$1000)</b>	<b>\$123,000</b>

\*Estimated project completion time: 6 months (plus winter planting June, 2004).

## 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 adjacent to Two Rocks Road. The park, including verges, is 6.0ha in area, primarily linear in shape (north/south alignment) and consists of open grass areas with stands of coastal vegetation and planted trees.

City Administration's concept design proposed for this park, as shown on **Attachment 2, page 2** aimed to:

- Provide enhanced public open space to serve the local community.
- Retain existing vegetation and rehabilitate degraded areas of park perimeter adjacent to roads, to enhance habitat/environmental values.
- Consolidate existing passive use of park by extending network of concrete paths, irrigating visually prominent and well-used grass areas and "tidying up" an existing informal cycle track.
- Provide quality facilities that meet best practice health and safety requirements (including a play ground) to increase and diversify level of community use.

Proposed works to be undertaken at the park include the establishment of concrete dual-use path to traverse the park and increase connectivity, a dedicated play area, an intensive irrigated grass area to serve as an informal kick-about space and attractive foreground to the park, a reinforced shade tree planting scheme and extensive rehabilitation works in key points of visual interest.

The main issue of debate raised in public consultation was the proposed additional planting of Norfolk Island Pines in the park. A small number of local residents objected to these trees being planted because they perceived that Norfolk Island Pines have little ecological value and would potentially block views. However, the proposed planting of Norfolk Island Pines is justifiable on the grounds that the additional formal planting of these trees will strengthen an existing planting scheme and is limited to the least "natural" area of the park. They do not block views as much as endemic tree species at maturity, provide plenty of shade, allow easy maintenance of underlying turf and are well adapted to the prevailing harsh conditions. Given the successful performance of Norfolk Island Pines previously planted on the site and the existing character of the setting, they remain an appropriate selection for Whitfield Park and consequently the proposed concept plan remains unchanged.

The cost estimate for Whitfield Park is as detailed in Table 5 below.

**Table 5: Whitfield Park Cost Estimate**

Description of works	Total (\$)
<b>IRRIGATION</b>	
Bore	40,000
Irrigate Western End	24,750
<b>Sub Total</b>	<b>64,750</b>
<b>LANDSCAPE</b>	
Earthworks	3,000
Bollards	990

Concrete Garden Edge	1,064
Concrete Dual-Use Path	37,250
Play Area	23,240
Renovate Bike Track	5,000
Plant and Mulch Two Rocks Road Frontage	5,760
Rehabilitation works	35,760
<b>Sub Total</b>	<b>110,054</b>
<b>PROJECT DESIGN AND MANAGEMENT</b>	<b>7,500</b>
<b>MAINTENANCE, CONTINGENCY ETC.</b>	<b>8,500</b>
<b>TOTAL COST (Rounded up to nearest \$1000)</b>	<b>\$191,000</b>

\*Estimated project completion time: 10 months (plus winter planting June, 2004).

### **Banyandah Park, Wanneroo**

Banyandah Park is located adjacent to Lake Joondalup in a residential environment towards the northern end of Wanneroo. The park (including verges) is 6.7ha in area, primarily linear in shape (north/south alignment) and consists of open grass areas with patches of remnant and planted shrubs and trees.

City Administration's concept design proposal for this park, as shown on **Attachment 2, page 3**, aimed to:

- Provide high quality public open space in an attractive parkland setting to serve the local community.
- Retain existing trees and rehabilitate lake edge vegetation to define vistas and enhance habitat/environmental values.
- Consolidate existing passive use of park by enhancing views of lake and irrigating visually prominent and well-used grass areas.
- Increase and diversify level of community use by planting trees to provide shade, shelter and definition of more intimate/ sociable spaces.

Proposed works to be undertaken at the park include the provision of a raised grass viewing platform, an extensive irrigated grassed area, lake edge rehabilitation works and additional park Tree planting.

The main issue of debate raised in public consultation on the proposed concept plan was the extent to which the park should be irrigated. Four (of approximately 250) local residents advocated the irrigation of the entire park, whilst four other local residents objected to any irrigation in the park on the grounds that it would be detrimental to the ecology of Lake Joondalup. Due to budget constraints it is not viable to irrigate the whole park. To allow some of the park to be irrigated however, environmental concerns can be addressed through the adoption of an appropriate maintenance regime, limiting the over-throw of sprinklers into rehabilitation and lake-edge areas and providing a concrete maintenance strip to inhibit the growth of grass and weeds.

It was also suggested in the course of public consultation that a BBQ facility and additional bench seating should be provided in the park. These works have been included as proposed works in the 2003/2004 Park Furniture Budget.

It was further suggested that a jetty structure be extended into the lake, but the lack of volume of comment on this issue and budget constraints indicate that such a proposal is not viable at this stage.

The concept plan for Banyandah Park therefore remains unchanged, as the additional facilities, (double BBQ and bench seating) are to be determined on site.

The cost estimate for Banyandah Park is as detailed in Table 6 below.

**Table 6: Banyandah Park Cost Estimate**

Description of works	Total (\$)
IRRIGATION	
<b>Bore</b>	<b>40,000</b>
<b>Irrigation</b>	<b>48,000</b>
Sub Total	88,000
HARD LANDSCAPE	
<b>Concrete Garden Edge</b>	<b>1,568</b>
<b>Raised Viewing Area</b>	<b>8,450</b>
Sub Total	10,018
SOFT LANDSCAPE	
<b>Rehab Area</b>	<b>9,000</b>
<b>Shade Trees</b>	<b>4,500</b>
Sub Total	13,500
<b>PROJECT DESIGN AND MANAGEMENT</b>	<b>6,500</b>
MAINTENANCE, CONTINGENCY ETC.	6,500
<b>TOTAL COST (Rounded up to nearest \$1000)</b>	<b>\$125,000</b>

\*Estimated project completion time: 8 months (plus winter planting June, 2004).

### **Avila Park, Alexander Heights**

Avila Park is located in a built up residential environment and is located centrally within Alexander Heights, has a road frontage to the east and is adjacent to the Alinjarra Primary School. The park, including verges is 0.4ha in area and consists of large areas of grass and sand with pockets of remnant vegetation.

Given the proximity to the school this is an intensively used park, which has generated vigorous discussion regarding provision of parking facilities and child safety issues. City Administration's concept design proposal for this park, as shown on **Attachment 2, page 4**, aimed to:

- Provide high quality public open space in an attractive parkland setting to serve the local community.
- Retain existing trees and supplement with native low shrub and groundcover planting to enhance habitat/environmental values.
- Provide quality facilities that meet best practice health and safety requirements (including play ground and associated seating area) to increase and diversify level of community use.
- Consolidate existing passive use of park by defining path routes, irrigating grass areas and planting additional shade trees.

Proposed works to be undertaken at the park include the provision of a best practice health and safety play area, fitted out with junior play equipment, a raised grass terrace seat-wall, substantial infill planting, irrigated grass areas and a series of concrete dual-use paths to increase connectivity across the park.

Subsequent to public consultation, parallel parking bays on the park verges have been proposed as part of the 2003/2004 Traffic Management Budget, with provision for additional future parallel parking off adjacent side streets also proposed, and the marginal relocation of the play area towards the centre of the site to offer extra protection from Avila Road is shown on **Attachment 4**. Table 7 below details the revised concept design cost estimate for Avila Park.

**Table 7: Avila Park Cost Estimate**

<b>Description of works</b>	<b>Total (\$)</b>
<b>IRRIGATION</b>	
Bore (Domestic)	6,000
Irrigation	6,900
<b>Sub Total</b>	<b>12,900</b>
<b>HARD LANDSCAPE</b>	
Extruded Concrete Garden Edge	1,900
Play Area	9,851
Concrete Dual-Use Path	8,400
Bollards	2,400
<b>Sub Total</b>	<b>22,551</b>
<b>SOFT LANDSCAPE</b>	
Earthworks	5,000
45 litre trees	525
Planting	8,150
Grass	4,340
<b>Sub Total</b>	<b>18,015</b>
<b>PROJECT DESIGN AND MANAGEMENT</b>	<b>5,000</b>
<b>MAINTENANCE, CONTINGENCY ETC.</b>	<b>5,000</b>
<b>TOTAL CAPITAL COST (Rounded up to nearest \$1000)</b>	<b>\$65,000</b>

\*Estimated project completion time: 6 months (plus winter planting June, 2004).

## **Comment**

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.

Public consultation responses were analysed and as a result, concept designs for Avila and Sandow Parks were revised along with cost estimates for all parks. Refer **Attachment 3** and **Attachment 4** respectively.

It is also noted that City Administration has reviewed the park development priority listing with respect to the public consultation.

Given that Shamrock Park was redeveloped as a 2002/2003 capital works project at considerable expense to the City, and that revised cost estimates for Whitfield Park (also in Two Rocks) indicate that it would be a similarly major project, City Administration suggests that Whitfield Park be moved to last priority amongst the four parks listed. Concurrent analysis of the volume and intensity of public consultation response regarding Avila Park suggests that it should be given top priority of the four parks being considered for funding as part of the draft 2003/2004 Capital Works Budget. Refer to Table 8 for the revised priority order and associated costs estimates:

**Table 8: Revised Concept Design Budgets Post Public Consultation**

<b>Priority</b>	<b>Park</b>	<b>Cost Estimate</b>
1	Avila	\$65,000
2	Sadow	\$123,000
3	Banyandah	\$125,000
4	Whitfield	\$191,000
<b>Total</b>		<b>\$504,000</b>

## **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 third 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 *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 concept design budget estimate list in Table 9 below:



**Table 9: Concept Design Budget Estimates**

<b>Priority</b>	<b>Park</b>	<b>Cost Estimate</b>
1	Avila	\$65,000
2	Sadow	\$123,000
3	Banyandah	\$125,000
4	Whitfield	\$191,000
<b>Total</b>		<b>\$504,000</b>

A total budget of \$504,000 for the Passive Park Development (Stage 3) Program would need to be allocated in the draft 2003/2004 Capital Works Budget to accommodate the full extent of the proposed works for these four parks. It has been established through design development and public consultation that the initial target budget of \$300,000 was an unrealistic estimate for the suitable redevelopment of four complete parks. It is City Administration's recommendation that the redevelopment of Whitfield Park be given a Priority 4 in the Passive Park Development (Stage 3) Program.

Should Council restrict the proposed 2003/2004 Capital Works Budget for this program to approximately \$300,000 then the redevelopment of Whitfield Park could be deferred and included as a top priority for Council's consideration in Stage 4 of the Passive Park Development Program. Deferring Whitfield Park will bring the estimated cost for the remaining three parks more into line with the initial target budget with a total of \$313,000 submitted for Council's consideration in the draft 2003/2004 Capital Works Budget.

## **Voting Requirements**

Simple Majority

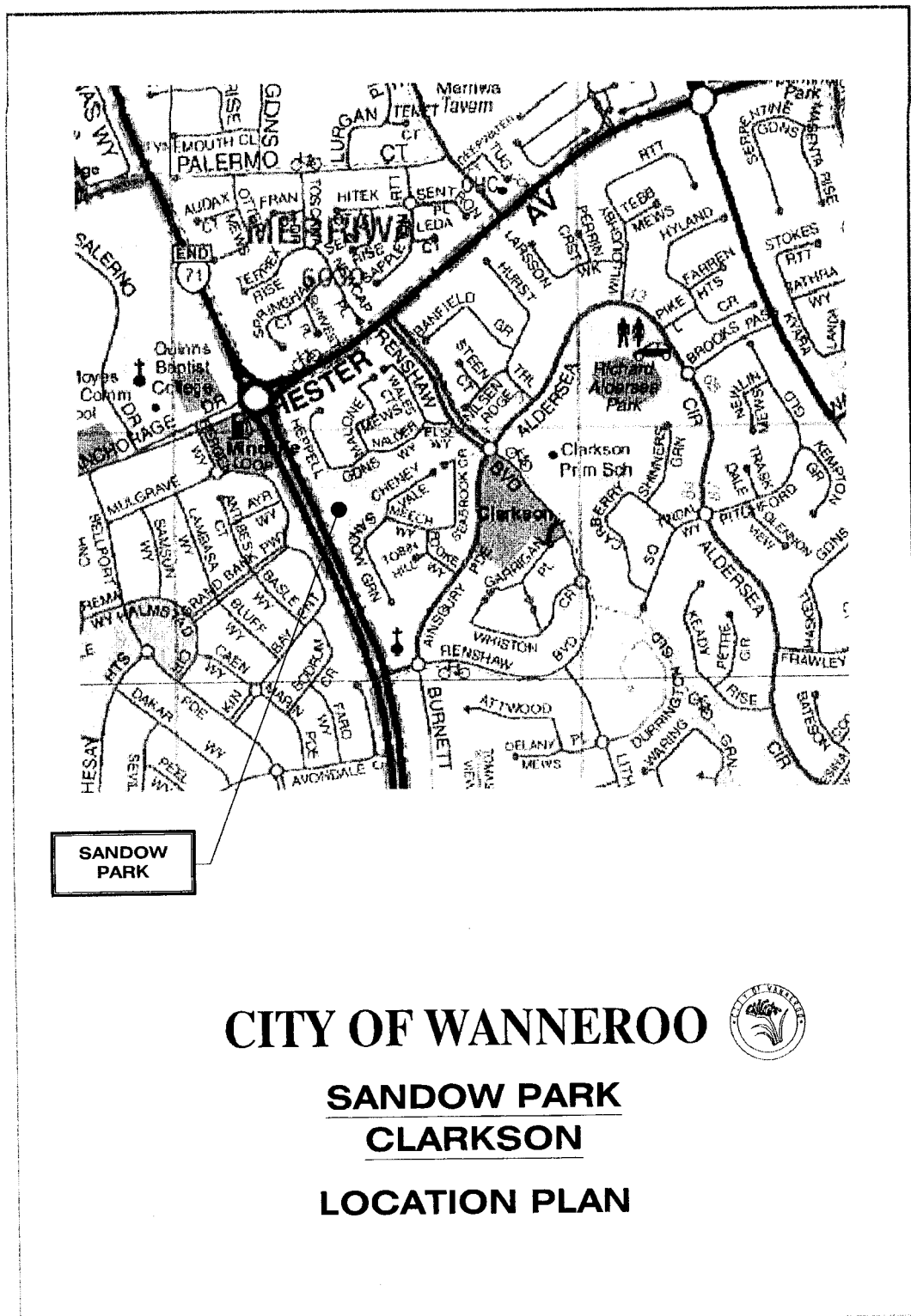
## **Recommendation**

**That Council:-**

1. **AGREES to the following Passive Park Development concept designs/priorities:**
  - a) **Avila Park, Alexander Heights as represented on City of Wanneroo Drawing No T1898-1-1, refer Attachment 4 – Priority 1.**
  - b) **Sadow Park, Clarkson as represented on City of Wanneroo Drawing No T1900-1-2, refer Attachment 3 – Priority 2.**
  - c) **Banyandah Park, Wanneroo as represented on City of Wanneroo Drawing No T1899-1-0, refer Attachment 2, page 3 – Priority 3.**
  - d) **Whitfield Park, Two Rocks as represented on City of Wanneroo Drawing No T1903-1-0, refer Attachment 2, page 2 – Priority 4.**
2. **LISTS the proposed Passive Park Development - Stage 3 projects for Avila Park, (Alexander Heights), Sadow Park (Clarkson), and Banyandah Park (Wanneroo) and Whitfield Park (Two Rocks) for consideration in the draft 2003/2004 Capital Works Budget (Passive Park Development) as per cost estimates for each park as tabled below:**

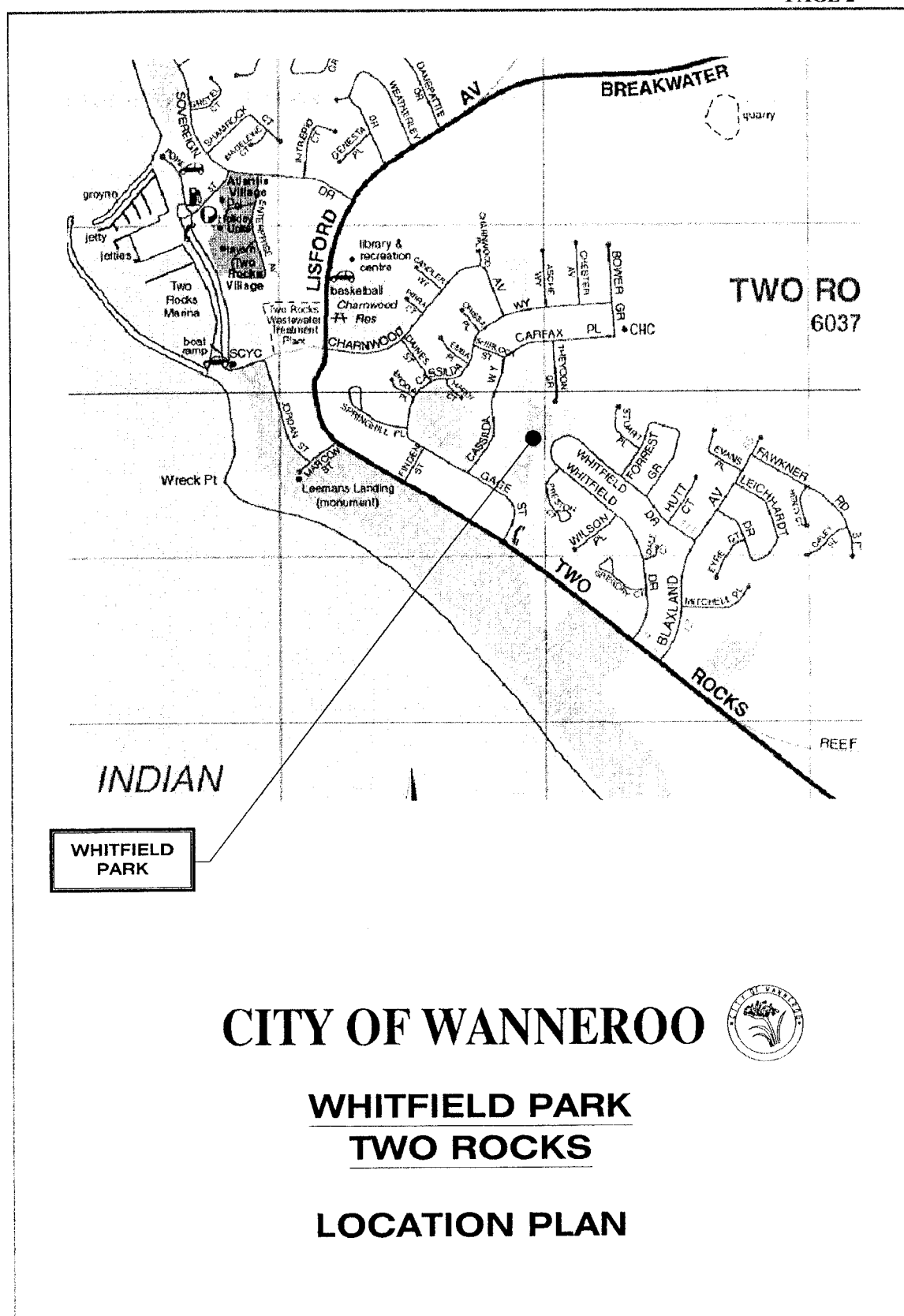
**2003/2004 Capital Works Budget for Passive Parks Development**

<b>Priority</b>		<b>Cost Estimate</b>
<b>1</b>	<b>AvilaPark, Alexander Heights</b>	<b>\$65,000</b>
<b>2</b>	<b>Sadow Park, Clarkson</b>	<b>\$123,000</b>
<b>3</b>	<b>Banyandah, Park, Wanneroo</b>	<b>\$125,000</b>
<b>4</b>	<b>Whitfield Park Two Rocks</b>	<b><u>\$191,000</u></b>
	<b>Total</b>	<b><u>\$504,000</u></b>

ATTACHMENT 1  
PAGE 1

## ATTACHMENT 1

PAGE 2

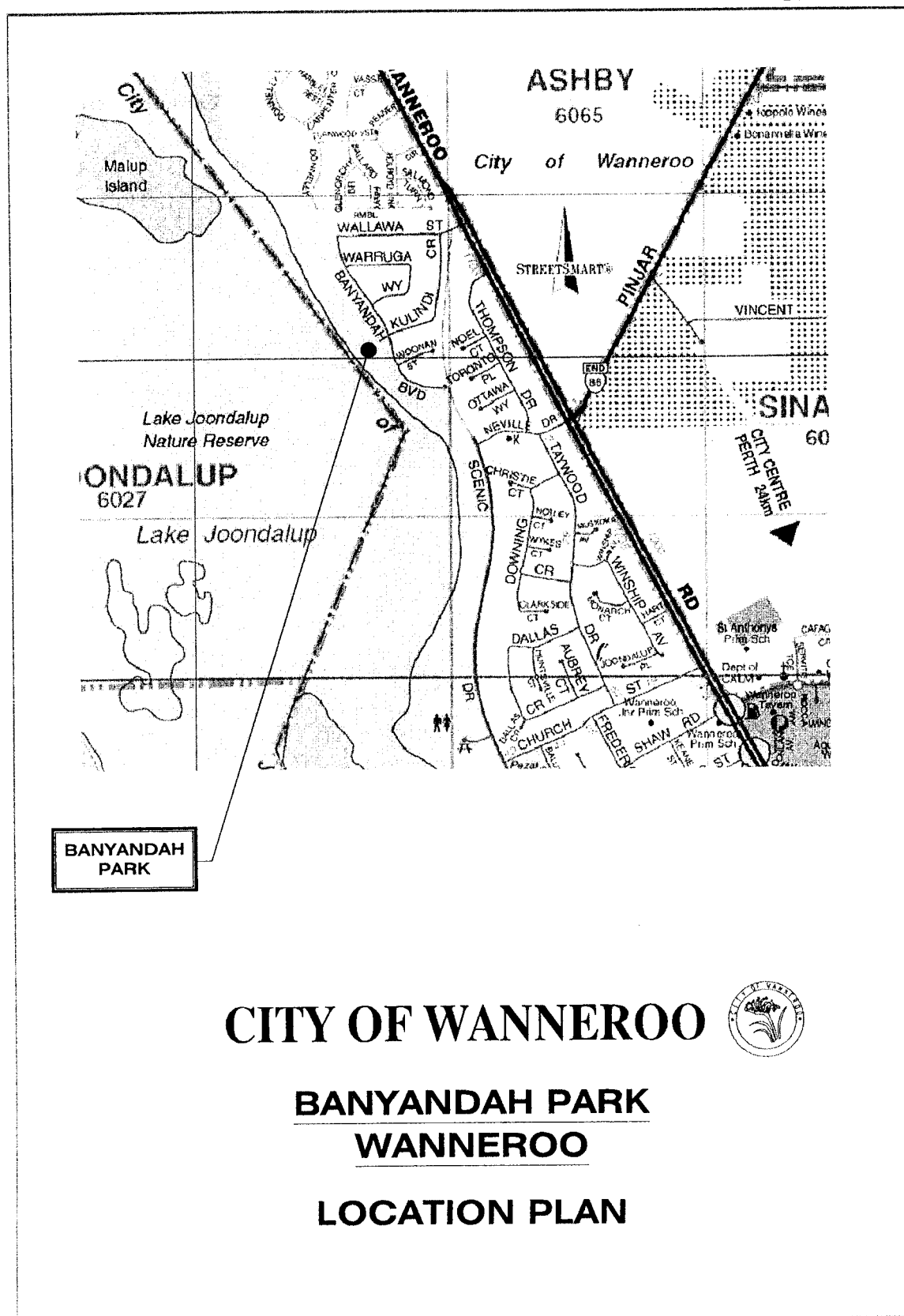


CITY OF WANNEROO



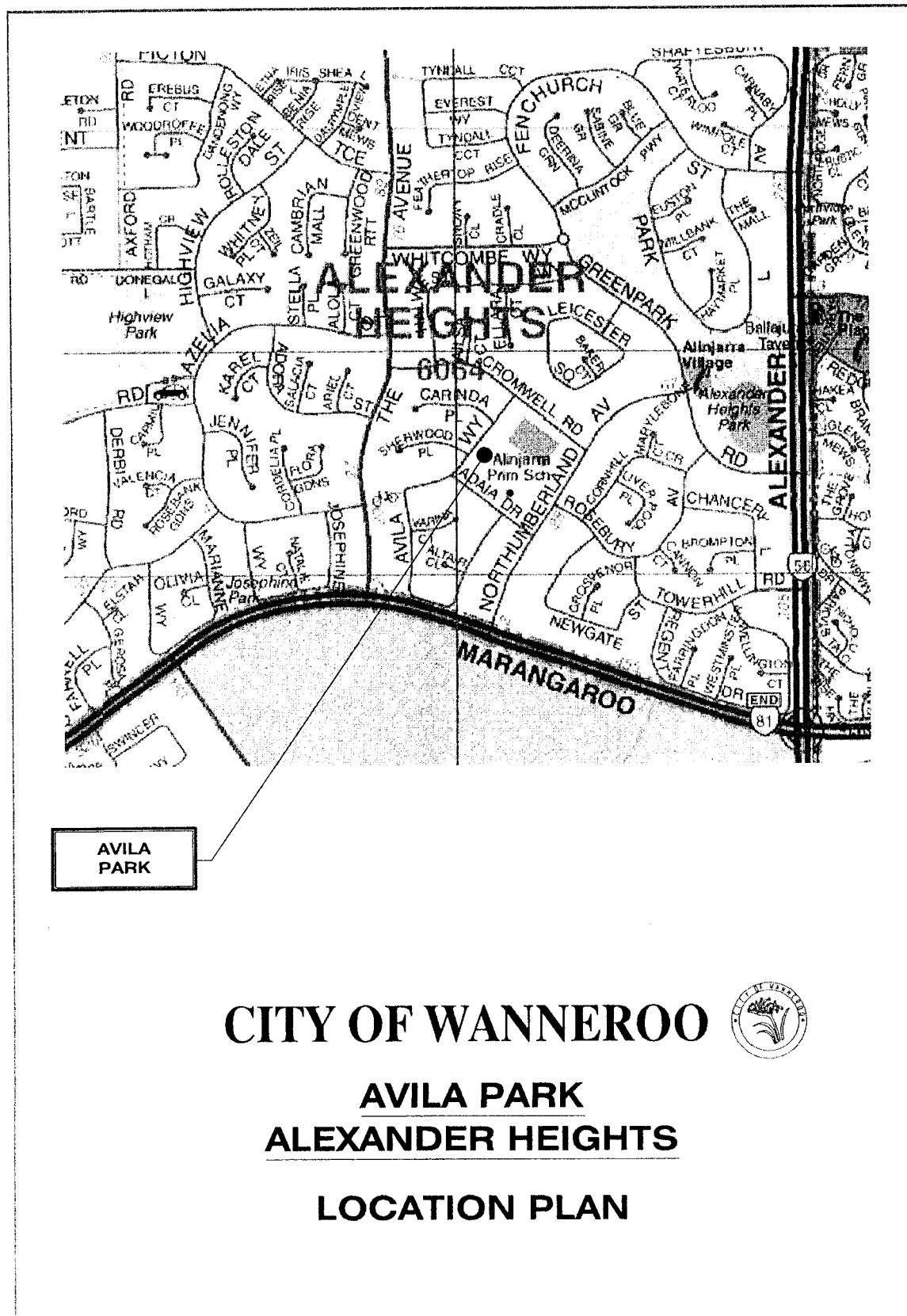
**WHITFIELD PARK**  
**TWO ROCKS**

**LOCATION PLAN**

ATTACHMENT 1  
PAGE 3

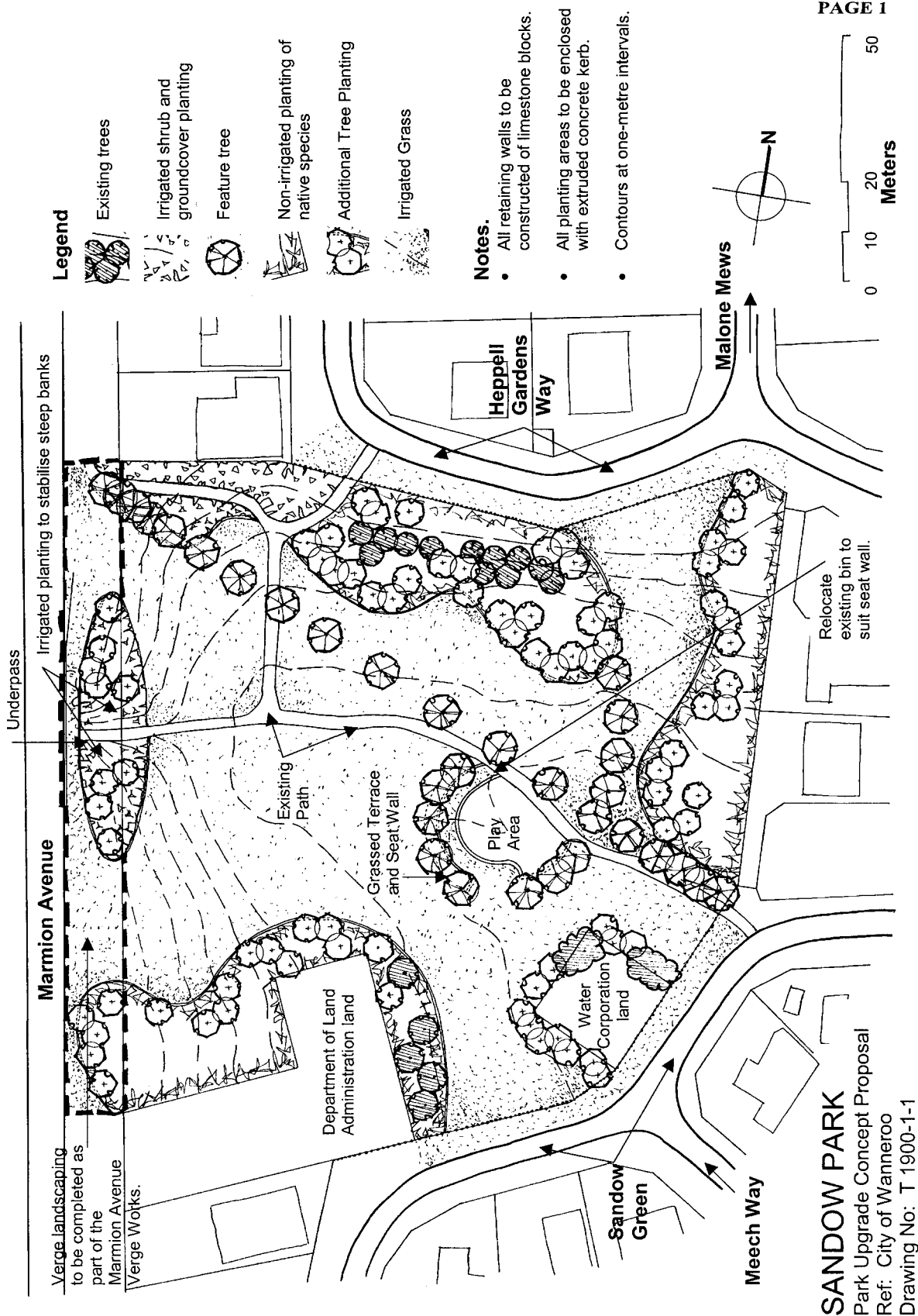
## ATTACHMENT 1

**PAGE 4**



## ATTACHMENT 2

PAGE 1

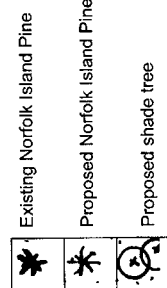
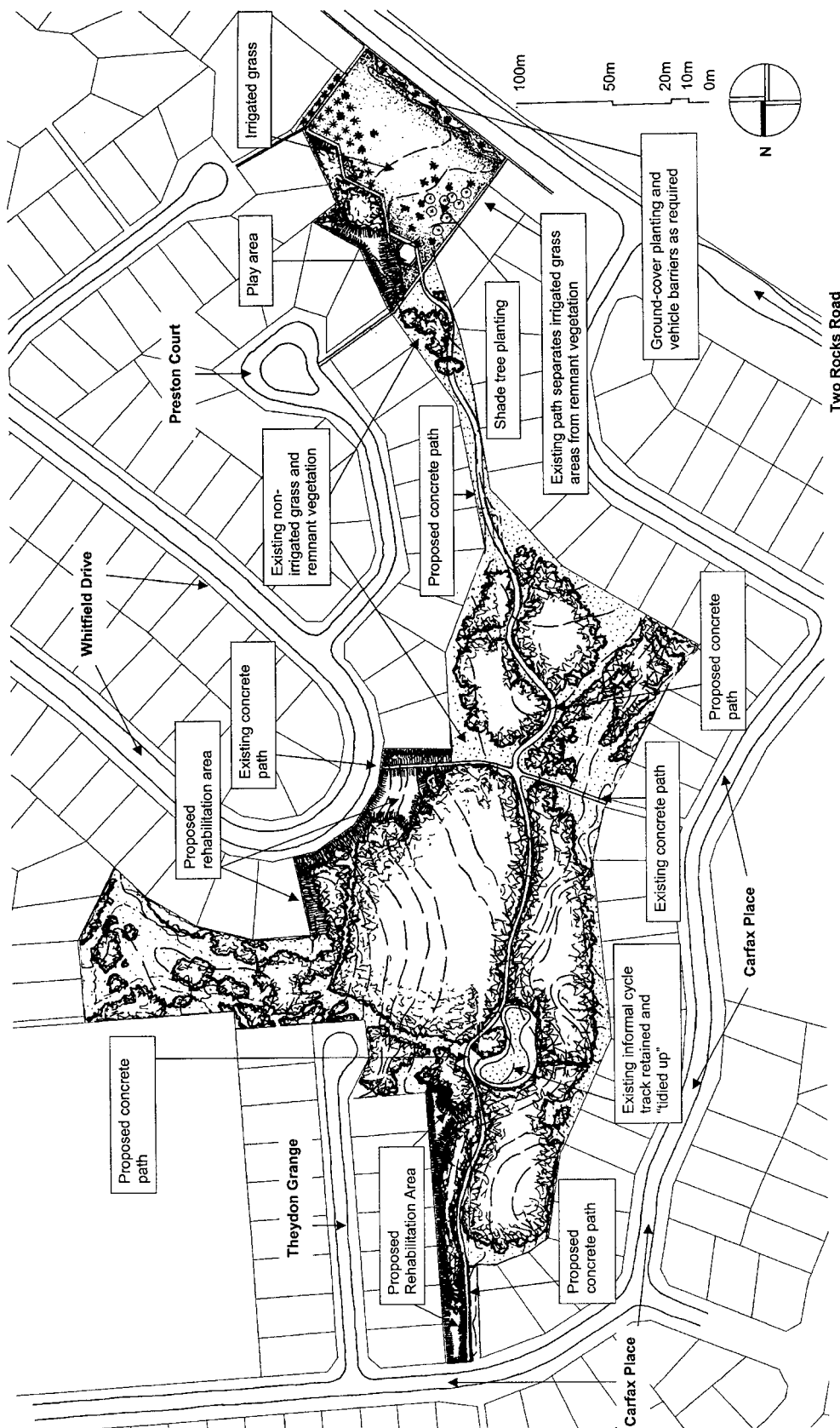


## ATTACHMENT 2

PAGE 2

## WHITFIELD PARK

Park Upgrade Concept Proposal  
 Ref: City of Warreroo  
 Drawing No: T1903-1



## Legend (Note: Contours at one-metre intervals)





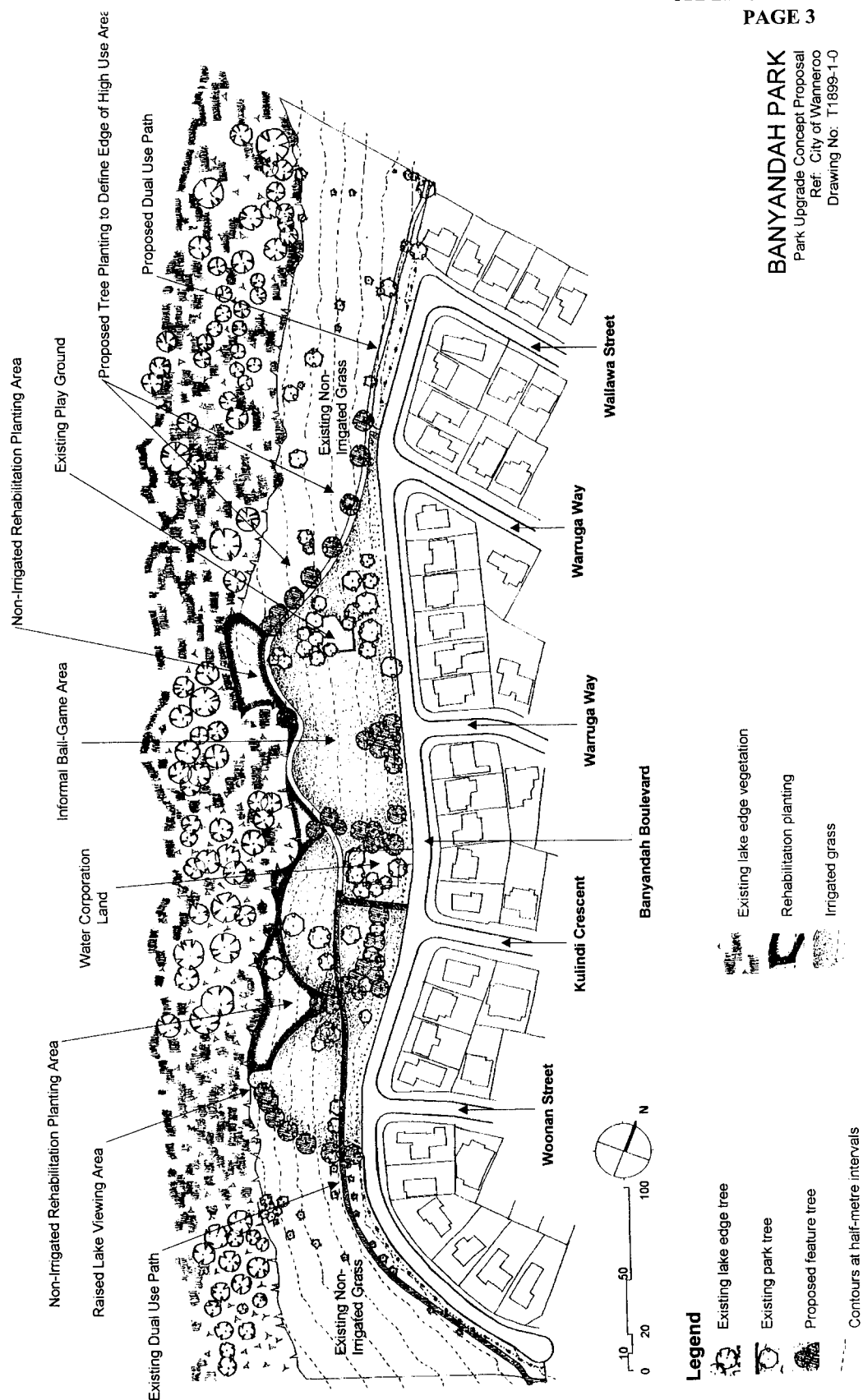
# ATTACHMENT 2

## PAGE 3

### BANYANDAH PARK

Park Upgrade Concept Proposal  
Ref: City of Wanneroo  
Drawing No: T1899-1-0

L A K E J O O N D A L U P

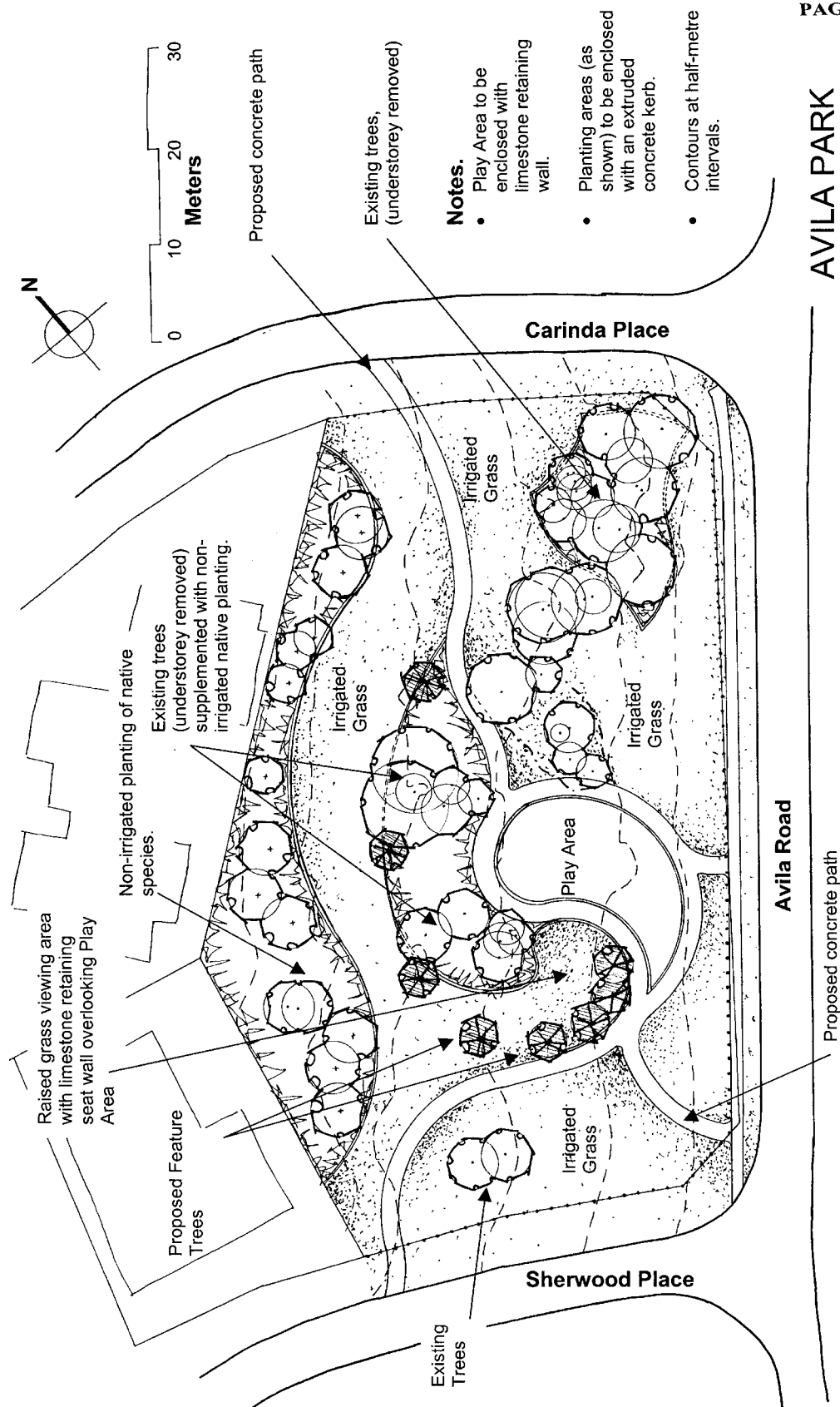


## ATTACHMENT 2

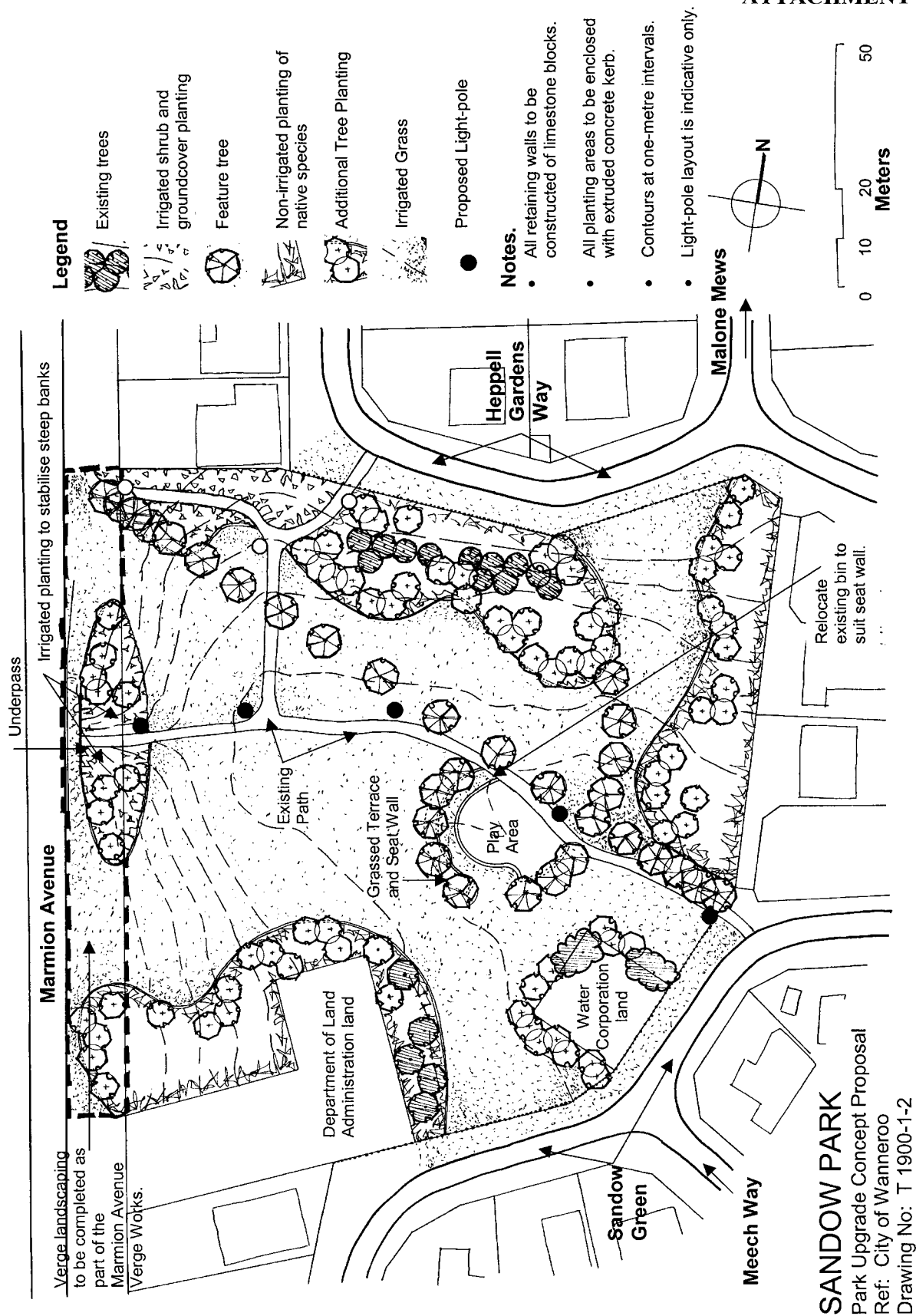
PAGE 4

## AVILA PARK

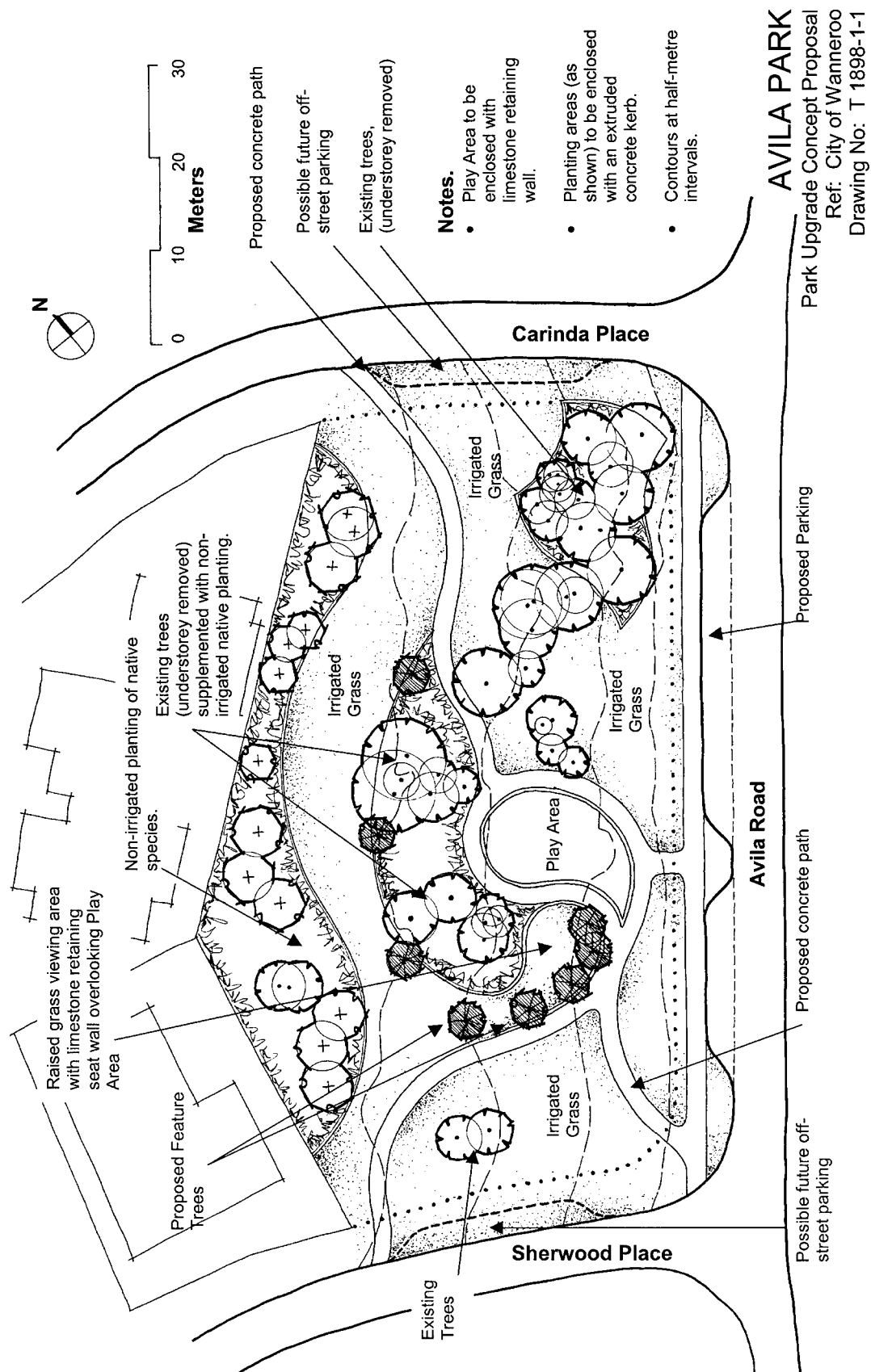
Park Upgrade Concept Proposal  
 Ref: City of Wanneroo  
 Drawing No: T 1898-1-0



## ATTACHMENT 3



## ATTACHMENT 4



## **Funding and Budget**

### **TS04-05/03 Capital Purchase of New Mowers for Parks Operations**

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File Ref:	PR/0001V01
Responsible Officer:	Director, Technical Services
Disclosure of Interest:	Nil
Attachment:	Nil

#### **Issue**

To consider the purchase of a finishing mower and a cylinder mower to meet Park Operations mowing needs.

#### **Background**

The Parks Maintenance Budget was increased by \$507,197 in 2002/03 to accommodate the growing parks and landscape maintenance schedule. This increase covered both in-house labour and contractor costs and was based on forecast costs for the maintenance of new subdivisional infrastructure assets acquired by the City after developers are released from their maintenance obligations and other routinely predicted variations in Parks Operations.

Parks Operations has reviewed its operations in the current financial year and some of the activities undertaken in-house using day labour have been contracted out.

This has created the opportunity to concentrate day labour resources in defined areas which allows maintenance operations to be more efficient and effective due to economies of scale, particularly in relation to mowing commitments. In order to further enhance the effectiveness of mowing operations, Parks Operations now require a new finishing mower and cylinder mower to meet these changing maintenance requirements.

#### **Detail**

The following three new contracts were initiated to assist Park Operations meet the new maintenance demands:

- a) The maintenance of parks infrastructure in Yanchep and Two Rocks.
- b) The maintenance of Rural and Arterial Verges.
- c) The maintenance of Roundabouts.

The new Civic Centre gardens and turf areas are being increasingly used for important Council functions. The subsequent high profile of this area and the sensitivity of meeting corporate demands have seen the need to have in-house staff take over the maintenance of the area, which is currently being undertaken by contractors. Contractors have maintained this area since the construction of the Centre.

It has been determined that due to the sensitivity of the area and the absolute requirement that maintenance is undertaken precisely when required, there is merit in the City undertaking the maintenance of this area in-house.

### **Finishing Mower**

With the contracting out of the mowing of rural verges, the tractor and slasher used for this function are now utilised for on-demand slashing works and in particular the tractor has been used predominately for mowing parks. The existing slasher is not designed to provide a suitable finish for mowing irrigated turf areas and a finishing mower is required which is designed to give a finer cut to the grass surface.

Currently a finishing mower is being hired at \$1,500 per month, generating an annual cost of \$18,000. The outright purchase cost of a 2.4-metre wide finishing mower is \$9,900, which has an operating life of 3-4 years depending on the terrain. From these figures, it is clearly beneficial to Council to purchase a finishing mower outright, as the payback period will be only six months. The savings to Council by purchasing the finishing mower before the new budget is adopted is estimated at between \$3,000 and \$4,000.

### **Cylinder Mower**

With the contracting out of the maintenance of roundabouts, City staff responsible for these areas will be utilised in the maintenance of City facilities currently under contract. These facilities include:

- New Civic Centre
- Clarkson Youth Centre
- Willespie Estate
- Rosewell Estate
- Coverwood Park

Two options exist for the maintenance of these areas. Contractors were originally employed to maintain these areas, however it has been determined that in-house staff can provide a more flexible service at the same cost. This flexibility is essential for the New Civic Centre in particular, as many important events are held in the grounds annually.

Parks Operations will be taking over the maintenance of these areas as of 1 July 2003 and therefore a cylinder mower is required by the team prior to that date to ensure a fine finish to the turf areas expected for these high profile areas. The price to purchase a cylinder mower is \$6,500, which has a life expectancy of four years.

### ***Consultation***

Nil

### **Comment**

Both the Finishing mower and the Cylinder mower are required immediately by Parks Operations. The benefits of purchasing the mowers will be long-term savings as a result of purchasing rather than hiring and the ability to meet on demand requirements by facility users.

The result of not purchasing the finishing mower will be increased operating costs from hiring instead of outright purchase.

The Fleet Management Steering Committee has considered this request and supports the early purchase of these two mowers.

## Statutory Compliance

The Local Government Act 1995 provides as follows:

*“Section 6.8 Expenditure from municipal fund not included in annual budget*

*(1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure-*

*(b) is authorised in advance by resolution\*.*

*\* Absolute Majority required”*

## Strategic Implications

The purchase of the finishing mower and cylinder mower is consistent with the City of Wanneroo’s Strategic Plan (2002-2005) goals and strategies:

*“Environmental Sustainability*

*1.1 To conserve and enhance environmental assets.*

*Healthy Communities*

*2.6 To provide and manage infrastructure to meet the needs of our community.”*

## Policy Implications

Nil

## Financial Implications

The purchase of the two mowers does not have a funding allocation in the 2002/2003 New Initiatives Budget. It is therefore proposed to fund these purchases from the savings in the Parks Operations Maintenance Budget resulting from the late handover of developer created parks:

Original Account Funds

Account Number	Available Funds	Comments
51 60 72 721 4615 0001 External Materials Purchase	\$16,500	Part of Council’s original allocation of funds to carry out parks maintenance. However the late handover of many Parks has reduced the City’s Parks maintenance expenditure in relation to cost forecasts hence the availability of this portion of funding resource for reallocation.

The purchase of these mowers can be undertaken without any additional funding from Council.

## **Voting Requirements**

Absolute Majority

## **Recommendation**

1. Pursuant to Section 6.8(1)(b) of the Local Government Act 1995, **APPROVES, BY ABSOLUTE MAJORITY** the expenditure of \$16,500 for the purchase of one finishing and one cylinder mower.
2. **NOTES** the following budget variation to reflect the reallocation of Parks Maintenance savings for the purchase of one new Finishing Mower and one new Cylinder Mower.

<b>Cost Code</b>	<b>From</b>	<b>To</b>	<b>Description</b>
<b>51 60 72 721 4615 0001 External Materials Purchase</b>	<b>\$16,500</b>		<b>Parks Maintenance Budget</b>
<b>51 60 76 772 6761 0000 Mobile Plant Purchases</b>		<b>\$16,500</b>	<b>Mobile Plant Purchases</b>



## Other Matters

### TS05-05/03 Weed Management Trial Results

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File Ref:	S09/00079VO1
Responsible Officer:	Director, Technical Services
Disclosure of Interest:	Nil
Attachment:	2

#### Issue

To consider the results of a weed management trial on the steam method of weed prevention and maintenance.

#### Background

Current weed management practice involves the use of herbicide, mechanical and manual weed control methods. Both Council staff and contractors are involved in the application of herbicides. Blanket herbicide spraying is considered to be no longer suitable in some instances due to adverse effects on human health and the environment.

Council resolved at its meeting on 26 November 2002 (TS23-11/02) that a three month herbicide free weed management trial be undertaken in the Quinns Rocks 'No Spray Area' commencing 11 December 2002.

As a result of this resolution, Operational Services investigated various non-herbicide control methods in an endeavour to ascertain the economic viability of each method. Results from the research of various non herbicide weed control methods for brick paving, kerbing, sumps, public access ways, paths, traffic islands, garden beds, tree surrounds, fire breaks and turfed areas are presented in **Attachment 1**.

#### Detail

Parks Operations determined from its research that the steam treatment is the preferred alternative weed treatment to undertake comparative costings, as it is assessed as being the most cost effective of the other alternative weed treatment options that have been researched and summarised on **Attachment 1**. It is considered an effective method of weed treatment on roadsides, footpaths, kerb lines, PAW's, garden beds, brick paving, although care needs to be taken around non-target vegetation.

The City of Fremantle uses steam as a method of weed control on 300km of kerb line and 160km of footpaths. This method has however proved to be more than twice the cost of herbicide control.

The City of Wanneroo has approximately 1500 km of kerb line and 269km of footpaths with associated weed control costing around \$60,000 a year for kerb lines and \$26,900 for footpaths, on the basis of two applications per year.

To replace this process with steam, it is estimated that an additional \$98,000 per year will be required in the maintenance budget for kerb lines and footpaths alone.

After consultation with other local authorities it was revealed that only one company (Multi Vision Company Pty Ltd) was undertaking steam weed control and therefore the City was limited in the scope of invitations to quote. Multi Vision trialed high pressure steam as a method of weed control in the Quinns Rocks “No Spray Area”.

The scope of works involved “*The supply of non-chemical weed control management for a one off treatment to public footpaths, road kerbs and paved areas within Quinns Rocks generally bounded by Anchorage Dr, Quinns Road, Tapping Way and Ocean Dr*”. Refer **Attachment 2** for the control area.

The spray method involved the heating of water to approximately 104 degrees Celsius, which is delivered onto the target weed under very high pressure. The extreme heat of the water immediately destroys the cellular structure of the plant and starves it of nutrients. The combination of hot air and water gives complete “knockdown” and sterilizes seeds so they no longer germinate.

The equipment is operated using water which is heated in vehicle mounted pressurised tanks utilizing an electronic control system. The hot water is delivered using compressed air through a 15m hose with a wand attachment. End water temperature ranges from 100 – 104 degrees Celsius and soil penetration of up to 20mm is achievable.

In total, 44 kilometres of kerb lines were treated and 20.5 kilometres of footpath. In addition, all paved median strips and islands in the control area were also treated for a total price of \$6,300.

A follow up treatment 3 weeks from the date of initial completion was also necessary to encounter new seed germination brought on by the use of “steam” in the trial.

The advantages of steam treatment were:-

- There were no residual effects with steam
- Can be applied at any time, under any climatic conditions
- Low impact on public usage of area during spraying
- Weeds are killed instantly
- Translocation does not occur, only target area’s are effected

The disadvantages of steam treatment were:-

- It encourages the rapid growth of hardy weed types
- Repeat steam treatment costs are high.
- Selective weed control within the landscaped area is not possible
- The price after the initial treatment is 3 times the normal herbicide rate
- Only practical for use on footpaths, kerb lines, road edges
- By penetrating the soil (in some instances up to 20mm), beneficial organisms are also destroyed
- Translocation does not occur, only target/contact areas are effected

### ***Consultation***

Extensive consultation was undertaken as part of the development of the City's Weed Policy, including:

- Advertising in community newspapers
- Advertising on Councils web site
- At Councils libraries
- Presentation to Environmental Advisory Committee
- Public workshop
- Call for submissions

### **Comment**

In view of the Parks Operations findings from its research and this trial, there is a case for Council to select weed management practices that are effective and have the highest benefit/cost ratio, i.e. produce the most benefits for the least cost.

The steam treatment method is an equally effective method to herbicide treatment in some applications but is expensive in comparison to the herbicide treatment. However, this method is a useful alternative to be used in sensitive environmental and social conditions.

### **Statutory Compliance**

Nil

### **Strategic Implications**

The Weed Management Trial is consistent with the following City of Wanneroo Strategic Plan (2002-2005) goals and strategies:

*"Healthy Communities*

*2.1 Achieve an understanding of our community's needs – present and future*

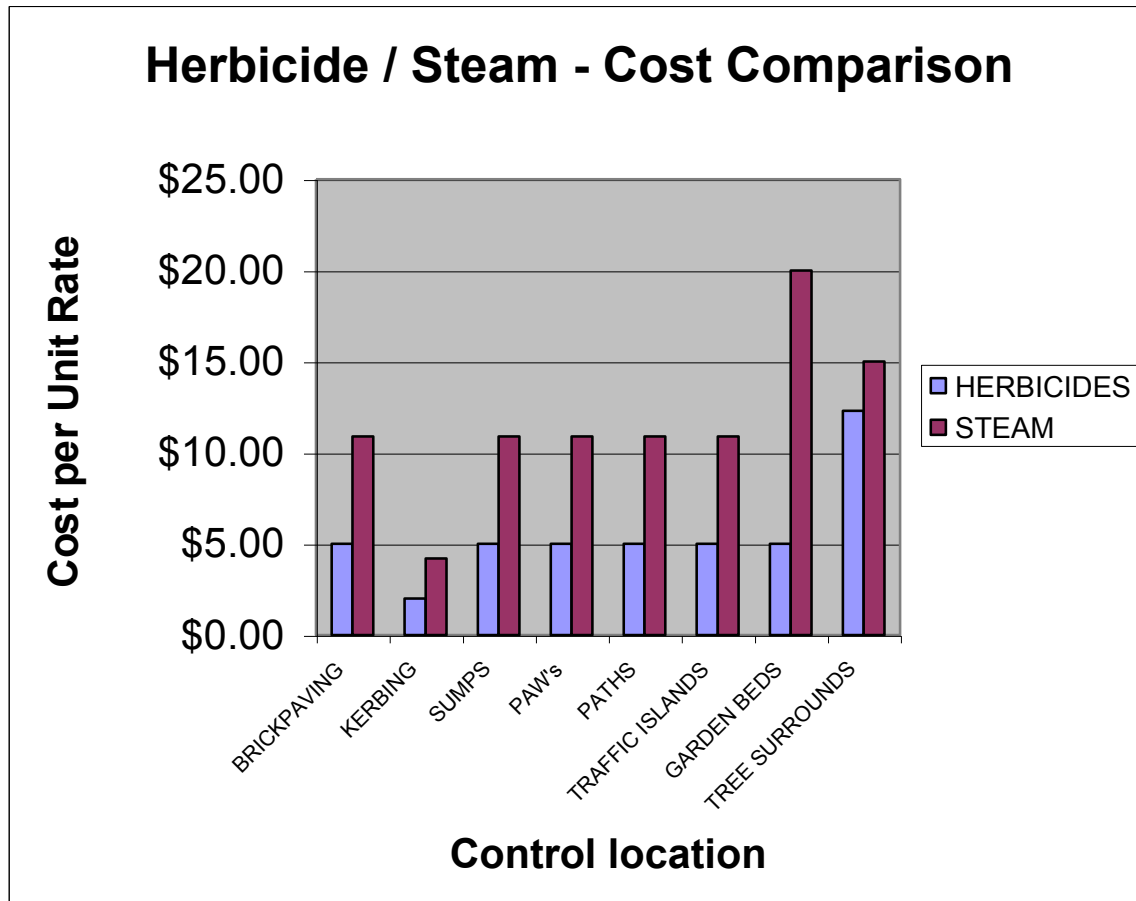
*2.4 Support safe and secure communities"*

### **Policy Implications**

The trial and use of steam control methods for weed control is in accordance with the Weed Management Policy No 7.3.11 as adopted by Council at its meeting on 26 November 2002 (Item TS23-11/02 refers).

### **Financial Implications**

The cost comparisons between the use of herbicide and steam for weed control are summarised below:



Current maintenance practices with the use of herbicides based on two applications, in the Quinns Rocks “No Spray Area” cost an estimated \$6,300 per annum. To replace traditional herbicide treatment with steam treatment, an additional \$6,300 will need to be incorporated into the Parks Operations Maintenance Budget to accommodate two separate steam treatment applications.

However, if the “No Spray Area” was reduced by approximately 50% as per **Attachment 2** (still to include Gumblossom Reserve), there could be an estimated 40% saving on the cost of steam treatment. This would reduce the additional cost for steam treatment to \$3,780.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **NOTES** that steam treatment is an effective method of weed control in most circumstances, however, at a much greater cost to the community than herbicide treatment.
2. **DOES NOT SUPPORT** at this time, the use of steam for normal weed control practices throughout the City as it is cost prohibitive.

3. **ENDORSES** the use of steam treatment for the control of weeds in the reduced Quinns Rocks “No Spray Area” as shown on Attachment 2.
4. **MONITORS** the use of steam treatment and other alternative methods of weed control for possible incorporation in the Parks Operations Weed Management Programme.

**ATTACHMENT 1****Page 1 of 2**Methods of Control*Mechanical removal*

Mowing or slashing may control weeds, though does not usually result in complete removal of weed unless it occurs before the plant sets seeds. This process is effective on footpaths, kerb lines and tree surrounds but frequencies of such treatments demand additional resources. This method will therefore be incorporated into one of the Parks Operations service level specifications currently being developed to allow an informed comparison of service levels and associated costs to be made.

*Hand removal*

Grabbing, pulling or hoeing weeds can be an effective method of weed control in some circumstances although generally it is labour intensive and impractical. Increasing in-house day labour resources to carry out such tasks would also increase the City's exposure to workers' compensation liabilities. This option is not considered financially viable and would be difficult to administer as a contract operation without increasing supervisory resources.

*Varied Mowing*

Varying the maintenance cutting heights and frequencies according to the general use and/or type of sport played will extend the turfs resistance to weed infestation. This will be incorporated into normal maintenance practice as the Operations Unit endeavours to adhere to emerging industry best practices.

*Flame Burning*

This method is an effective method of weed control killing weeds instantly but the risks of fire is too high. Operations did not undertake any flame burning as part of the trial.

*Crumbed Rubber Mulches*

Crumbed rubber, an is an alternative and viable mulch material that suppresses weed growth, is a permanent mulch cover and allows water to permeate through to root systems. The heat absorption can threaten fresh young plants but does not affect mature plants. The availability of this mulch in any colour provides the potential to portray creative garden bed features including corporate themes. However, it is not proposed to use this type of product at this stage due to its vulnerability to vandal attack and fire damage.

*Crumbled Recycled Paper Mulches*

Crumbled recycled paper products have also been researched in the US. Using recycled waste paper may not be cost effective for every situation; however, in certain some situations it could have great merit. Three such situations are:

- 1) environmentally sensitive areas near surface water bodies
- 2) plants that are difficult to weed due to thorns or spines
- 3) defined areas where herbicide use is restricted.

The use of this product overseas in garden beds will be monitored to determine future potential.

*Herbicide Treated Mulches*

Mulching with products such as bark, hazelnut shells, waste paper, corn, gluten meal or oyster shells has been advocated for suppression of serious weed problems. Mulches that have been pre-treated with pre-emergent herbicides offer additional advantages.

## ATTACHMENT 1

### Page 2 of 2

The only calibration required would be monitoring the mulch depth to ensure the optimum rate of application. Herbicide treated mulches. No chemical mixing or spraying would be required at application time and herbicides would be applied only to the intended treatment area. Neal and Senesac (unpublished data) observed excellent control of certain weeds with a layer of pine bark mulch containing pre-emergents. Derr (unpublished) observed increased efficacy with pine bark mulch treated with pre-emergent versus mulch alone. Hogue (unpublished) trialed a waste paper mulch pre-treated with Casoron and covered by an additional layer of waste paper mulch which sealed in the Casoron and gave excellent control of several weed species with no observed phytotoxicity. The use of such mulches overseas in garden beds will be monitored to determine future potential.

#### *Herbigation*

Application of herbicide mechanically dosed into drip irrigation is an option that can potentially control weeds in garden beds with no risk of herbicide drift but would be an expensive option to develop.

#### *Copper Impregnated Geo-Textile Mulches and Herbicide Treated Mulches*

Research in landscape fabrics is creating a new generation of treated fabrics that are even more effective in controlling weeds regardless of the types and depth of the mulch. The fabric with possibly the most potential is a non-woven landscape fabric impregnated with copper. Whenever tree or weed roots come in contact with the copper, they're essentially stunted, thus making the fabrics last even longer. The use of such a product may have a niche use in selected high profile garden beds but is not a large scale option in garden beds within the City due to cost.

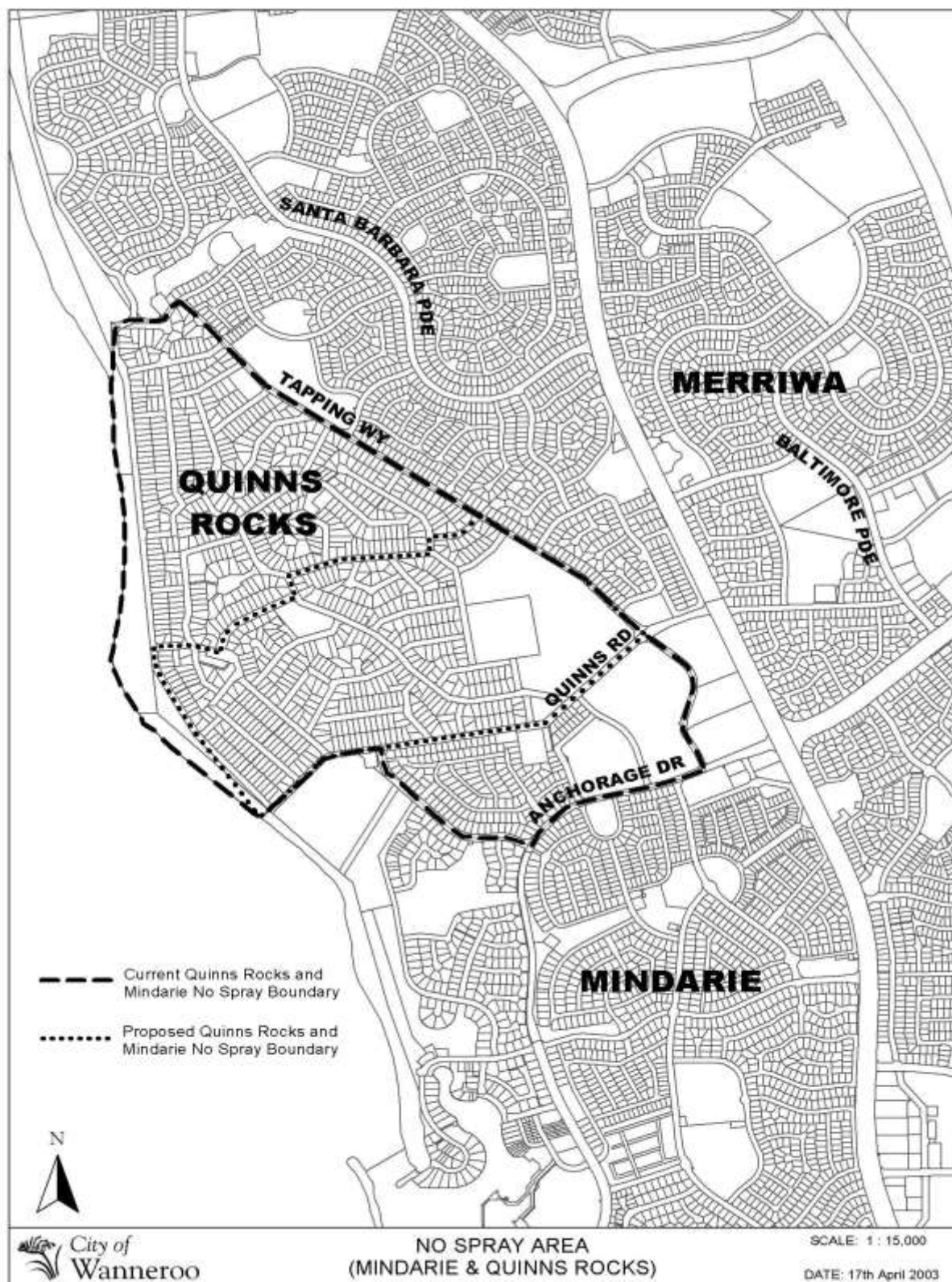
#### *Wool, Newspaper and Straw Mulches*

Research is currently being undertaken in the US on the suppression effects of pine straw, pine straw and an herbicide; a unique pelleted material made of old newspapers; and another organic product called Wulpak, a pelletised wool waste product that expands with water absorption to form a porous cover. Since the wool is organic, it can be turned back into the soil where it decomposes. Though the weed suppression effects of such products are promising this research is still in progress with inconclusive results.

#### *Leaf Transpiration Barrier Sprays*

Such a spray product could possibly be developed but would have an oily consistency resulting in slip hazards being created immediately after spraying and would therefore create too much of a public liability risk.

## ATTACHMENT 2





## **Corporate Services**

### **Finance**

#### **CS01-05/03    Change Basis for Valuation of Land - Lot 1441 Driver Road, Darch**

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File Ref:	S28/0007V01
Responsible Officer:	Director, Corporate Services
Disclosure of Interest:	Nil
Attachments:	1

### **Issue**

To seek Council approval to recommend to the Minister that the basis for rating land, formerly known as Lot 1441 Driver Road, Darch, be changed from unimproved value to gross rental value.

### **Background**

*Section 6.28 of the Local Government Act 1995* requires the Minister to determine the method of valuation of land to be used by a local government and publish a notice of the determination in the Government Gazette

In determining the method of valuation to be used by a local government, the Minister is to have regard to the principle that the basis for a rate on any land is to be either: -

- a) Where the land is used predominantly for rural purposes, the unimproved value of the land; and
- b) Where the land is used predominantly for non-rural purposes, the gross rental value of the land.

Each local government has a role in ensuring that the rating principles of the *Local Government Act 1995* are correctly applied to rateable land within their district.

### **Detail**

On the 28 June 2001, the City under delegated authority approved the subdivision of Lot 1441 Driver Road, Darch. The Western Australian Planning Commission subsequently approved the subdivision on Deposited Plan 32889 on 28 October 2002. The approval resulted in the creation of 5 new lots (**Attachment 1 refers**).

Prior to the subdivision, the Lot 1441 Driver Road, Darch comprised an area of 39.3304 ha. Following the subdivision and the creation of the 5 new lots to be used for residential purposes, parkland and public access way, 39.1159 ha of former Lot 1441 remain.

The current method of valuation of land used for former Lot 1441 Driver Road, Darch is unimproved value. Following subdivision, the predominant use of part of the property has changed to non-rural, being Lots 8001 and 8002. Lots 14619 and 8004 are now owned by the Crown and are therefore non rateable. In order to maintain an equitable rates base and in accordance with *Section 6.28 of the Local Government Act 1995*, it is recommended that the method of valuing the land be changed from unimproved value to gross rental value for Lots 8001 and 8002 being the portion that is to be used for residential purposes. The method of valuation for Lot 8000 is to remain as unimproved.

### ***Consultation***

Guidelines issued by the Department of Local Government and Regional Development recommend that affected property owners be informed of proposed changes to the method of valuing their property. The owner of the land is Salvatore Salamone, Maria Salamone and Umberto Salamone. In this case, consultation is not considered necessary, as the subdivision of the land has resulted in the creation 5 new lots, with Lot 8001 being sold to Taylor Woodrow Australia Pty Ltd for residential development and Lot 8002 and Lot 8000 have been retained by the owner.

### **Comment**

Under *Section 6.28 of the Local Government Act 1995* the Minister for Local Government is to determine the method of valuation of land. The Minister's approval is required before the method of valuation of a property can be changed.

The Department of Local Government and Regional Development has confirmed that the process of subdivision does not automatically give rise to a change in the method of valuing land. Instead, upon receiving advice from a local authority the Minister is required to make a determination and advise the Valuer General accordingly.

### **Statutory Compliance**

*Section 6.28 of the Local Government Act 1995* requires the Minister to determine the method of valuation to be used by a local government and publish a notice of the determination in the Government Gazette.-

(1) *"The Minister is to –*

- a) determine the method of valuation of land to be used by a local government as the basis for a rate; and*
- b) publish a notice of the determination in the Government Gazette.*

(2) *In determining the method of valuation of land to be used by a local government the Minister is to have regard to the general principle that the basis for a rate on any land is to be –*

- a) where the land is used predominantly for rural purposes, the unimproved value of the land; and*

- b) *where the land is used predominantly for non-rural purposes, the gross rental value of land.*

### **Strategic Implications**

Goal 4 – Corporate Management and Development, 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**

The City currently receives \$22,056.50 in rate income under the unimproved value for the land. With the change in valuation from unimproved value to gross rental value for Lots 8001 and 8002, the City will initially receive \$896.00 in rate income, as the properties will be minimum rated. Lot 8000, which will remain unimproved, will generate rate income of \$22,056.50. This represents additional income of \$896.00.

### **Voting Requirements**

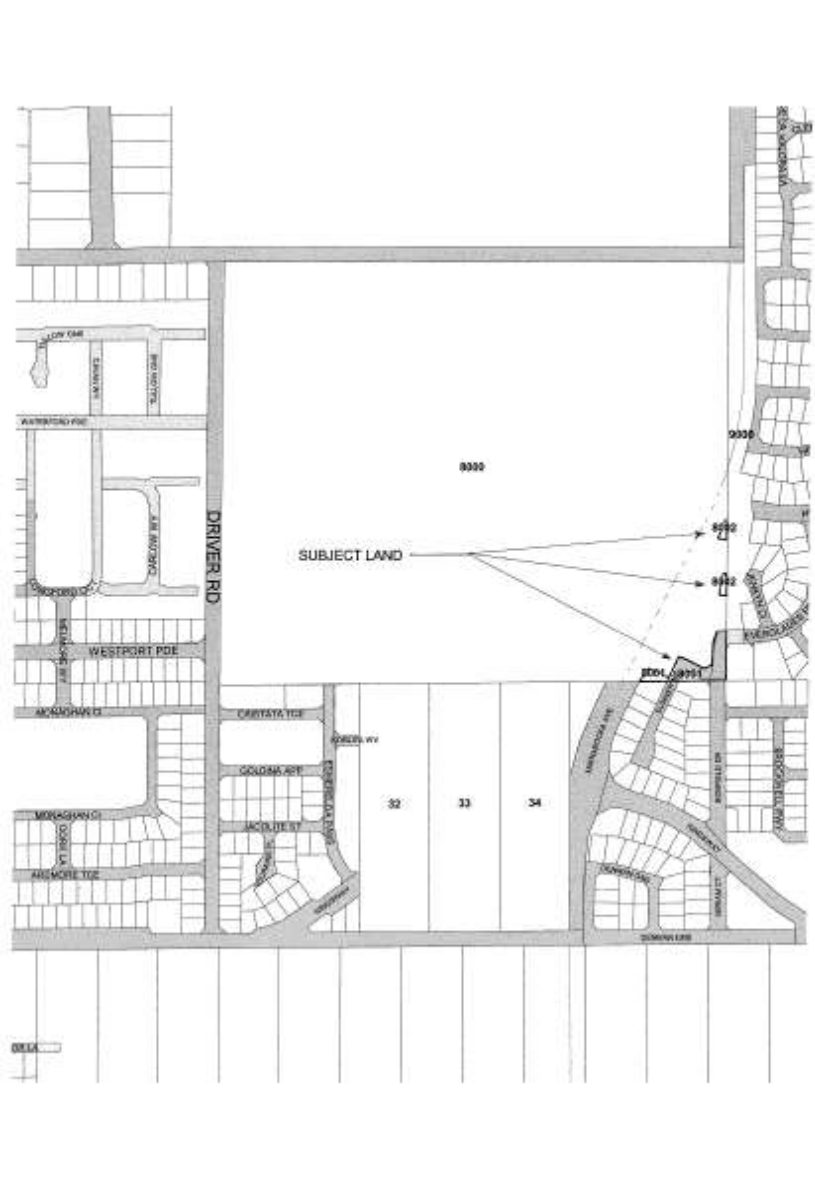
Simple Majority

### **Recommendation**

**That Council:-**

1. **NOTES the change in predominant use of portion of former Lot 1441 Driver Road, Darch, being Lots 8001 and 8002 on Deposited Plan 32889, from rural to non-rural use.**
2. **RECOMMENDS to the Minister that pursuant to *Section 6.28 of the Local Government Act 1995*, that the method of valuation for portion of former Lot 1441 Driver, Darch, being Lots 8001 and 8002 on Deposited Plan 32889 be changed from unimproved value to gross rental value.**
3. **NOTES that the effective date of the new method of valuation for each property outlined in 1. above to be the date of gazettal.**

**ATTACHMENT 1**  
**PAGE 1 OF 1**



## CS02-05/03 Change Basis for Valuation of Land - Lot 44 Skeit Road, Darch

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File Ref: S28/0007V01  
Responsible Officer: Director, Corporate Services  
Disclosure of Interest: Nil  
Attachment(s): 1

### Issue

To seek Council approval to recommend to the Minister that the basis for rating land, formerly known as Lot 44 Skeit Road, Darch be changed from unimproved value to gross rental value.

### Background

*Section 6.28 of the Local Government Act 1995* requires the Minister to determine the method of valuation of land to be used by a local government and publish a notice of the determination in the Government Gazette

In determining the method of valuation to be used by a local government, the Minister is to have regard to the principle that the basis for a rate on any land is to be either: -

1. Where the land is used predominantly for rural purposes, the unimproved value of the land; and
2. Where the land is used predominantly for non-rural purposes, the gross rental value of the land.

Each local government has a role in ensuring that the rating principles of the *Local Government Act 1995* are correctly applied to rateable land within their district.

### Detail

On 19 January 2001, the City under delegated authority approved the subdivision of Lot 44 Skeit Road, Darch. The Western Australian Planning Commission subsequently approved the subdivision on Deposited Plan 33787 on 17 October 2002. The approval resulted in the creation of 25 new residential lots (**Attachment 1 refers**).

Prior to the subdivision, the Lot 44 Skeit Road, Darch comprised an area of 2.1005 ha.

The current method of valuation of land used for former Lot 44 Skeit Road, Darch is unimproved value. Following subdivision, the predominant use of the property has changed to non-rural. In order to maintain an equitable rates base and in accordance with *Section 6.28 of the Local Government Act 1995*, it is recommended that the method of valuing the land be changed from unimproved value to gross rental value.

### ***Consultation***

Guidelines issued by the Department of Local Government and Regional Development recommend that affected property owners be informed of proposed changes to the method of valuing their property. The owner of the land is Zebra Properties Pty Ltd. In this case, consultation is not considered necessary, as the subdivision of the land has resulted in the creation 25 residential lots for which the predominant use is clearly non-rural.

### **Comment**

Under *Section 6.28 of the Local Government Act 1995* the Minister for Local Government is to determine the method of valuation of land. The Minister's approval is required before the method of valuation of a property can be changed.

The Department of Local Government and Regional Development has confirmed that the process of subdivision does not automatically give rise to a change in the method of valuing land. Instead, upon receiving advice from a local authority the Minister is required to make a determination and advise the Valuer General accordingly.

### **Statutory Compliance**

*Section 6.28 of the Local Government Act 1995* requires the Minister to determine the method of valuation to be used by a local government and publish a notice of the determination in the Government Gazette.-

*(1) The Minister is to –*

*(a) determine the method of valuation of land to be used by a local government as the basis for a rate; and*

*(b) publish a notice of the determination in the Government Gazette.*

*(2) In determining the method of valuation of land to be used by a local government the Minister is to have regard to the general principle that the basis for a rate on any land is to be –*

*a) where the land is used predominantly for rural purposes, the unimproved value of the land; and*

*b) where the land is used predominantly for non-rural purposes, the gross rental value of land.*

### **Strategic Implications**

*“Goal 4 – Corporate Management and Development, 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**

The City currently receives \$2,751.50 in rate income under the unimproved value for the land. With the change in valuation from unimproved value to gross rental value, the City will initially receive \$11,962.84 in rate income, as 23 of the properties will be minimum rated. This represents an additional income of \$9,211.34.

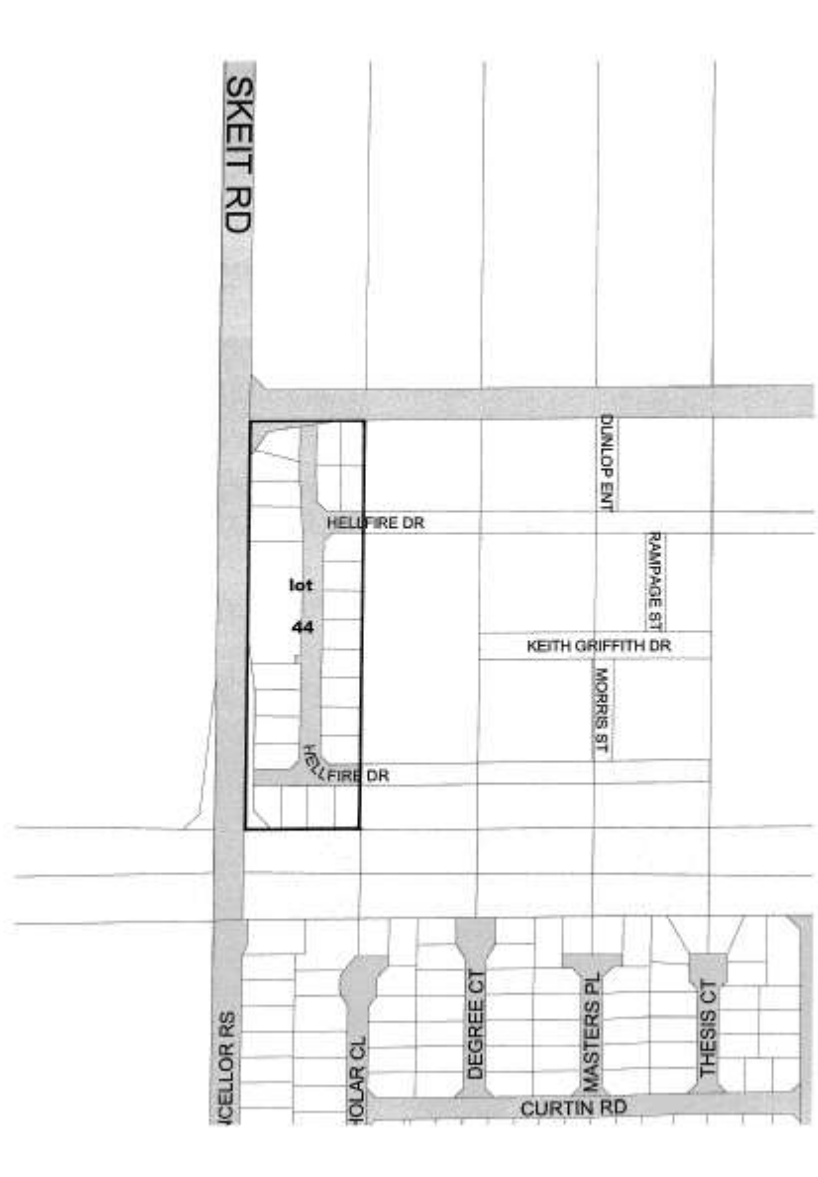
## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council:-**

- 1. NOTES the change in predominant use of former Lot 44 Skeit Road, Darch from rural to non-rural use.**
- 2. RECOMMENDS to the Minister that pursuant to *Section 6.28 of the Local Government Act 1995*, that the method of valuation for former Lot 44 Skeit Road, Darch be changed from unimproved value to gross rental value.**
- 3. NOTES that the effective date of the new method of valuation for each property outlined in 1. above to be the date of gazettal.**

**ATTACHMENT 1  
PAGE 1 OF 1**



## **CS03-05/03    Change Basis for Valuation of Land - Lots 22 and 23 Wanneroo Road, Ashby**

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File Ref: S28/0007V01  
Responsible Officer: Director, Corporate Services  
Disclosure of Interest: Nil  
Attachments: 1

### **Issue**

To seek Council approval to recommend to the Minister that the basis for rating land, formerly known as Lots 22 and 23 Wanneroo Road, Ashby, be changed from unimproved value to gross rental value.

### **Background**

*Section 6.28 of the Local Government Act 1995* requires the Minister to determine the method of valuation of land to be used by a local government and publish a notice of the determination in the Government Gazette

In determining the method of valuation to be used by a local government, the Minister is to have regard to the principle that the basis for a rate on any land is to be either: -

- a) Where the land is used predominantly for rural purposes, the unimproved value of the land; and
- b) Where the land is used predominantly for non-rural purposes, the gross rental value of the land.

Each local government has a role in ensuring that the rating principles of the *Local Government Act 1995* are correctly applied to rateable land within their district.

### **Detail**

On the 4 September 2001, the City under delegated authority approved the subdivision of Lots 22 and 23 Wanneroo Road, Ashby. The Western Australian Planning Commission subsequently approved the subdivision on Deposited Plan 31488 on 19 September 2002. The approval resulted in the creation of 22 new residential lots (**Attachment 1 refers**).

The current method of valuation of land used for former Lots 22 and 23 Wanneroo Road, Ashby is unimproved value. Following subdivision, the predominant use of the property has changed to non-rural. In order to maintain an equitable rates base and in accordance with *Section 6.28 of the Local Government Act 1995*, it is recommended that the method of valuing the land be changed from unimproved value to gross rental value.

### **Consultation**

Guidelines issued by the Department of Local Government and Regional Development recommend that affected property owners be informed of proposed changes to the method of valuing their property. The owner of the land is Satterley Wanneroo Pty Ltd. In this case, consultation is not considered necessary as the subdivision of the land, which became vacant due to the demolition of the house and sheds in 2001, has resulted in the creation 22 residential lots for which the predominant use is clearly non-rural.

### **Comment**

Under *Section 6.28 of the Local Government Act 1995* the Minister for Local Government is to determine the method of valuation of land. The Minister's approval is required before the method of valuation of a property can be changed.

The Department of Local Government and Regional Development has confirmed that the process of subdivision does not automatically give rise to a change in the method of valuing land. Instead, upon receiving advice from a local authority the Minister is required to make a determination and advise the Valuer General accordingly.

### **Statutory Compliance**

*Section 6.28 of the Local Government Act 1995* requires the Minister to determine the method of valuation to be used by a local government and publish a notice of the determination in the Government Gazette.-

(1) *"The Minister is to –*

*(a) determine the method of valuation of land to be used by a local government as the basis for a rate; and*

*(b) publish a notice of the determination in the Government Gazette.*

(2) *In determining the method of valuation of land to be used by a local government the Minister is to have regard to the general principle that the basis for a rate on any land is to be –*

*(a) where the land is used predominantly for rural purposes, the unimproved value of the land; and*

*(b) where the land is used predominantly for non-rural purposes, the gross rental value of land.*

### **Strategic Implications**

*"Goal 4 – Corporate Management and Development, 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**

The City currently receives \$7,724.00 in rate income under the unimproved value for the land. With the change in valuation from unimproved value to gross rental value, the City will initially receive \$13,261.72 in rate income, as the 18 of the properties will be minimum rated at \$448.00pa. This represents an additional income of \$5,537.72.

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council:-**

- 1. NOTES the change in predominant use of former Lots 22 and 23 Wanneroo Road, Ashby from rural to non-rural use.**
- 2. RECOMMENDS to the Minister that pursuant to *Section 6.28 of the Local Government Act 1995*, that the method of valuation for former Lots 22 and 23 Wanneroo Road, Ashby be changed from unimproved value to gross rental value.**
- 3. NOTES that the effective date of the new method of valuation for each property outlined in 1. above to be the date of gazettal.**

**ATTACHMENT 1  
PAGE 1 OF 1**

## CS04-05/03 Change Basis for Valuation of Land - Lots 30 and 31 Kingsway, Darch

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File Ref: S28/0007V01  
Responsible Officer: Director, Corporate Services  
Disclosure of Interest: Nil  
Attachments: 1

### Issue

To seek Council approval to recommend to the Minister that the basis for rating land, formerly known as Lots 30 and 31 Kingsway, Darch be changed from unimproved value to gross rental value.

### Background

*Section 6.28 of the Local Government Act 1995* requires the Minister to determine the method of valuation of land to be used by a local government and publish a notice of the determination in the Government Gazette

In determining the method of valuation to be used by a local government, the Minister is to have regard to the principle that the basis for a rate on any land is to be either: -

- a) Where the land is used predominantly for rural purposes, the unimproved value of the land; and
- b) Where the land is used predominantly for non-rural purposes, the gross rental value of the land.

Each local government has a role in ensuring that the rating principles of the *Local Government Act 1995* are correctly applied to rateable land within their district.

### Detail

On 17 December 2001, the City under delegated authority approved the subdivision of Lots 30 and 31 Kingsway, Darch. The Western Australian Planning Commission subsequently approved the subdivision on Deposited Plan 33241 on 11 October 2002. The approval resulted in the creation of 42 new residential lots (**Attachment 1 refers**).

Prior to the subdivision, the Lots 30 and 31 Kingsway, Darch Hocking comprised an area of 6.432 ha. Following the subdivision and the creation of the 42 new lots to be used for residential purposes, 1.9458 ha of former Lots 30 and 31 remains.

The current method of valuation of land used for former Lots 30 and 31 Kingsway, Darch is unimproved value. Following subdivision, the predominant use of the properties has changed to non-rural. In order to maintain an equitable rates base and in accordance with *Section 6.28 of the Local Government Act 1995*, it is recommended that the method of valuing the land be changed from unimproved value to gross rental value.

### ***Consultation***

Guidelines issued by the Department of Local Government and Regional Development recommend that affected property owners be informed of proposed changes to the method of valuing their property. The owner of the land is Cityzone Holdings Pty Ltd. In this case, consultation is not considered necessary, as the subdivision of the land has resulted in the creation 42 residential lots for which the predominant use is clearly non-rural.

### **Comment**

Under *Section 6.28 of the Local Government Act 1995* the Minister for Local Government is to determine the method of valuation of land. The Minister's approval is required before the method of valuation of a property can be changed.

The Department of Local Government and Regional Development has confirmed that the process of subdivision does not automatically give rise to a change in the method of valuing land. Instead, upon receiving advice from a local authority the Minister is required to make a determination and advise the Valuer General accordingly.

### **Statutory Compliance**

*Section 6.28 of the Local Government Act 1995* requires the Minister to determine the method of valuation to be used by a local government and publish a notice of the determination in the Government Gazette. -

- (1) *The Minister is to –*
  - (a) *determine the method of valuation of land to be used by a local government as the basis for a rate; and*
  - (b) *publish a notice of the determination in the Government Gazette.*
- (2) *In determining the method of valuation of land to be used by a local government the Minister is to have regard to the general principle that the basis for a rate on any land is to be –*
  - (a) *where the land is used predominantly for rural purposes, the unimproved value of the land; and*
  - (b) *where the land is used predominantly for non-rural purposes, the gross rental value of land.*

## Strategic Implications

Goal 4 – Corporate Management and Development, 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

The City currently receives \$6,922.50 in rate income under the unimproved value for the land. With the change in valuation from unimproved value to gross rental value, the City will initially receive \$27,766.27 in rate income, as 42 of the properties will be minimum rated. This represents an additional income of \$15,843.77.

The remaining portion of former Lots 30 and 31 Kingsway, Darch will also attract a rating based on the gross rental value of the land.

## Voting Requirements

Simple Majority

## Recommendation

**That Council:-**

1. **NOTES** the change in predominant use of former Lots 30 and 31 Kingsway, Darch from rural to non-rural use.
2. **RECOMMENDS** to the Minister that pursuant to *Section 6.28 of the Local Government Act 1995*, that the method of valuation for former Lots 30 and 31 Kingsway, Darch be changed from unimproved value to gross rental value.
3. **NOTES** that the effective date of the new method of valuation for each property outlined in 1. above to be the date of gazettal.

**ATTACHMENT 1  
PAGE 1 OF 1**



## **CS05-05/03    Change Basis for Valuation of Land - Lots 3289, 43, Pt Lot 1 Wanneroo Road and Lot 55 Susan Road, Madeley**

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File Ref:	S28/0007V01
Responsible Officer:	Director, Corporate Services
Disclosure of Interest:	Nil
Attachments:	1

### **Issue**

To seek Council approval to recommend to the Minister that the basis for rating land, formerly known as Lots 3289, 43, Pt Lot 1 Wanneroo Road and Lot 55 Susan Road, Madeley, be changed from unimproved value to gross rental value.

### **Background**

*Section 6.28 of the Local Government Act 1995* requires the Minister to determine the method of valuation of land to be used by a local government and publish a notice of the determination in the Government Gazette

In determining the method of valuation to be used by a local government, the Minister is to have regard to the principle that the basis for a rate on any land is to be either: -

- a) Where the land is used predominantly for rural purposes, the unimproved value of the land; and
- b) Where the land is used predominantly for non-rural purposes, the gross rental value of the land.

Each local government has a role in ensuring that the rating principles of the *Local Government Act 1995* are correctly applied to rateable land within their district.

### **Detail**

On the 27 October 1999 the City processed the subdivision application for Lots 3289, 43, Pt Lot 1 Wanneroo Road and Lot 55 Susan Road, Madeley, however the application was not supported by the City. The Western Australian Planning Commission subsequently approved the subdivision on appeal on 13 January 2000 on Deposited Plan 31940 on 30 July 2002. The approval resulted in the creation of 55 new residential lots (**Attachment 1 refers**).

Prior to the subdivision, the Lots 3289, 43, Pt Lot 1 Wanneroo Road and Lot 55 Susan Road, Madeley comprised an area of 10.4732 ha.

The current method of valuation of land used for former Lots 3289, 43, Pt Lot 1 Wanneroo Road and Lot 55 Susan Road, Madeley is unimproved value.

Following subdivision, the predominant use of the property has changed to non-rural. In order to maintain an equitable rates base and in accordance with *Section 6.28 of the Local Government Act 1995*, it is recommended that the method of valuing the land be changed from unimproved value to gross rental value.

### ***Consultation***

Guidelines issued by the Department of Local Government and Regional Development recommend that affected property owners be informed of proposed changes to the method of valuing their property. The owner of the land is Patanal Pty Ltd. In this case, consultation is not considered necessary as the subdivision of the land, which was previously vacant, has resulted in the creation 55 residential lots for which the predominant use is clearly non-rural.

### **Comment**

Under *Section 6.28 of the Local Government Act 1995* the Minister for Local Government is to determine the method of valuation of land. The Minister's approval is required before the method of valuation of a property can be changed.

The Department of Local Government and Regional Development has confirmed that the process of subdivision does not automatically give rise to a change in the method of valuing land. Instead, upon receiving advice from a local authority the Minister is required to make a determination and advise the Valuer General accordingly.

### **Statutory Compliance**

*Section 6.28 of the Local Government Act 1995* requires the Minister to determine the method of valuation to be used by a local government and publish a notice of the determination in the Government Gazette.-

- (1) *The Minister is to –*
  - (a) *determine the method of valuation of land to be used by a local government as the basis for a rate; and*
  - (b) *publish a notice of the determination in the Government Gazette.*
- (2) *In determining the method of valuation of land to be used by a local government the Minister is to have regard to the general principle that the basis for a rate on any land is to be –*
  - (a) *where the land is used predominantly for rural purposes, the unimproved value of the land; and*
  - (b) *where the land is used predominantly for non-rural purposes, the gross rental value of land.*

## **Strategic Implications**

Goal 4 – Corporate Management and Development, 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**

The City currently receives \$11,702.40 in rate income under the unimproved value for the land. With the change in valuation from unimproved value to gross rental value, the City will initially receive \$26,970.53 in rate income as 50 of the properties will all be minimum rated. This represents an additional income of \$15,268.13.

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council:-**

- 1. NOTES the change in predominant use of former Lots 3289, 43, Pt Lot 1 Wanneroo Road and Lot 55 Susan Road, Madeley from rural to non-rural use.**
- 2. RECOMMENDS to the Minister that pursuant to *Section 6.28 of the Local Government Act 1995*, that the method of valuation for former Lots 3289, 43, Pt Lot 1 Wanneroo Road and Lot 55 Susan Road, Madeley be changed from unimproved value to gross rental value.**
- 3. NOTES that the effective date of the new method of valuation for each property outlined in 1. above to be the date of gazettal.**

**ATTACHMENT 1**  
**PAGE 1 OF 1**



## **CS06-05/03 Change Basis For Valuation Of Land - Lots 35 And 36 Kingsway, Landsdale**

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File Ref: S28/0007V01  
Responsible Officer: Director, Corporate Services  
Disclosure of Interest: Nil  
Attachments: 1

### **Issue**

To seek Council approval to recommend to the Minister that the basis for rating land, formerly known as Lots 35 and 36 Kingsway, Landsdale be changed from unimproved value to gross rental value.

### **Background**

*Section 6.28 of the Local Government Act 1995* requires the Minister to determine the method of valuation of land to be used by a local government and publish a notice of the determination in the Government Gazette

In determining the method of valuation to be used by a local government, the Minister is to have regard to the principle that the basis for a rate on any land is to be either: -

- a) Where the land is used predominantly for rural purposes, the unimproved value of the land; and
- b) Where the land is used predominantly for non-rural purposes, the gross rental value of the land.

Each local government has a role in ensuring that the rating principles of the *Local Government Act 1995* are correctly applied to rateable land within their district.

### **Detail**

On 22 November 2001 the City processed an application for the subdivision of Lots 35 and 36 Kingsway, Landsdale. The City did not support this application. The Western Australian Planning Commission subsequently approved the subdivision on appeal on Deposited Plan 32887 on 18 November 2002. The approval resulted in the creation of 42 new residential lots (**Attachment 1 refers**).

Prior to the subdivision, the Lots 35 and 36 Kingsway, Landsdale comprised an area of 6.4496 ha. Following the subdivision and the creation of the 42 new lots to be used for residential purposes, 1.3492 ha of former Lot 35 remains.

The current method of valuation of land used for former Lots 35 and 36 Kingsway, Landsdale is unimproved value. Following subdivision, the predominant use of the property has changed to non-rural. In order to maintain an equitable rates base and in accordance with *Section 6.28 of the Local Government Act 1995*, it is recommended that the method of valuing the land be changed from unimproved value to gross rental value.

### ***Consultation***

Guidelines issued by the Department of Local Government and Regional Development recommend that affected property owners be informed of proposed changes to the method of valuing their property. The owner of the land is Taylor Woodrow Australia Pty Ltd. In this case, consultation is not considered necessary as the subdivision of the land, which was previously vacant, has resulted in the creation 42 residential lots for which the predominant use is clearly non-rural.

### **Comment**

Under *Section 6.28 of the Local Government Act 1995* the Minister for Local Government is to determine the method of valuation of land. The Minister's approval is required before the method of valuation of a property can be changed.

The Department of Local Government and Regional Development has confirmed that the process of subdivision does not automatically give rise to a change in the method of valuing land. Instead, upon receiving advice from a local authority the Minister is required to make a determination and advise the Valuer General accordingly.

### **Statutory Compliance**

*Section 6.28 of the Local Government Act 1995* requires the Minister to determine the method of valuation to be used by a local government and publish a notice of the determination in the Government Gazette. -

- (1) *The Minister is to –*
  - (a) *determine the method of valuation of land to be used by a local government as the basis for a rate; and*
  - (b) *publish a notice of the determination in the Government Gazette.*
- (2) *In determining the method of valuation of land to be used by a local government the Minister is to have regard to the general principle that the basis for a rate on any land is to be –*
  - (a) *where the land is used predominantly for rural purposes, the unimproved value of the land; and*
  - (b) *where the land is used predominantly for non-rural purposes, the gross rental value of land.*

## **Strategic Implications**

Goal 4 – Corporate Management and Development, 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**

The City currently receives \$8,942.25 in rate income under the unimproved value for the land. With the change in valuation from unimproved value to gross rental value, the City will initially receive \$24,852.84 in rate income, as 40 of the properties will all be minimum rated. This represents an additional income of \$15,910.59.

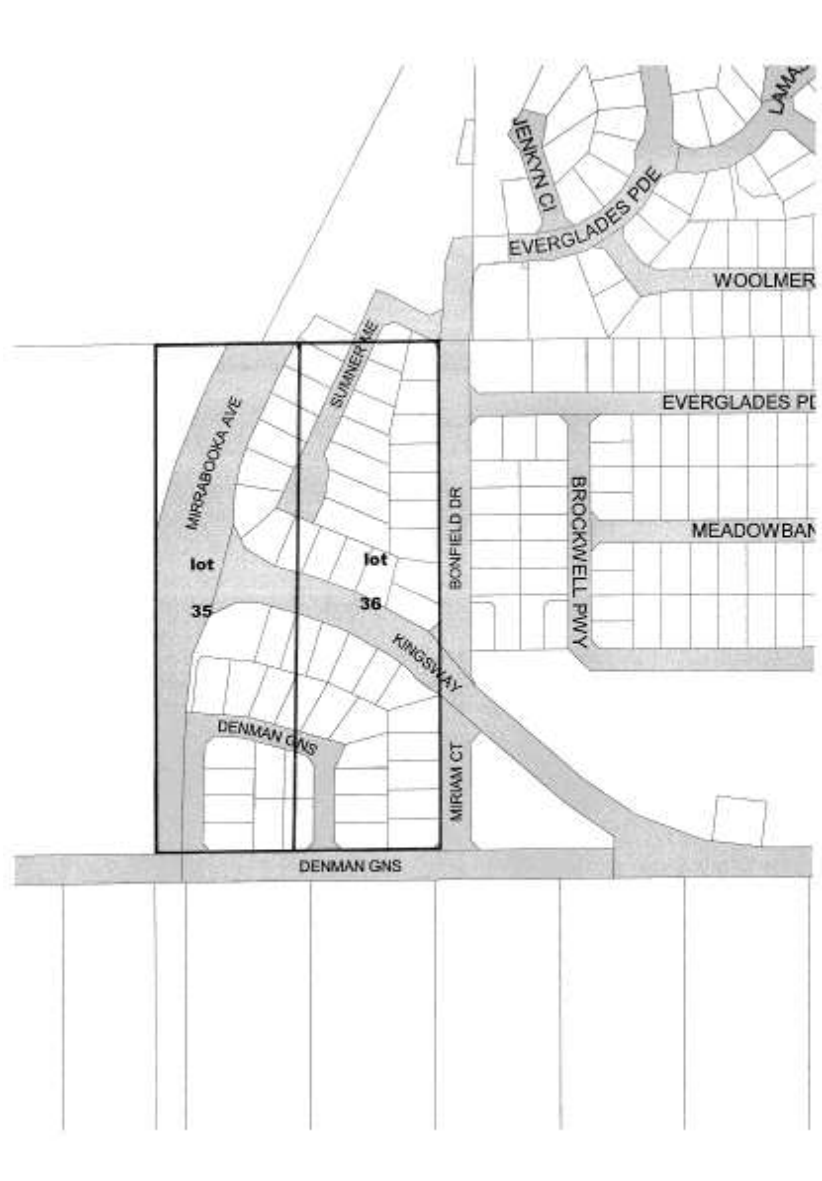
## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council:-**

- 1. NOTES the change in predominant use of former Lots 35 and 36 Kingsway, Landsdale from rural to non-rural use.**
- 2. RECOMMENDS to the Minister that pursuant to *Section 6.28 of the Local Government Act 1995*, that the method of valuation for former Lots 35 and 36 Kingsway, Landsdale be changed from unimproved value to gross rental value.**
- 3. NOTES that the effective date of the new method of valuation for each property outlined in 1. above to be the date of gazettal.**

**ATTACHMENT 1  
PAGE 1 OF 1**



## **CS07-05/03 Change Basis for Valuation of Land - Lots 9002, 9003 Landsdale Road and Lot 9001 Evandale Road, Darch**

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File Ref: S28/0007V01  
Responsible Officer: Director, Corporate Services  
Disclosure of Interest: Nil  
Attachments: 1

### **Issue**

To seek Council approval to recommend to the Minister that the basis for rating land, formerly known as Lots 9002, 9003 Landsdale Road and Lot 9001 Evandale Road, Darch be changed from unimproved value to gross rental value.

### **Background**

*Section 6.28 of the Local Government Act 1995* requires the Minister to determine the method of valuation of land to be used by a local government and publish a notice of the determination in the Government Gazette

In determining the method of valuation to be used by a local government, the Minister is to have regard to the principle that the basis for a rate on any land is to be either: -

- a) Where the land is used predominantly for rural purposes, the unimproved value of the land; and
- b) Where the land is used predominantly for non-rural purposes, the gross rental value of the land.

Each local government has a role in ensuring that the rating principles of the *Local Government Act 1995* are correctly applied to rateable land within their district.

### **Detail**

On the 7 February, 2001 the City under delegated authority approved the subdivision of Lots 9002, 9003 Landsdale Road, and Lot 9001 Evandale Road, Darch. The Western Australian Planning Commission subsequently approved the subdivision on Deposited Plan 32887 on 26 September, 2002. The approval resulted in the creation of 47 new residential lots (**Attachment 1 refers**).

Prior to the subdivision, the Lots 9002, 9003 Landsdale Road and Lot 9001 Evandale Road, Darch comprised an area of 3.7207 ha.

The current method of valuation of land used for former Lots 9002, 9003 Landsdale Road and Lot 9001 Evandale Road, Darch is unimproved value. Following subdivision, the predominant use of the property has changed to non-rural.

In order to maintain an equitable rates base and in accordance with *Section 6.28 of the Local Government Act 1995*, it is recommended that the method of valuing the land be changed from unimproved value to gross rental value.

### **Consultation**

Guidelines issued by the Department of Local Government and Regional Development recommend that affected property owners be informed of proposed changes to the method of valuing their property. The owner of the land is Ichi Pty Ltd. In this case, consultation is not considered necessary as the subdivision of the land, which was previously vacant, has resulted in the creation 47 residential lots for which the predominant use is clearly non-rural.

### **Comment**

Under *Section 6.28 of the Local Government Act 1995* the Minister for Local Government is to determine the method of valuation of land. The Minister's approval is required before the method of valuation of a property can be changed.

The Department of Local Government and Regional Development has confirmed that the process of subdivision does not automatically give rise to a change in the method of valuing land. Instead, upon receiving advice from a local authority the Minister is required to make a determination and advise the Valuer General accordingly.

### **Statutory Compliance**

*Section 6.28 of the Local Government Act 1995* requires the Minister to determine the method of valuation to be used by a local government and publish a notice of the determination in the Government Gazette. -

- (1) *The Minister is to –*
  - (a) *determine the method of valuation of land to be used by a local government as the basis for a rate; and*
  - (b) *publish a notice of the determination in the Government Gazette.*
- (2) *In determining the method of valuation of land to be used by a local government the Minister is to have regard to the general principle that the basis for a rate on any land is to be –*
  - (a) *where the land is used predominantly for rural purposes, the unimproved value of the land; and*
  - (b) *where the land is used predominantly for non-rural purposes, the gross rental value of land.*

### **Strategic Implications**

Goal 4 – Corporate Management and Development, 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**

The City currently receives \$5,517.88 in rate income under the unimproved value for the land. With the change in valuation from unimproved value to gross rental value, the City will initially receive \$21,056.00 in rate income, as the properties will all be minimum rated. This represents an additional income of \$15,538.12.

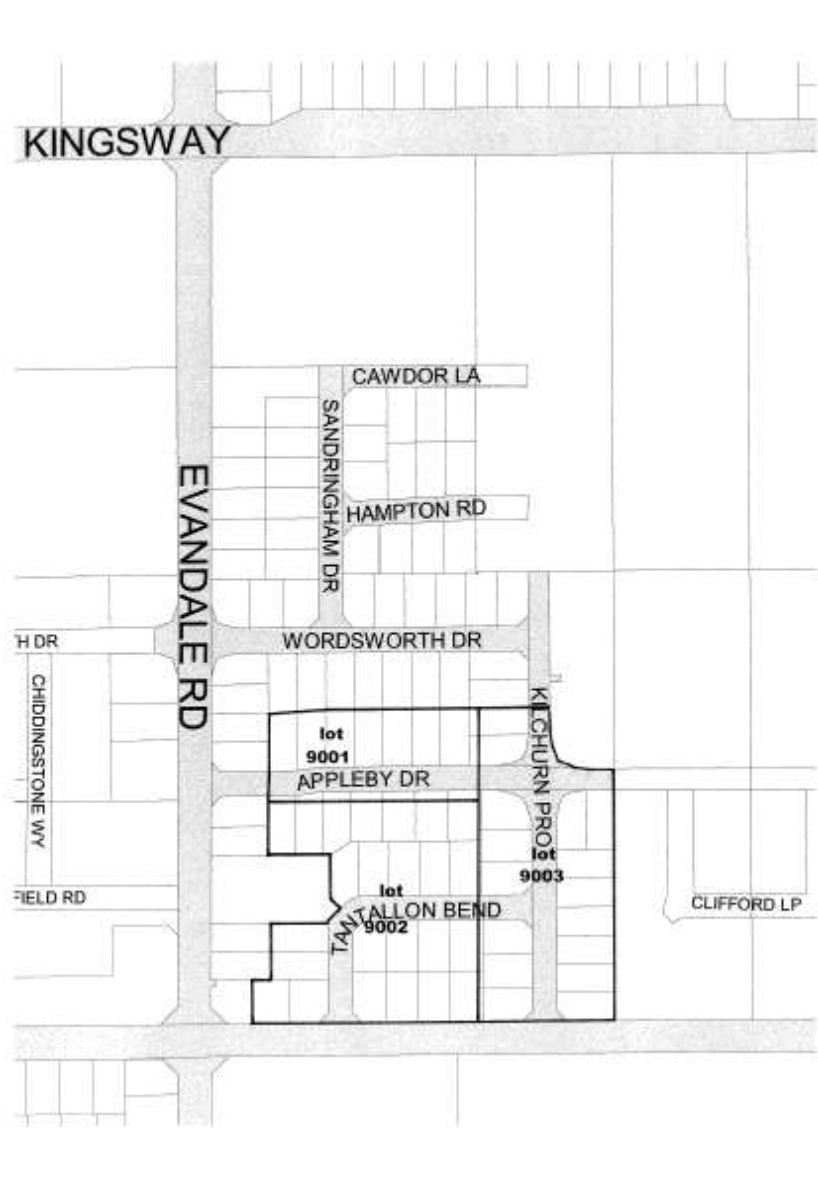
## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council:-**

- 1. NOTES the change in predominant use of former Lots 9002, 9003 Landsdale Road and Lot 9001 Evandale Road, Darch from rural to non-rural use.**
- 2. RECOMMENDS to the Minister that pursuant to *Section 6.28 of the Local Government Act 1995*, that the method of valuation for former Lots 9002 and 9003 Landsdale Road, and Lot 9001 Evandale Road, Darch be changed from unimproved value to gross rental value.**
- 3. NOTES that the effective date of the new method of valuation for each property outlined in 1. above to be the date of gazettal.**

**ATTACHMENT 1  
PAGE 1 OF 1**

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**CS08-05/03    Royal Australian Air Force Association (RAAFA) - Rateable Status Cambrai Village, 85 Hester Avenue, Merriwa and Merriwa Village, 250 Baltimore Parade, Merriwa**

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File Ref: S28/0007V01  
Responsible Officer: Director, Corporate Services  
Disclosure of Interest: Nil  
Attachments: Nil

**Issue**

To consider a request for rate exemption by the Royal Australian Air Force Association (RAAFA) for its retirement village (Cambrai Village) located at 85 Hester Avenue, Merriwa and review the rateability of the RAAFA Retirement Village located at 250 Baltimore Parade, Merriwa.

**Background**

In August 2001, RAAFA wrote to the City seeking a rate exemption for its Cambrai Retirement Village located at 85 Hester Avenue, Merriwa. The stated basis upon which RAAFA was seeking exemption was that in the early 1990s the former City of Wanneroo had acceded to a similar request for their Merriwa Retirement Village located at 250 Baltimore Parade, Merriwa. In further support of this request RAAFA advised that it continues to maintain a public benevolent and charitable institution status.

A brief outline of the facilities incorporated within each village follows:-

***Merriwa Retirement Village – 250 Baltimore Parade, Merriwa***

This village has 234 independent living units, 20 assisted living units and there are currently 88 residential aged care units under construction.

***Cambrai Retirement Village – 85 Hester Avenue, Merriwa***

This village has 273 independent living units, no assisted living units and a site set-aside for future residential aged care units that are yet to be development.

Both villages provide excellent community facilities with the latter including an indoor swimming pool.

During the initial consideration of the RAAFA request the City became aware that the City of Mandurah were considering a similar request from RAAFA in respect of its Meadow Springs Retirement Village. Furthermore, it was noted that the Local Government Act 1995 (Section 6.26 (2) (g)) provides, amongst other things, that land used exclusively for charitable purposes is not rateable. Clearly therefore, the fact that RAAFA is a registered charitable institution does not in itself support a request for not rateable status. Moreover, RAAFA needed to demonstrate that the land in question is being used exclusively for charitable purposes.

## Detail

In October 2001, the City wrote to RAAFA acknowledging their request in respect of the Cambrai Retirement Village. The letter advised RAAFA that, in the City's view the Local Government Act 1995 (the Act) provided no discretion. Section 6.26 of the Act states that, with the exception of land that meets specific criteria outlined in subsection (2), all land within a district is rateable land. Therefore, the City needed to determine whether the Cambrai Village land fitted any of the criteria outlined in that subsection, more specifically subsection (2)(g) – used exclusively for charitable purposes.

To this end, RAAFA was requested to provide various information in order that the City could determine the matter.

The information requested by the City was eventually provided by Jackson Mc Donald on behalf of RAAFA in January 2002. All information provided by Jackson McDonald was forwarded under covering letter to the City's Solicitors, Watts & Woodhouse, on 24 January 2002. The covering letter sought advice as to whether the information provided supported a claim for the land to be classified as not rateable.

In the meantime, the City of Mandurah had contacted the City advising that RAAFA had objected to the Council's decision not to grant a not rateable status for the RAAFA Village in Portrush Parade, Meadow Springs. Subsequently, the Council of the City of Mandurah, after legal, valuation and financial research into the issue, resolved to dismiss the objection. Consequently, RAAFA notified the City of its appeal and the matter was forwarded to the Land Valuation Tribunal for determination.

Having consulted with the City's Solicitors (Mr John Woodhouse), the Director Corporate Services decided that consideration by the City would be best delayed until the Mandurah Appeal had been determined, estimated to occur in December 2002. It was hoped that the Tribunal decision would provide guidance as to the proper interpretation of section 6.26 (2)(g) of the Act.

The arrangements agreed between Mr Adam Levin of Jackson McDonald and the City were as follows:-

- The City acknowledged that RAAFA's request for rate exemption in September 2001 would be considered to constitute an objection in respect of the 2002 Rates Notice;
- The City would extend the time for making an objection to RAAFA's 2003 Rate Notice to a date 30 days after the determination of the Mandurah Appeal;
- Jackson McDonald, on behalf of RAAFA acknowledged that the matter would not be considered by the Council of the City of Wanneroo until after the Mandurah Appeal had been determined; and
- Both parties acknowledged and agreed that the City would not raise rates in respect of the Baltimore Parade Village for the time being provided that RAAFA paid the outstanding rates on the Hester Avenue Property – this was agreed as an interim arrangement only until the matter was determined as finalized.

Unfortunately, the Tribunal did not proceed to a determination on the Mandurah Appeal because the parties to the Appeal reached a settlement. Hence a proper interpretation of section 6.26(2)(g) remains contentious. It is interesting to note that whilst the terms of the RAAFA – City of Mandurah settlement are confidential, Section 5.94 of the Act allows public access to a Local Government Rates Record. The City of Mandurah Rates Record clearly indicates that the RAAFA Village in Meadow Springs is now rateable.

In March 2003, the Director Corporate Services and the City's Solicitor (Mr John Woodhouse) met with the CEO of RAAFA (Mr Bob Bunney) and representatives of Jackson McDonald to negotiate an outcome in respect of the RAAFA's objection in respect of Cambrai Retirement Village. At that meeting RAAFA outlined their rationale for seeking not rateable status. It was agreed that the City's representatives would consider the matter and meet with the RAAFA representatives again on 1 April 2003 to convey the position it would recommend to the Council of the City of Wanneroo.

The City's legal advice indicates that there is little, if any doubt that the residential or independent living units at the village do not constitute use for charitable purposes. Similarly, the 'assisted living' units are not considered to constitute use for charitable purposes. There is some doubt, however, as to whether the Aged Care facility in the Baltimore Parade Village and that proposed for the Hester Avenue Village could be classified as being used for charitable purposes. Whether they may or may not be considered as being used for charitable purposes is thought to be irrelevant as the vast majority of use is for independent living units and therefore the land is not considered to be used exclusively for charitable purposes.

This position was put to the RAAFA representatives at the 1 April 2003 meeting. RAAFA's clear response was that should the Council not uphold the RAAFA objection in regard to the Cambrai Village they would appeal.

### ***Consultation***

As stated earlier in this report, the matter of rateability under Section 6.26 (2)(g) of the Act is not a discretionary matter and therefore consultation is not appropriate. The City's administration has however exhausted considerable effort in liaising with RAAFA and its legal representatives, the City of Mandurah and the City's Solicitors to ensure the determination being recommended to the Council is consistent with the provisions of the Act.

The RAAFA Chief Executive Officer and RAAFA's legal representative have been fully informed of the City administration's position. They have also been advised of their rights and the processes to follow in regard to asking questions at the Council briefing session and arranging a deputation before the Council prior to the Council meeting.

### **Comment**

The City's legal advice supports the view that both RAAFA villages in Merriwa are rateable. It is therefore appropriate that the Council should dismiss the objection lodged by RAAFA in respect of Cambrai Village's rateable status. It follows that the City must overturn the former City's previous decision in respect of the RAAFA Village in Baltimore Parade that provided it with a not rateable status.

Determining that both properties are rateable is not only consistent with the provisions of section 6.26 of the Act but it is considered consistent with the principle of equity in rating. Members of the community over the age of 55 years that choose to remain in residential accommodation outside of such retirement villages do not receive any rate relief other than that provided to pensioners and seniors under the Rates (Rebates & Deferments) Act. Furthermore, the services and facilities provided by the City are equally available to residents of retirement villages as they are to the general community. It seems equitable that similar accommodation, regardless of who provides it, should be rated similarly.

### **Statutory Compliance**

The Local Government Act 1995 provides as follows:-

*“Section 6.26 (2) The following land is not rateable –  
(g) land used exclusively for charitable purposes.”*

### **Strategic Implications**

To ensure that all rateable property is properly rated in accordance with Section 6.26 of the Act supports the City’s strategic goal of maintaining an equitable rating system.

### **Policy Implications**

Nil.

### **Financial Implications**

The rating of both RAAFA retirement villages will expand the City’s existing rate base and allow a more equitable spread of the annual rate burden.

### **Voting Requirements**

Simple Majority

### **Recommendation**

**That Council:-**

- 1. DISALLOWS the objection made by RAAFA Villages in respect to the rateability of the Cambrai Retirement Village at 85 Hester Avenue, Merriwa; and**
- 2. DETERMINES that the RAAFA village located at 250 Baltimore Parade, Merriwa is rateable pursuant to Section 6.26 of the Local Government Act 1995.**



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**CS09-05/03 Tenders for Financial Management System**

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File Ref:	S/0090V01
Responsible Officer:	Director, Corporate Services
Disclosure of Interest:	Nil
Attachments:	1

**Issue**

To consider the future of the City's core financial management systems as a consequence of the announcement by Oracle Corporation that Oracle 10.7 will cease to be supported as from 1 July 2004.

**Background**

The City of Wanneroo uses Oracle 10.7 as its core financial management system. The system was acquired jointly with the City of Joondalup at the time of the division of the former City of Wanneroo. It comprises General Ledger, Accounts Payable, Receivables, Purchasing, Project Costing and an Asset Register. In addition to these modules, the City uses Maximo Software for maintenance and job costing as well as fleet management and preventative maintenance. Whilst full system integration would be preferred, Oracle financials did not have an asset management module, at the time the City acquired Oracle 10.7. The Maximo software does, however, interface with Oracle 10.7.

Oracle Corporation has advised the City that the Oracle 10.7 version currently used by the City will no longer be supported come 1 July 2004. At that date Oracle 10.7 will be 10 years old.

**Detail**

When Oracle 10.7 moves into de-support in July 2004, the City will no longer have access to support for the current product and will risk the ongoing integrity of its financial data. This poses a significant and unacceptable risk, as the system is the backbone of the City's financial management processes. To avoid this potential risk, the City can either upgrade to the next version of Oracle (Oracle 11i) or select an alternative suite of financial software.

The City is a licensed user of Oracle 10.7 and as such the next version (Oracle 11i) will be made available to it at no cost. However, a move to Oracle 11i would be a major upgrade requiring substantial effort in terms of implementation and significant outlays associated with retraining staff in the use of the new software. This latter version would provide the City with additional functionality and has the advantage that staff training would be less than that associated with the acquisition of a totally new product. Nevertheless, Oracle Corporation has provided an indicative costing of \$290,000 for this work.

A move to Oracle 11i is complicated by the City's current use of Maximo (version 3), which is not compatible with the new version of Oracle software. Therefore, if a decision is made to migrate to Oracle 11i, the City would be forced to either move to a later version of Maximo (version 4 or 5) or take up the recently developed Oracle Enterprise Asset Management (eAM) module. Oracle eAM is yet to be installed in Australia but the City is advised that it provides similar functionality in terms of maintenance costing and fleet management as the Maximo product. If this is correct, it would represent a viable alternative in that it is fully integrated with the other modules in Oracle 11i. Clearly, the integration of the City's maintenance costing and fleet management functions with the core financial systems offers real benefits in terms of functionality.

Maximo version 5 is the most recent version and although it would provide greater functionality than version 4, it represents a substantial change that would require significant changes to processes and procedures. On the other hand, version 4 is similar to the current version 3 and would therefore necessitate fewer process changes and much less training effort.

The suppliers of Oracle and Maximo have provided preliminary cost estimates on the alternatives available to the City. A move to Maximo version 5 would cost around \$50,000 whilst eAM would cost only \$20,000 for implementation and training but would require the City to spend an additional sum of \$81,345 to acquire the licence for eAM. The additional cost of eAM would be partially offset by lower ongoing support and maintenance costs over the next five years (**refer Attachment 1**), compared to the Maximo option.

### ***Consultation***

Major internal stakeholders in the City's financial management system have been consulted and will be involved in any decision making processes.

### **Comment**

The withdrawal of support for Oracle 10.7 compels the City to assess its future in terms of financial management software. Whether the City decides to migrate to Oracle 11i and take on Oracle eAM or progress to Oracle 11i with a migration to either Maximo version 4 or 5, costs will be in the range of \$300,000 to \$400,000. It is noted at this point that the City administration has received advice from consulting firm ASG Limited that it could provide savings to the City in an Oracle 11i (with eAM) implementation of about \$150,000. Like the Oracle Corporation estimates, these costs are indicative only.

In addition to the core financial system requirements, the City's Internal Auditors have recently completed (draft report received) a comprehensive assessment of the City's payroll area including an appraisal of the functionality of the TEAMWORK (Fujitsu) payroll software currently in use. TEAMWORK has adequately met the City's payroll needs over the past four years but lacks functionality in terms of flexible reporting, integration with Oracle and HR management. Consequently, it is proposed that the City should make provision in its 2003/2004 Budget to purchase a replacement HR/Payroll system. A provision of around \$150,000 is considered necessary for this purpose.

A number of metropolitan local governments have either recently implemented new financial systems, are in the process of implementing new financial systems or are currently out to tender. Both the Cities of Cockburn and Stirling have selected Finance One (with WASP – job costing/fleet maintenance). Technology One, the supplier of the City's Property Management System – ProClaim, supplies this product. The City of Perth has been using Finance One for some time now. Indicative costs for the City to move to the Finance One option are around \$650,000 although it is felt that such costs would reduce substantially in a competitive tender situation.

In view of the costs associated with any option, and the fact that there are a number of other financial management systems (with similar functionality to that offered by Oracle/Maximo) currently being used by other large metropolitan local governments in Western Australia, it is considered appropriate that the City should compare its upgrade options with the benefits of moving to an alternative suite of financial management applications. The funding requirements of any available option will necessitate the calling of tenders.

In determining how to proceed, it will be important to incorporate into the evaluation, the impact of any upgrade on the processes and procedures carried out by City staff and the level of training required. Clearly, the "do nothing" option is not appropriate and therefore the following options present themselves for consideration: -

Call tenders for any one of the following: –

1. The upgrade of current systems to Oracle 11i and Maximo 4;
2. The upgrade of current systems to Oracle 11i and Maximo 5;
3. The upgrade of current systems to Oracle 11i with eAM; and
4. Replacement financial systems.

All of the above options include the requirement for a new payroll system and Option 4 would identify that tenders for the upgrading of existing systems will be evaluated against tenders for a replacement system.

**Option 1** would provide the least amount of disruption to the city's financial operations, as minimal staff training would be required. However, functionality gains would be modest and it would be expected that the City would be required to move to Maximo version 5 in the short term.

**Options 2 and 3** would require significant staff training and as would be the case in Option 1, the City would remain as one of only two local governments in Western Australia (with City of Joondalup) to be using Oracle financials.

**Option 4** is considered the best solution as it provides the City with an opportunity to test the market and ensure that its financial system is the best available to meets its future needs. Under the competitive tendering environment the City may well find the indicative costings it has received to date can be significantly lowered.

Should the Council resolve to proceed with Option 4 the following timetable is recommended:-

Scoping of Project	5-6 weeks	3 June 2003 to 11 July 2003
Draft Tender Specification	4 weeks	11 July 2003 to 8 August 2003
Advertise Tender		9 August 2003
Tender Close		9 September 2003
Tender Assessment	7 weeks	9 September 2003 to 31 October 2003

This timetable will allow a report to be presented to the Council meeting on 25 November 2003. It will also allow the successful tenderer adequate time to complete implementation by no later than 30 June 2004.

Under Option 4 the scoping and drafting of the tender specification will require skills and resources that are currently not available within the Corporate Services Directorate. The City's Internal Auditors (Stamfords) however, do have experienced personnel that can be made available to supplement in-house resources. It is therefore proposed to contract a project consultant to drive the project scoping and tender preparation aspects. It is envisaged that the post tender assessment and implementation phases will be jointly managed by an internal appointee and a member of Stamfords team, most likely the person used in the initial phases of the project.

### **Statutory Compliance**

Section 3.57 of the Local Government Act 1995 and associated Local Government (Functions & General) Regulations 1996, require the City to call tenders prior to entering into a contract for the supply of goods or services where the value exceeds or is expected to exceed \$50,000.

### **Strategic Implications**

The maintenance of a functional financial management system to ensure proper low risk financial management aligns with the City's Strategic goal to facilitate sound Corporate Management.

### **Policy Implications**

Nil.

### **Financial Implications**

Indicative costs of acquiring replacement Financial Systems including a replacement Payroll System indicate that an allocation of \$750,000 should be made in the Draft 2003/2004 Budget.

Consultancy costs for the initial phases of the tender process can be met from the 2002/2003 consultancy Budget and any consultancy requirements during the latter phases will be absorbed by the Project Budget.

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council:-**

- 1. NOTES the current version of the City's financial management system will cease to be supported from 1 July 2004;**
- 2. AUTHORISES the calling of tenders pursuant to Section 3.57 of the Local Government Act 1995 for the supply and implementation of a replacement Financial Management System (including a Human Resources/Payroll System) to be operational on and from 1 July 2004; and**
- 3. LISTS for consideration in the Draft 2003/2004 Budget the amount of \$750,000 for the purposes outlined in 2. above.**

## ATTACHMENT 1

## ORACLE FINANCIALS/MAXIMO UPGRADE SUMMARY OF COSTS

Option	Item		Year 1	Year 2	Year 3	Year 4	Year 5	5 Yr Total
A	<b>Finance 1 / WASP</b>	Initial Licence Fees	302,225					<b>302,225</b>
	by Technology One	Implementation	296,200					<b>296,200</b>
		Support/Maintenance	58,270	77,770	77,770	77,770	77,770	<b>369,350</b>
		Hardware/Software	29,600					<b>29,600</b>
	<b>Total</b>		<b>\$656,695</b>	<b>\$77,770</b>	<b>\$77,770</b>	<b>\$77,770</b>	<b>\$77,770</b>	<b>\$997,375</b>
B			Year 1	Year 2	Year 3	Year 4	Year 5	5 Yr Total
	<b>Oracle Compliance with Maximo V 4</b>	Initial Licence Fees	0					<b>0</b>
	by Oracle and MRO	Implementation	290,000					<b>290,000</b>
		Support/Maintenance	96,000	96,000	96,000	96,000	96,000	<b>480,000</b>
		Hardware/Software						<b>0</b>
C	<b>Total</b>		<b>\$386,000</b>	<b>\$96,000</b>	<b>\$96,000</b>	<b>\$96,000</b>	<b>\$96,000</b>	<b>\$770,000</b>
			Year 1	Year 2	Year 3	Year 4	Year 5	5 Yr Total
	<b>Oracle Compliance with Maximo V 5</b>	Initial Licence Fees	0					<b>0</b>
	by Oracle and MRO	Implementation	340,000					<b>340,000</b>
		Support/Maintenance	96,000	96,000	96,000	96,000	96,000	<b>480,000</b>
D		Hardware/Software						<b>0</b>
	<b>Total</b>		<b>\$436,000</b>	<b>\$96,000</b>	<b>\$96,000</b>	<b>\$96,000</b>	<b>\$96,000</b>	<b>\$820,000</b>
			Year 1	Year 2	Year 3	Year 4	Year 5	5 Yr Total
	<b>Oracle Compliance with EAM</b>	Initial Licence Fees	81,345					<b>81,345</b>
	by Oracle	Implementation	310,000					<b>310,000</b>
D		Support/Maintenance	82,269	88,500	88,500	88,500	88,500	<b>436,269</b>
		Hardware/Software						<b>0</b>
	<b>Total</b>		<b>\$473,614</b>	<b>\$88,500</b>	<b>\$88,500</b>	<b>\$88,500</b>	<b>\$88,500</b>	<b>\$827,614</b>
			Year 1	Year 2	Year 3	Year 4	Year 5	5 Yr Total
	<b>Oracle Compliance with EAM</b>	Initial Licence Fees	81,345					<b>81,345</b>
D	by ASG	Implementation	160,000					<b>160,000</b>
		Support/Maintenance	82,269	88,500	88,500	88,500	88,500	<b>436,269</b>
		Hardware/Software						<b>0</b>
	<b>Total</b>		<b>\$323,614</b>	<b>\$88,500</b>	<b>\$88,500</b>	<b>\$88,500</b>	<b>\$88,500</b>	<b>\$677,614</b>

Notes:

Option A will require a new server (~\$18k plus SQL Server licenses (~12k))

## **Community Development**

### **Community Services**

#### **CD01-05/03 Appointment of Community Representatives to the Disability Services Plan Review Reference Group**

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File Ref: S16/0026/V01  
 Responsible Officer: Director, Community Development  
 Disclosure of Interest: Nil  
 Attachments: Nil

### **Issue**

To consider the appointment of community representatives to the Disability Services Plan Review Reference Group.

### **Background**

At the meeting held on 5 November 2002, Council resolved to establish a Disability Services Plan Review Reference Group, which has the overall aim of providing comment and feedback in an advisory capacity on the review of the City's Disability Services Plan.

Membership of this group was appointed as follows:

- Mayor
- Two Elected Representatives
- Director, Community Development or nominated representative
- Representative, Disability Services Commission
- Two (2) community representatives, sought through a public nomination process and appointed by Council.

A public advertisement was placed in the Wanneroo Times on Tuesday 15 April 2003, calling for nominations and asking for a brief statement regarding their background with regard to disability services and an outline of the contribution they can make to the Group if appointed.

### **Detail**

At the nomination closing date the City had received two (2) nominations for representation on the Community Reference Group.

A brief summary of each of the nominations received, including assessment against the selection criteria, is provided below.

<b>Name</b>	<b>Statement regarding contribution to the Group</b>
Darryn Brown	Person with a disability, has been involved in previous reviews of disability services. Wanneroo resident.
Sue Bathols	Works in disability services, significant experience on similar advisory groups. Wanneroo resident

### ***Consultation***

Nil.

### **Comment**

Both the individuals who have nominated have the relevant experience, skills and knowledge to bring to the Disability Services Plan Review Reference Group.

### **Statutory Compliance**

This report, which seeks to appoint persons to Council Reference Group, complies with the provisions of Section 5.10 of the Local Government Act, which requires appointment to persons on the Committee is by absolute majority of Council.

### **Strategic Implications**

The formation of a Community Reference Group and involvement of community representatives is in accordance with Council's commitment to the development of healthy communities and in particular aligned with the following goals of the Strategic Plan:

*“Goal 2.1 Achieve an understanding of our community's needs – present and future  
Goal 2.6 Provide and manage infrastructure to meet the needs of the community”*

### **Policy Implications**

The proposed community consultation strategy and involvement in this Reference Group has been ratified by the City's Community Consultation Review Panel, in accordance with the provisions of the Community Consultation and Participation Policy.

### **Financial Implications**

Nil.

### **Voting Requirements**

Absolute Majority

### **Recommendation**

**That Council:-**

- 1. APPOINTS, BY ABSOLUTE MAJORITY, Darryn Brown, Sue Bathols and Collette Hunter to the Disability Services Plan Review Reference Group.**
- 2. AMEND the Terms of Reference by increasing the community representation from two members to three.**



## Ranger & Safety Services

### CD02-05/03 Safer Citizens Program Quarterly Report - 1 January to 31 March 2003

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File Ref:	39908
Responsible Officer:	Director, Community Development
Disclosure of Interest:	Nil
Meeting Date:	20 May 2003

#### Issue

To consider the quarterly report for the Safer Citizens Program for the period 1 January to 31 March 2003.

#### Background

The previous quarterly report on Safer Citizens was compiled for the period October, November and December 2002. The report showed that during this period the patrol operation had attended at 1834 tasked jobs across the four precincts. Requests for special patrols during this period continued to be constant with 89 new special patrol requests recorded.

#### Detail

During the period January to March 2003 there was a decline in incidents that required the special attendance of Safer Citizens patrol officers, reflecting a decrease in tasked jobs from 1834 to 1776 or a 2.7% reduction from the last quarter.

Requests for special patrols during this period remained relatively constant with 80 new patrols requested whilst community contact reflected an increase of 17.6% from 4457 to 5243.

As requested by the Safer Citizens Working Group administration continued to survey community members that had utilised the special patrol service to establish satisfaction levels. Of those surveyed 91% indicated satisfaction with the service provided. It is intended that in the next quarter the survey be extended to incorporate the overall service and to expand the quantity of sampling.

There were six Safer Citizens community events held over this quarter, these events were held in Clarkson, Wanneroo, Mindarie, Girrawheen, Alexander Heights and Yanchep, with Circus by Twilight at Clarkson attracting approximately 900 people. Total expenditure for the six events was \$32,867.23 attracting a combined total of approximately 3700 residents.

The City as part of the Safer Citizens Program is working on a series of urban design projects. The information contained in **Attachment 1** indicates that a significant portion of the 2001/02 projects have been completed or will be completed prior to the conclusion of the current financial year.

A report relating to the trial of different solar powered lights at various locations within the City will be provided to the Safer Citizens Working Group for consideration by June 2003.

In conclusion, with the advent of the completion of the Safer Citizens community events season the Community Education Programs have been developed to support the work being undertaken by the Safer Citizen Patrols. This program will target, seniors, families and youth.

### **Comment**

To ensure that the Safer Citizens Program continues to meet community expectations, Patrol Officers will continue to liaise closely with community members and provide higher levels of feedback and advice.

The Safer Citizens community events continue to attract local residents to events, thus raising the City's profile in its endeavours to improve community safety. This will be further enhanced with the commencement of the Community Education Program following the conclusion of the community events season in April 2003.

### **Statutory Compliance**

Nil

### **Strategic Implications**

The operation of the Safer Citizens patrol service is contributing to the quality of lifestyle of the residents living in the City of Wanneroo. This is consistent with objective 2.4, to support safe and secure communities.

### **Policy Implications**

Nil

### **Financial Implications**

The Safer Citizens Program is currently operating within the parameters of the 2002/03 financial year budget.

### **Voting Requirements**

Simple Majority

### **Recommendation**

**That Council RECEIVES the Safer Citizens Quarterly Report for 1 January to 31 March 2003.**

**ATTACHMENT 1**  
**PAGE 1 OF 11**

**Quarterly Report – 1 January to 31 March 2003**  
**Safer Citizens Program**

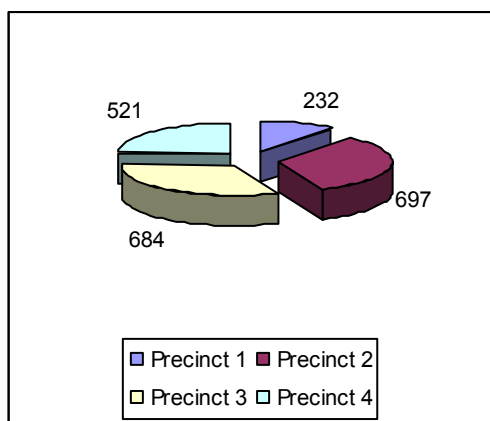
**1) PRECINCT ACTIVITIES**

The precincts comprise of the following suburbs:

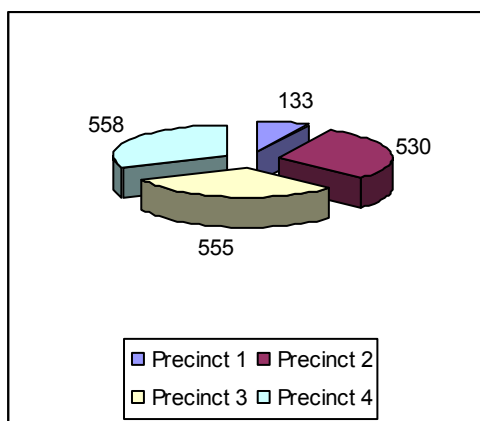
<b>Precinct 1</b>	<b>Precinct 2</b>	<b>Precinct 3</b>	<b>Precinct 4</b>
Two Rocks	Jindalee	Sinagra	Marangaroo
Yanchep	Butler	Jandabup	Alexander Heights
Eglinton	Quinns Rocks	Wanneroo	Girrawheen
Carabooda	Merriwa	Hocking	Koondoola
Alkimos	Ridgewood	Gnangara	
Nowergup	Mindarie	Pearsall	
Pinjar	Clarkson	Wangara	
	Neerabup	Madeley	
	Carramar	Darch	
	Banksia Grove	Landsdale	
	Tapping		
	Ashby		
	Mariginiup		

**1) Tasked jobs per precinct.**

Last quarter



This quarter



**Precinct 1**

The total number of tasked jobs in Precinct 1 during the quarter was 133 as opposed to 232 during the previous quarter.

The percentage of tasked patrols related to crime increased over the quarter from 1.8% of the total for all precincts to 2.4%. Once again this can be attributed to the holiday period with 1.97% of patrols during the month of January as opposed to 1.59 % and 1.79% respectively during February and March.

**ATTACHMENT 1  
PAGE 2 OF 11****Precinct 2**

The total number of tasked jobs in Precinct 2 during the quarter was 530 as opposed to 727 during the previous quarter.

During the month of January the percentage of tasked patrols related to crime was 9.16% of the total for all precincts as opposed to 4.24% and 5.38% respectively for February and March, whilst the percentage related to anti social behaviour was 4.37% for the month of January as opposed to 5.47% and 5.98% respectively for February and March.

**Precinct 3**

The total number of tasked jobs in Precinct 3 during the quarter was 555 as opposed to 684 during the previous quarter.

During the month of January the percentage of tasked patrols related to crime was 5.78% of the total for all precincts as opposed to 4.77% and 7.98% respectively for February and March, whilst the percentage related to anti social behaviour was 5.64% for the month of January as opposed to 5.65% and 5.78% respectively for February and March.

**Precinct 4**

The total number of tasked jobs in Precinct 4 during the quarter was 558 as opposed to 521 during the previous quarter.

During the month of January the percentage of tasked patrols related to crime was 6.62% of the total for all precincts as opposed to 4.59% and 6.38% respectively for February and March, whilst the percentage related to anti social behaviour was 11.56% for the month of January as opposed to 12.72% and 8.98% respectively for February and March.

**2) Special Patrol Survey**

Safer Citizens administration actively sought feedback from people who had requested 'special patrols' in their area. This is an ongoing initiative to maximise the feedback we receive and to further enhance the service we provide.

The Safer Citizens administration has sought to verify the resident's satisfaction with the special patrol service that is initiated by community request. The results realised are indicative of the patrols' performance in meeting customer needs. The sample whilst relatively small provides the administration with a guide to zone-by-zone satisfaction levels and performance measurement.

It is proposed to expand the statistical sampling to incorporate the entire patrol program and enable direct comparison to be developed by precinct for each respective period.

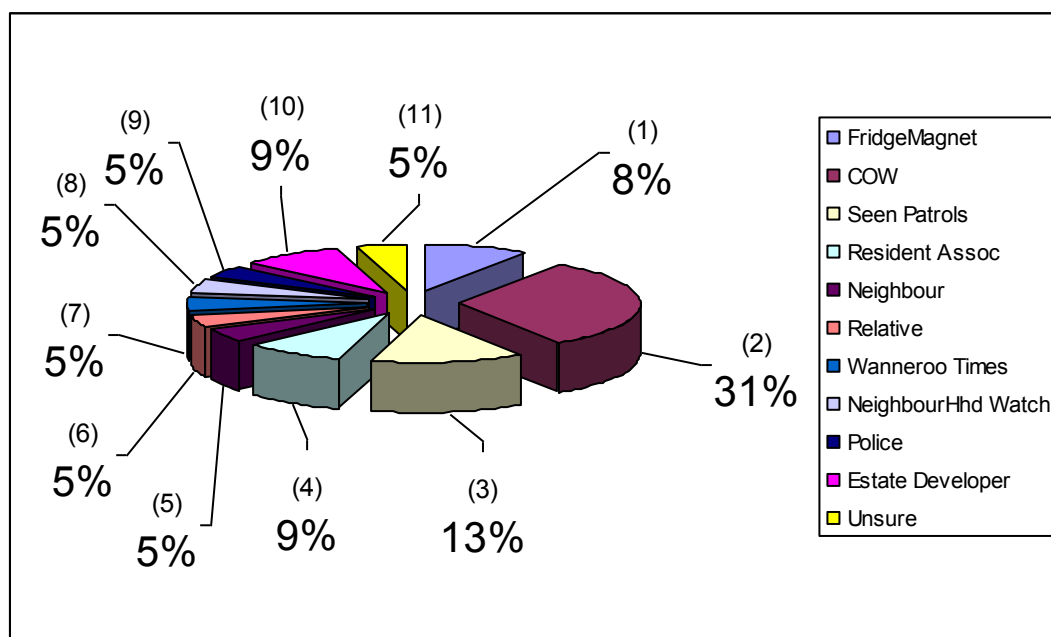
**ATTACHMENT 1**  
**PAGE 3 OF 11**

**Special phone survey feedback from 1 January until 31 March 2003 for Safer Citizens**

	YES	NO	UNSURE/ N/A
1) Were you satisfied with the service?	91%	4.5%	4.5%
2) Was the officer in attendance helpful?	81%	5%	19%
3) Did the officer keep you informed?	67%	33%	nil
4) When you made the call were you satisfied with how the officer took details of the problem?	91%	9%	0%

Of those surveyed about the Safer Citizens special patrols, 90% provided positive feedback and 10% provided negative feedback. Overall the survey showed an improvement over the previous quarter, with positive responses to question 1 increasing from 88% to 91 %, question 2 increasing from 78% to 81% and question 3 from 58 % to 67%. With regard to question 3 it should be noted that normal procedure for Special Patrols is for the patrol officer to contact the complainant only if there is something to report. It is however, a matter of course for all community members requesting Special Patrols to be contacted for feedback at its termination.

The following chart is a snapshot of the manner by which residents surveyed became aware of the program, the largest proportion, nearly one in every three, being through staff referral within the City of Wanneroo.



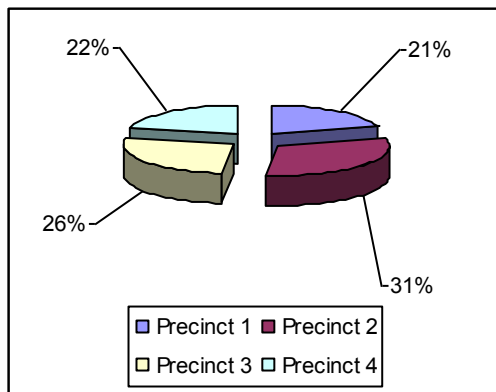
## ATTACHMENT 1

### PAGE 4 OF 11

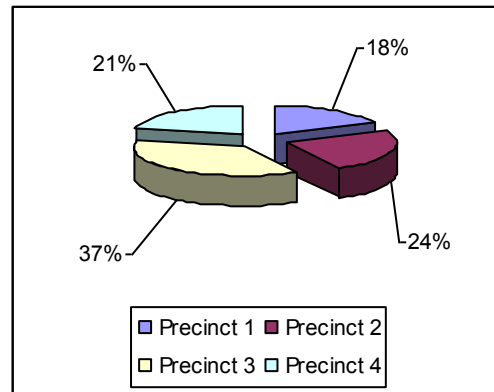
### 3) Community Contacts

#### Percentage of patrol contacts with community members per precinct

Last Quarter

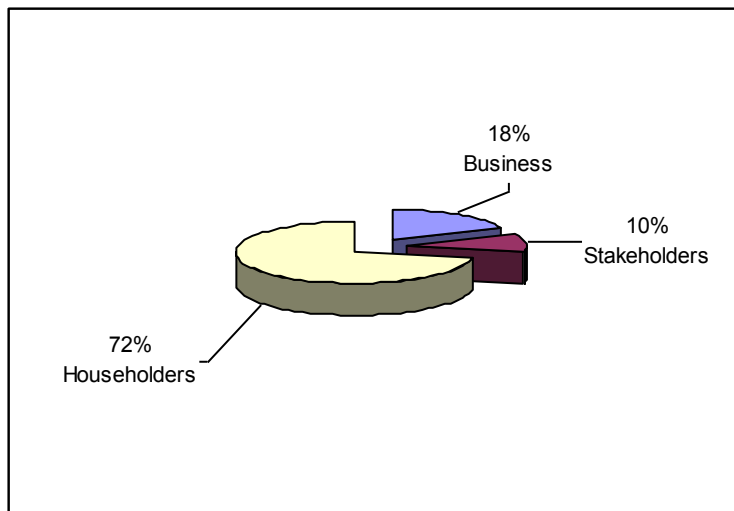


This Quarter



#### Percentage of contacts with groups

Remained constant for the quarter



Over the quarter the number of community contacts increased from 4457 during the last quarter to 5243 during this quarter. This can be directly related to the decreased number of tasked patrols post holiday period i.e. less tasked patrols equates to more contacts.

**ATTACHMENT 1  
PAGE 5 OF 11****4) MEMORANDUM OF UNDERSTANDING WITH POLICE**

The City of Wanneroo and the City of Joondalup are currently negotiating a Memorandum of Understanding (MOU) with the Joondalup Incident Management Unit. Police have been given an outline of the various facets that the Cities want contained within the report and the Safer Community Co-ordinator from the City of Joondalup is currently working towards completing a final draft MOU. Further meetings with Police and City of Joondalup are scheduled and it is hoped the MOU will be completed soon.

**5) PRECINCT MEETINGS**

Precinct meetings have continued to be conducted in Precinct 1, however due to lack of interest from the community they have been discontinued in the other precincts. The Team Leader Safety Services will attend various community group meetings, including residents and ratepayer groups throughout the City and will endeavour to continue building relationships with other community groups through all Precincts.

**6) COMMUNITY EVENTS****Event 7. "Circus by Twilight"**

**Anthony Waring Reserve, Clarkson**

**Saturday 1 February 2003, 5pm - 8pm**

**Event summary:**

Marketing of this event couldn't be conducted through the schools because they had not recommenced after the Christmas break, therefore a moderate audience was expected at this event. A large crowd, however, arrived at 5.05pm. It was a beautiful, hot night with a gentle breeze. People tended to circulate between the stalls while the musical acts were performing and to settle down to a seated position while Jugglenaut and Dereck and Daisy were on stage. These twilights are very effective and very attractive to the family audience over the very hot months of February and March. Of the entertainers, Dereck and Daisy were fantastic and great crowd pleasers. An estimated 900 people in attendance.

**Venue evaluation:**

The most appropriate site for an event at Anthony Waring is on the western side in the mowed bushland between the sunken playground and Waring Green. Unfortunately this leaves a long walk to the toilet block which is on the Victorsen Parade side of the reserve. The lighting of the playground and the adjacent street lighting is good for a twilight event. The site can also be very exposed and so the stage was placed with its back to the south-west and the largest marquees placed to block the prevailing breeze. Awareness of the event was good, due to the proximity of housing and the use of directional signs on Marmion Avenue and Waring Green. Parking and traffic was also not a problem. Clarkson is a great suburb for an event because Clarkson Primary alone has 600 families and there are another ten schools in the immediate area.

**Budget summary:**

\$5357 Total budget for Circus by Twilight

\$5555 Expenditure (\$198 over budget)

**ATTACHMENT 1  
PAGE 6 OF 11****Event 8."Medieval Madness"****James Spiers Park, Wanneroo****Sunday 9 February 2003, 12noon - 4pm****Event summary:**

This Sunday reached a 42 degree maximum. It was very hot for the entire event, with no evidence of a sea breeze. Grey Company, for entertainment and static displays, was excellent value, and were happy to don their armour even in the extreme conditions. The range and diversity of stalls was good and people tried to come along and stay, but it was impossible to spend more than half an hour to an hour in the heat. Psallitte and Trio Grosso were very well received, but were frightened for their authentic instruments in the heat. A smaller crowd of approximately 600.

**Venue evaluation:**

Beautifully landscaped park but without toilets or other facilities like playgrounds, picnic tables, access to water or electricity. Parks Department allowed the usage of the southern end for car parking (an access point further south would be of assistance) and the northern half of James Spiers was used as the event site. Decorative feather banners struck the right chord as they encircled the venue. The avenues of plane trees, while being very attractive, require another ten years to contribute to the comfort of patrons through the provision of shade and shelter. This park would be much suited to twilight events especially in the hotter months. As this particular day was 42 degrees, this was not a good venue for the conditions. It is to be remembered that the proximity of Wanneroo Road can make this a noisy venue, but alternately the directional signs have more effect being on a main road. This venue lends itself to the medieval theme.

**Budget summary:**

\$5,357.00      Total budget for Medieval Madness

\$6161.98      Expenditure (\$804.98 over budget)

**Event 9. Twilight Carnivale"****Abbeville Park, Mindarie****Saturday 15 February 2003, 5pm - 8pm****Event summary:**

This program centred around a concert with a dance floor in front of the stage and promoting people to dance and salsa. The day before the event, the Ternipe Romany Dance Group pulled out of the event and Belyssa very graciously increased her spot to 45 minutes. Twilight Carnivale turned out to be a very intensive event, due to the large and demanding crowd. Belyssa started the dancing and then Sabroson, who were very professional, consolidated the vitality of the event and many people got up to dance. The Wanneroo and Quinns Rocks Volunteer Fire Brigade sold over 200 sausages, which is a new record. An estimated crowd of 600.



**ATTACHMENT 1  
PAGE 7 OF 11****Venue evaluation:**

Abbeville Park is a sports oval, not a landscaped park. It is home to the Mindarie Little Athletics and borders Mindarie Primary School. It has good car parking and public toilets at the northern end, lighting and is easily found in the street directory. It is, however, very close to the foreshore and therefore quite exposed. Being surrounded by suburban houses, events are well patronized. There is a small playground, some park benches and a cricket net at the southern end. In between these two is a good site for a stage, especially as there is some vegetative cover to act as a windbreak.

**Budget summary:**

\$5,357.00      Total budget for Twilight Carnivale  
\$5,302.64      Expenditure (\$54.36 under budget)

**Event 10. "Trains, Planes & Automobiles"**

**Blackmore Park, Girrawheen.**

**Sunday 23 February 2003, 12noon – 4pm**

**Event summary:**

This event had all the right ingredients and gained great feedback from the families who attended. Blackmore Park hosted six hot rods, a Model T Ford, the Girradoola Lions Train, Ozzi Bugs (the all electric cars), the Slot Car Racing, the Big Red Fire Engine, North Coast Marine Modellers and the Wanneroo Air Cadets' display. Estimated crowd of 600.

**Venue evaluation:**

A great venue. This park is very well tended with the grass being soft and green, conducive to a good picnic. Although it is basically an oval, there is mowed bushland (containing quite a few mature trees for shade and shelter) on the eastern part of the park. There is a car park off Blackmore Avenue; park access is off this area. Public toilets are on the northern end of the park and a really good playground just south of the car park. The stage can face the bushland with its back toward the setting sun and usual southwesterly winds and be on the flat of the oval.

**Budget summary:**

\$5,357.00      Total budget for Trains, Planes and Automobiles  
\$5,605.00      Expenditure (\$248 over budget)

**Event 11. Youthworks**

**Highview Park, Highview Street, Alexander Heights.**

**Saturday 1 March 2003, 5pm - 8pm**

**Event summary:**

This was the best event so far until 7.30pm. The action events were very popular and a very good feeling was developing amongst the participants. The musical entertainment, D-raile, were both good value financially and acoustically. Crowd numbers were good. At 7.30pm, however, three youths went into the adjacent bushland and lit a fire. The Wanneroo and Quinns Rocks Volunteer Fire Brigade was on-site doing the sausage sizzle and they had a light tanker there with a full complement of water. The incident while concluding the event was soon under control.

**Venue evaluation:**

A very exposed sports oval with very little variety of landscape or facilities to recommend it. Surrounded by bushland, it has a reputation for antisocial activity. This lack of visibility is also a detrimental factor in regard to a venue for events. It has a toilet block, a half size basketball court and a small playground. It is recommended not to use this venue again and instead switch to a landscaped park like Alexander Heights Park or Paloma Park.

**Budget summary:**

\$5,357.00      Total budget for Youthworks  
\$5,364.23      Expenditure (\$7.23 over budget)

**Event 12. "Octopus's Garden"**

**Fishermans Hollow, Brazier Road, Yanchep.  
Saturday 15 March 2003, 5pm - 8pm**

**Event summary:**

It was very pleasing to have eight local community groups participate in Octopus's Garden. The crowd was fluid and good. A great proportion of the audience were children and they enjoyed Drippy the Dragon, Captain Feathersword and Isabelle the Mermaid immensely. Gary Davies and his West Aussie Reptiles' stall was also very popular. Feedback was good and other groups came forward offering to participate in future events. The Bikewest voucher went to a local family who all rode to the event. The SES patrolled Brazier Road, slowed down the traffic and assisted people parking near the Lagoon Kiosk. The Rangers kept the road clear and controlled the parking to the Fisherman's Hollow car park. With the size and location of this venue the estimated small crowd of 400 was sustainable and suitable.

**Venue evaluation:**

Fishermans Hollow is an unsuitable venue. A meeting with Glenn Shaw (Traffic) and John Wong (Technical Services) confirmed that from a parking and traffic viewpoint alone it should not be used for community events, particularly twilight ones. In addition, being a hollow there is very little flat land. The stage had to be placed in front of the toilet block; all the other stallholders had to be placed on sloping land. There are toilet lights but no car park lights at all. It is recommended that other venues in the Yanchep/Two Rocks area be utilised for future Safer Citizens events.

**Budget summary:**

\$5,357.00      Total budget for Octopus's Garden  
\$4878.38      Expenditure (\$208.24 left in budget)

**Total budget statement to date:**

\$69,284                      (12 events @ \$5,357.00 each + \$5000 Satterleys sponsorship)  
\$69,075.76 expenditure      (\$208.24 left in budget)

**ATTACHMENT 1  
PAGE 9 OF 11****Thank you letters:**

An email was received from Supervisor, Medical Illustrations Department at Princess Margaret and King Edward Hospitals which stated “ I’d like to let you know we all enjoyed ourselves on the evening, as did everyone else we spoke to, and we appreciate the effort that went into the arrangement of these events. They help instil some community spirit in the area ... I’m sure the vast majority of the community appreciate and support such initiatives.”

A letter was also received from Secretary, Yanchep Two Rocks Recreation Association. “I wish to thank you for the opportunity to be involved at the Octopus’s Garden. Our congratulations also to the organization of the event, well done. The evening was a great success and enjoyed by everyone. The sausage sizzle helped raise some money and will be put to good use in our community.”

**7) News Stories**

Whilst on patrol a Safer Citizens Patrol Officer noticed a male person outside the premises of a resident previously the subject of a Special Patrol for a prowler at her home. Officer took a detailed description of the person and relayed it to Joondalup Incident Management Unit. The officer waited on site until police arrived and interviewed the suspected offender.

Whilst on patrol a Safer Citizens Patrol Officer was approached by a resident with information regarding suspected drug activity. The officer relayed this information (which proved to be instrumental in the arrest and subsequent conviction of the offender) to Joondalup Incident Management Unit.

Whilst on patrol, Safer Citizens Patrol Officers offered assistance to a police officer in the process of apprehending a suspected drug dealer. Patrol officers kept the suspect under observation whilst the police officer interviewed a suspected accomplice and searched his vehicle. Police subsequently seized a large amount of cash and amphetamines.

Whilst on patrol a Safer Citizens Patrol Officer noticed a vehicle on a sandy verge lying on its side. The driver was trying to extricate himself but due to the sandy conditions, the vehicle was very unstable. The officer spoke with the driver, ascertained that he was uninjured and then steadied the vehicle whilst the driver extricated himself. Joondalup Incident Management Unit was advised and the officer stayed on site until the vehicle was righted and towed away by the drivers’ father.

**8) Urban Design Projects - 2001/2002****1) Hainsworth Reserve, Girrawheen.**

A solar light was installed for a twelve-week trial to the end of March. Results are being reviewed.

**ATTACHMENT 1  
PAGE 10 OF 11****2) Serpentine Gardens, Clarkson.**

A solar light was installed for a twelve-week trial to the end of March. Results are being reviewed.

**3) Noel Court, Wanneroo.**

Technical Services advise that lighting has been installed in conjunction with the Power Watch Program with Western Power.

**4) Shamrock Park, Two Rocks.**

Lighting will be installed prior to the end of the 2002-2003 financial year.

**5) Wanneroo Showgrounds, Skate Park.**

Community Services is reviewing the need for a skate facility in this location.

**6) Ferrara Reserve.**

The estimate for Ferrara Park is \$65,000 that includes paths, gazebo, relocation of play pit, lighting, bins, BBQ's, seating and signage. The City only has a budget of \$11,000 and discussions are being held with New North seeking financial assistance to complete the project.

**7) Mindarie Keys Toilet Block.**

Work completed August 2002. Surplus of funds: \$3250.00.

**8) Banfield Gardens, Clarkson.**

Work completed August 2002. Surplus of funds: \$1430.00.

**9) Lake Joondalup Toilet Block, Wanneroo.**

Work completed August 2002.

**10) Liddell Reserve, Girrawheen (Toilet Block)**

Work completed August 2002.

**11) Wanneroo Showgrounds, Toilet Block.**

Work completed August 2002.

**ATTACHMENT 1  
PAGE 11 OF 11**

**12) Lake Gngangara Toilet Block.**

Work completed August 2002.

**13) The Spot, Two Rocks – Look, Lock and Leave sign.**

Work completed August 2002.

**14) Leemans Landing, Two Rocks.**

Look, Lock Leave sign has been installed.

**15) Liddell Reserve, Girrawheen (toilet block).**

Completed August 2002

## CS03-05/03 Two Applications to Keep more than Two Dogs

File Ref: P34/0037V01, P19/052V01  
 Responsible Officer: Director, Community Development  
 Disclosure of Interest: Nil  
 Attachments: Nil

### Issue

To consider applications for an exemption to Council's Local Laws made under Section 26(3) of the Dog Act 1976 to keep more than two dogs.

### Background

Clause 14 of the City of Wanneroo Animal Local Laws 1999 stipulates:

*"A person shall not keep or permit to be kept on any premises more than:*

*a) 2 dogs over the age of 3 months and the young of those dogs under that age; or*

*b) 6 dogs over the age of 3 months and the young of those dogs under that age if the premises are situated 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 applications have been made under the Dog Act 1976 and are submitted for consideration:

Address of Applicant	Description of Dogs
22 Jacob Close, Wanneroo	Male sterilised tan/white coloured Jack Russell Terrier Female sterilised black/grey coloured Dobermann Cross Female sterilised tri coloured Beagle
77 Westgate Way, Marangaroo	Female sterilised blue roan coloured Cocker Spaniel Female black/white Border Collie Cross Female sterilised black Cocker Spaniel

Council Rangers have inspected the properties to ensure that means exist on the premises at which the dogs will ordinarily be kept for effectively confining the dogs within those premises.

Address of Applicant	Property Zoning	Size of Property
22 Jacob Close, Wanneroo	Residential	0.0735
77 Westgate Way, Marangaroo	Residential	0.0734

### ***Consultation***

It has been the practice where an application is received by the City to keep more than two dogs, that residents immediately adjoining the applicants' property in question have been consulted by letter to ascertain if they have any objections.

On this occasion the following objections have been received:

#### ***22 Jacob Close, Wanneroo***

Number of residents consulted: 6

Number of objections received: 2

Content of objection 1: "We are already surrounded by dogs and feel another 3 dogs would only add to the noise levels".

Content of objection 2: Indicates objection is based on the grounds of potential excessive noise (barking).

#### ***77 Westgate Way, Marangaroo***

Number of residents consulted: 2

Number of objections received: Nil

### **Comment**

In considering these applications for exemption, the following two options are available:

- a) Council may grant an exemption pursuant to the Section 26(3) of the Dog Act 1976 subject to conditions.
- b) Council may refuse permission to keep more than two dogs.

#### ***22 Jacob Close, Wanneroo***

A check of the City's records reveals that no previous complaints have been lodged with Ranger Services in relation to the dogs at the premises. The inspecting Ranger advises that the applicant's backyard is excellent to contain 3 dogs and is fully fenced off. The Ranger has recommended that an exemption to the City of Wanneroo Animal Local Laws 1999 made under Section 26(3) of the Dog Act 1976 be granted.

**77 Westgate Way, Marangaroo**

A check of the City's records reveals that no previous complaints have been lodged with Ranger Services in relation to the dogs at the premises. The inspecting Ranger advises that the applicant's backyard is large and the applicant advises that 2 dogs sleep inside each night. The Ranger has recommended that an exemption to the City of Wanneroo Animal Local Laws 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**

*"To 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**

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 for the following listed properties:**

**1.1 22 Jacob Close, Wanneroo**

**1.2 77 Westgate Way, Marangaroo**

**subject to the specified conditions:**

- a) If any one of the dogs die or is no longer kept on the property, no replacement is to be obtained;**
- b) Any barking by the subject dogs is to be kept to a minimum;**



- c) 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. ADVISES the adjoining neighbours of this decision.

## General

### CD04-05/03 Community Funding Recommendations - March 2003

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File Ref: S17/0033V01  
Responsible Officer: Director, Community Development  
Disclosure of Interest: Nil  
Attachments: 1

## Issue

To consider recommendations for the March 2003 round of Community Development and Event Sponsorship Funding within the City of Wanneroo's Community Funding Program.

## Background

On 4 September 2001, Council adopted the Revised Community Funding Policy that incorporates three main categories or streams of funding, namely:

- Hallmark Event Sponsorship, (a 3 year management contract that expires in 2003/4),
- Community Event Sponsorship,
- Community Development Fund.

A review of the Community Funding Policy was carried out in early 2002 (endorsed by Council, 23 July 2002). This policy continues to provide groups with clearer direction regarding who is eligible to apply, what projects or events will be considered and specifies maximum amounts considered for particular requests. Guidelines under the revised policy include:

- Equipment – maximum of 50% of value, capped at \$500,
- Uniforms – maximum of 50% of value, capped at \$500,
- Capital Projects over \$1,000 – not funded but may be directed for consideration in Council's capital works program.
- Computers – not eligible, to be redirected to decommissioned computers program,
- Government Agencies (State & Federal) – are no longer eligible to apply.

Applicants are now also required to attend a compulsory Information Session or consult with the Grants Officer before submitting an application.

During the period from 3 March to 4 April 2003 not-for-profit community groups operating in or based in the City of Wanneroo were invited to attend information sessions and submit:

- Community Development Funding applications, and
- Event Sponsorship applications.

40 individuals attended the Information Sessions, representing 34 community groups. Approximately 15 groups have also met with the Grants Officer to discuss their applications.

The Working Party (resolved by Council on 4 September 2001) established to assess all applications consists of the following members:

Mayor	Chairperson
Cr Loftus	North Ward
Cr Goodenough	Coastal Ward
Cr Steffens	Hester Ward
Cr Cvitan	Central Ward
Cr Newton	Wanneroo Ward
Cr Grierson	Alexander Ward
Cr Blencowe	South Ward

## **Detail**

The City received a total of forty-three (43) applications under the current round, thirteen (13) in Event Sponsorship and thirty (30) in Community Development. Copies of these applications have been placed in the Councillors' Reading Room for further information.

The Community Funding Working Party met on Tuesday, 29 April 2003, to assess all applications received.

Working Party recommendations are summarised in **Attachment 1**.

## ***Consultation***

Groups were invited to attend information sessions to increase the effectiveness of their applications.

## **Comment**

Recommendations made by the Working Party with regard to the forty-three applications received are summarised in **Attachment 1**.

A large number of applicants in the March 2003 round did not attend the compulsory Information Session and were, therefore, ineligible to receive funds.

All applicants will be advised in writing of the reason/s if they have not been successful.

## **Statutory Compliance**

Nil

## **Strategic Implications**

The Community Funding Program is supportive of Council's strategic directions regarding the development and support of Healthy Communities.

## **Policy Implications**

Nil

## Financial Implications

Category	Amount Requested	Amount Recommended
Community Development	\$64,593.94	\$7,850.00
Event Sponsorship	\$35,941.90	\$5,000.00
	<b>\$100,535.84</b>	<b>\$12,850.00</b>

		TOTAL
<b>Total 2002/2003 Budget</b>	\$60,000.00	
<b><i>Plus</i></b> funds from auction of decommissioned PCs in 2003	\$2,333.68	<b>\$62,333.68</b>
<b>Total Funds Available</b>		
<b><i>Less</i></b> Grants recommended October 2002	\$42,781.71	
<b><i>Less</i></b> Grants recommended March 2003	\$12,850.00	<b>\$55,631.71</b>
<b>Budget Remaining</b>		<b><u>\$6,701.97</u></b>

## Voting Requirements

Simple Majority

## Recommendation

That Council **ENDORSES** the recommendations of the Community Funding Working Party, (summarised in Attachment 1 with conditions of funding, where applicable), made at the Community Funding Working Party Meeting on Tuesday, 29 April 2003, as indicated below:-

1. **ENDORSES** funding of \$500.00 via Community Development Funding to Alexander Heights Senior Citizens Club (Inc) from account 51-80-93-931-4402-0001 (Policy & Planning – Donations) to support the purchase of Triton saw bench and overlocker sewing machine.
2. **DOES NOT SUPPORT** funding via Community Development Funding to the Anglican Parish of Yanchep to support an overnight camp for dads and their children.
3. **DOES NOT SUPPORT** funding via Community Development Funding to the Arts & Cultural Centre Association Two Rocks Yanchep to support the setting up of art gallery to host artistic education classes & cultural events.

4. **ENDORSES** funding of \$1,000.00 via Community Development Funding to Australian Red Cross from account 51-80-93-931-4402-0001 (Policy & Planning – Donations) to assist in increasing the number of trained Red Cross Family Support Service volunteers to support families in the City of Wanneroo affected by post-natal depression.
5. **DOES NOT SUPPORT** funding via Community Development Funding to Belridge Buddies to support recruitment & accreditation of coaches for ongoing coaching working toward the nationals for disabled bowling.
6. **DOES NOT SUPPORT** funding via Community Development Funding to Blessing of the Fleet & Community Day Inc in Association with Atlantis Awakes to support Society & Culture Club - Youth development and community interaction through the establishment of a visual, performing & related arts society & social club.
7. **DOES NOT SUPPORT** funding via Community Development Funding to Bulls Eye Productions to support the provision of family entertainment to raise funds for the local Lions Club project to purchase Chandi walking aids for disabled children in the City of Wanneroo.
8. **DOES NOT SUPPORT** funding via Community Development Funding to Constable Care Child Safety Project Inc to support the Constable Care Child Safety Project - Crime prevention program based on the principle of early intervention and targeting primary school children.
9. **DOES NOT SUPPORT** funding via Community Development Funding to Fauna Rehabilitation Foundation Inc. to support the Black Cockatoo Program in establishing facilities at the Fauna Rehab Foundation for injured & orphaned cockatoos.
10. **DOES NOT SUPPORT** funding via Community Development Funding to Kismra Bellydance Group to assist member/s to attend dance education workshops (as part of the WA Middle Eastern Dance Festival) that will enable them to return to the local group & teach the members new skills.
11. **ENDORSES** funding of \$500.00 via Community Development Funding to Lake Joondalup Community Kindergarten from account 51-80-93-931-4402-0001 (Policy & Planning – Donations) to support a Rainy Day Play Area - transformation of unusable enclosed outdoor verandah area & purchase of appropriate toys.
12. **ENDORSES** funding of \$2,000.00 via Community Development Funding to Lake Joondalup Lifestyle Village Choir from account 51-80-93-931-4402-0001 (Policy & Planning – Donations) to support Lake Joondalup Lifestyle Village Choir performances throughout the City of Wanneroo.
13. **DOES NOT SUPPORT** funding via Community Development Funding to Landsdale Gardens Playgroup to support the installation of shade cover / patio for playground & sandpit to enable children to play under cover during summer & winter.
14. **DOES NOT SUPPORT** funding of Community Development Funding to the Learning & Sanctuary Centre to support the purchase & installation of fencing, landscaping & play equipment for the Learning & Sanctuary Centre on grounds of Girrawheen SHS.

15. **DOES NOT SUPPORT** funding via Community Development Funding to Lions Club Wanneroo to support Outreach Santa .
16. **DOES NOT SUPPORT** funding via Community Development Funding to Mercy Community Services Inc to support Aboriginal women's art & craft project.
17. **ENDORSES** funding of \$500.00 via Community Development Funding to North Coast Rangers from account 51-80-93-931-4402-0001 (Policy & Planning – Donations) to support the purchase of uniforms & equipment to assist in maintaining low cost membership for players.
18. **ENDORSES** funding of \$500.00 via Community Development Funding to Perth Lever Action Rifle Club from account 51-80-93-931-4402-0001 (Policy & Planning – Donations) to support the installation of wall at 50 metre firing line.
19. **DOES NOT SUPPORT** funding via Community Development Funding to Peter Cowan Writers Centre to support Myths & Monsters - a 5 week series of creative writing classes for 8-17 year olds.
20. **DOES NOT SUPPORT** funding via Community Development Funding to Recreation Network to support Ability Aware Workshops - Community group training in disability awareness.
21. **ENDORSES** funding of \$500.00 via Community Development Funding to Soccer Australia Referees (WA) Inc from account 51-80-93-931-4402-0001 (Policy & Planning – Donations) to support young soccer referees residing in the City to officiate at the Kanga Cup in Canberra.
22. **DOES NOT SUPPORT** funding via Community Development Funding to Two Rocks Yanchep Art Society to support the purchase of lighting & display partitions for gallery.
23. **ENDORSES** funding of \$300.00 via Community Development Funding to Venetians Netball Club from account 51-80-93-931-4402-0001 (Policy & Planning – Donations) to support a Level 1 Netball Umpiring Course.
24. **DOES NOT SUPPORT** funding via Community Development Funding to Wanneroo Playgroup Association to support the purchase & installation of steel patio over sandpit & erecting of fence around play area for safety purposes.
25. **DOES NOT SUPPORT** funding via Community Development Funding to Wanneroo Senior High School P & C to support an art instalment by students in year 8 outdoor area.
26. **ENDORSES** funding of \$500.00 via Community Development Funding to Yanchep / Two Rocks Arts & Crafts Group from account 51-80-93-931-4402-0001 (Policy & Planning – Donations) to support mosaic and parchment classes.
27. **DOES NOT SUPPORT** funding via Community Development Funding to Yanchep National Park Volunteer Association Inc to support a database, specimen collection & pictorial record of invertebrates in the Yanchep National Park.
28. **ENDORSES** funding of \$800.00 via Community Development Funding to Yanchep Two Rocks RSL Sub Branch from account 51-80-93-931-4402-0001 (Policy & Planning – Donations) to support the purchase & installation of a bronze cross (to replace existing wooden cross) in restoration of war memorial.
29. **ENDORSES** funding of \$1,000.00 via Community Development Funding to Yellagonga Catchment Group from account 51-80-93-931-4402-0001 (Policy &

- Planning – Donations) to support the Yellow Fish Road Drain Marking Program - students & volunteers will work together to raise awareness regarding the effects of stormwater pollution on wetland health.
30. **DOES NOT SUPPORT** funding via Community Development Funding to Yellagonga Environment Centre Committee & Peter Jones, Architect to support a Feasibility Study for the establishment of a training & education environment centre in Wanneroo.
  31. **ENDORSES** funding of \$500.00 via Event Sponsorship Funding to 6030 Community Connect & Clarkson CHS P & C from account 51-80-93-931-4402-0001 (Policy & Planning – Donations) to support Dad's Day Out - With the Kids.
  32. **DOES NOT SUPPORT** funding via Event Sponsorship Funding to Alexander Heights Senior Citizens Club Inc to support Alexander Heights Seniors' Social Soiree – an open day to promote club & newly refurbished facilities.
  33. **DOES NOT SUPPORT** funding via Event Sponsorship Funding to the Arts & Cultural Centre Association Two Rocks Yanchep to support the setting up of art gallery to host artistic education classes & cultural events.
  34. **DOES NOT SUPPORT** funding via Event Sponsorship Funding to the Badminton Association of WA to support Western Australian International - Badminton Tournament.
  35. **ENDORSES** funding of \$1,000.00 via Event Sponsorship Funding to Carramar Residents Association from account 51-80-93-931-4402-0001 (Policy & Planning – Donations) to support the Carramar Family Christmas Event.
  36. **DOES NOT SUPPORT** funding via Event Sponsorship Funding to Carramar Residents Association to support a Carramar Youth Community Event.
  37. **DOES NOT SUPPORT** funding via Event Sponsorship Funding to City International Church (Assemblies of God) Inc to support Urban Legends Camp 2003 - Youth Camp for local high school aged students.
  38. **DOES NOT SUPPORT** funding via Event Sponsorship Funding to Lake Neerabup Rural Group to support Lake Neerabup Festival – an annual community festival to showcase the diversity, history & uniqueness of Lake Neerabup.
  39. **ENDORSES** funding of \$1,000.00 via Event Sponsorship Funding to Quinns Rocks RSL Sub Branch from account 51-80-93-931-4402-0001 (Policy & Planning – Donations) to support Vietnam Day & Remembrance Day Services.
  40. **ENDORSES** funding of \$1,000.00 via Event Sponsorship Funding to Two Rocks Yanchep Region Environmental Group from account 51-80-93-931-4402-0001 (Policy & Planning – Donations) to support the Festive Family Fun Day with entertainment & displays, based around tree planting & park clean-up.
  41. **DOES NOT SUPPORT** funding via Event Sponsorship Funding to Wanneroo Lions Club to support Health Aware Day – a generic health awareness day for the community.
  42. **ENDORSES** funding of \$500.00 via Event Sponsorship Funding to Wanneroo Senior High School P & C from account 51-80-93-931-4402-0001 (Policy & Planning – Donations) to support Boys & Reading - Author in Residence Day.

43. **ENDORSES funding of \$1,000.00 via Event Sponsorship Funding to Yanchep Districts Junior Football Club from account 51-80-93-931-4402-0001 (Policy & Planning – Donations) to support the Family Gala Day – a community event including fun activities & fixtured football matches to help raise funds for the local football team/s.**
44. **ENDORSES the retaining of \$971.02 by the Friends of Koondoola Regional Bushland to be used for Weedbuster Week 2003 (representing a carry-over of the remaining grant allocation from the City for Weedbuster Week 2002 activities).**



**ATTACHMENT 1**  
**PAGE 1 OF 15**

Application Number	1
Applicant	<b>Alexander Heights Senior Citizens Club (Inc)</b>
Project Summary	Assistance in purchase of Triton saw bench and overlocker sewing machine.
Project Location	<i>Alexander Heights Community Hall</i>
Proposed Start	<i>June 2003</i>
Category	<i>Community Services</i>
Amount requested	\$500.00
Working Party Assessment	Supported
Recommendation	<b>Funding BE APPROVED: \$500.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Recommend donation of products produced to charity, where possible.

Application Number	2
Applicant	<b>Anglican Parish of Yanchep</b>
Project Summary	Overnight camp for dads and their children.
Project Location	<i>Keith Maine Centre, Whiteman</i>
Proposed Start	<i>October 2003</i>
Category	<i>Community Services</i>
Amount requested	\$1,000.00
Working Party Assessment	Not supported
Recommendation	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Group needs to make contribution to costs. Not eligible - did not attend info session &

Application Number	3
Applicant	<b>Arts &amp; Cultural Centre Association Two Rocks Yanchep</b>
Project Summary	Setting up of art gallery to host artistic education classes & cultural events.
Project Location	<i>Downstairs Gallery, Shop 22, Two Rocks Shopping Centre</i>
Proposed Start	<i>July 2003</i>
Category	<i>Culture &amp; Arts</i>
Amount requested	\$2,100.79
Working Party Assessment	Not supported
Recommendation	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Recommendation that different arts groups in area get together for funding purposes & to share resources.

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Application Number	4
Applicant	<b>Australian Red Cross</b>
Project Summary	Assistance in increasing the number of trained Red Cross Family Support Service volunteers to support families in the City of Wanneroo affected by post-natal depression.
Project Location	<i>City of Wanneroo</i>
Proposed Start	<i>July 2003</i>
Category	<i>Community Services</i>
Amount requested	\$2,412.00
Working Party Assessment	Supported
Recommendation	<b>Funding BE APPROVED: \$1,000.00</b>
Conditions and/or Comments: (If applicable.)	

Application Number	5
Applicant	<b>Belridge Buddies</b>
Project Summary	Recruitment & accreditation of coaches for ongoing coaching working toward the nationals for disabled bowling.
Project Location	<i>Craigie Bowl &amp; Belconnen, Canberra</i>
Proposed Start	<i>Ongoing to 14 June 2003</i>
Category	<i>Sport &amp; Recreation</i>
Amount requested	\$1,500.00
Working Party Assessment	Not supported
Recommendation	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: (If applicable.)	Not eligible - did not attend information session.

Application Number	6
Applicant	<b>Blessing of the Fleet &amp; Community Day Inc in Association with Atlantis Awakes</b>
Project Summary	Society & Culture Club - Youth development and community interaction through the establishment of a visual, performing & related arts society & social club.
Project Location	<i>Maritime Exhibition Theatre, Phil Renkin Centre.</i>
Proposed Start	<i>15 May 2003</i>
Category	<i>Culture &amp; Arts</i>
Amount requested	\$6,000.00
Working Party Assessment	Not supported
Recommendation	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: (If applicable.)	Not eligible - did not attend information session.

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Application Number	7
Applicant	<b>Bulls Eye Productions</b>
Project Summary	Providing family entertainment to raise funds for the local Lions Club project to purchase Chandi walking aids for disabled children in the City of Wanneroo.
Project Location	<i>Various venues in the City of Wanneroo</i>
Proposed Start	<i>December 2003</i>
Category	<i>Community Services</i>
Amount requested	\$2,500.00
Working Party Assessment	Not supported
Recommendation	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Not eligible - did not attend information session.

Application Number	8
Applicant	<b>Constable Care Child Safety Project Inc</b>
Project Summary	Constable Care Child Safety Project - Crime prevention program based on the principle of early intervention and targeting primary school children. NB. 4 funding options provided.
Project Location	<i>Primary schools located within the City of Wanneroo</i>
Proposed Start	<i>Ongoing</i>
Category	<i>Safety &amp; Security</i>
Amount requested	\$4,180.00
Working Party Assessment	Not supported
Recommendation	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	

Application Number	9
Applicant	<b>Fauna Rehabilitation Foundation Inc.</b>
Project Summary	Black Cockatoo Program - Establishing facilities at the Fauna Rehab Foundation for injured & orphaned cockatoos
Project Location	<i>Malaga</i>
Proposed Start	<i>June 2003</i>
Category	<i>Environmental Improvement</i>
Amount requested	\$5,000.00
Working Party Assessment	Not supported
Recommendation	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	

**ATTACHMENT 1**  
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Application Number	10
Applicant	<b>Kisamra Bellydance Group</b>
Project Summary	Support to assist member/s to attend dance education workshops (as part of the WA Middle Eastern Dance Festival) that will enable them to return to the local group & teach the members new skills.
Project Location	<i>Workshops at King Street Arts Centre, Perth</i>
Proposed Start	<i>30 May 2003</i>
Category	<i>Culture &amp; Arts</i>
Amount requested	\$225.00
Working Party Assessment	Not supported
Recommendation	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	

Application Number	11
Applicant	<b>Lake Joondalup Community Kindergarten</b>
Project Summary	Rainy Day Play Area - transformation of unusable enclosed outdoor verandah area & purchase of appropriate toys.
Project Location	<i>Wanneroo</i>
Proposed Start	<i>Subject to funding outcome</i>
Category	<i>Community Services</i>
Amount requested	\$1,000.00
Working Party Assessment	Supported
Recommendation	<b>Funding BE APPROVED: \$500.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Group to contact Janek Sobon, Coordinator Infrastructure Projects, for approval prior to purchase and installation. Subject to proof of adequate public liability insurance.

Application Number	12
Applicant	<b>Lake Joondalup Lifestyle Village Choir</b>
Project Summary	Support for Lake Joondalup Lifestyle Village Choir performances throughout the City of Wanneroo.
Project Location	<i>City of Wanneroo</i>
Proposed Start	<i>Ongoing</i>
Category	<i>Culture &amp; Arts</i>
Amount requested	\$3,000.00
Working Party Assessment	Supported
Recommendation	<b>Funding BE APPROVED: \$2,000.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Subject to proof of adequate public liability insurance.

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Application Number	13
Applicant	<b>Landsdale Gardens Playgroup</b>
Project Summary	Shade Cover / Patio for playground & sandpit to enable children to play under cover during summer & winter.
Project Location	<i>Warradale Community Centre, Landsdale</i>
Proposed Start	<i>Subject to funding outcome</i>
Category	<i>Community Services</i>
Amount requested	\$2,000.00
Working Party Assessment	Not supported
Recommendation	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: (If applicable.)	Referred to City of Wanneroo budget for consideration.

Application Number	14
Applicant	<b>Learning &amp; Sanctuary Centre</b>
Project Summary	Fencing, landscaping & play equipment for Learning & Sanctuary Centre on grounds of Girrawheen SHS.
Project Location	<i>Girrawheen Senior High School grounds.</i>
Proposed Start	<i>Term 2, 2003</i>
Category	<i>Community Services</i>
Amount requested	\$4,500.00
Working Party Assessment	Not supported
Recommendation	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: (If applicable.)	Not eligible - did not attend information session.

Application Number	15
Applicant	<b>Lions Club Wanneroo</b>
Project Summary	Outreach Santa - Santa will visit various areas within the City of Wanneroo on a trailer, spreading Christmas cheer to as many residents as possible.
Project Location	<i>City of Wanneroo</i>
Proposed Start	<i>Check</i>
Category	<i>Community Services</i>
Amount requested	\$1,200.00
Working Party Assessment	Not supported
Recommendation	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: (If applicable.)	Not eligible - did not attend information session.

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Application Number	16
Applicant	<b>Mercy Community Services Inc</b>
Project Summary	Aboriginal women's art & craft project.
Project Location	<i>Mercy Family Centre, Koondoola</i>
Proposed Start	<i>22 July 2003</i>
Category	<i>Culture &amp; Arts</i>
Amount requested	\$1,000.00
Working Party Assessment	Not supported
Recommendation	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Not eligible - did not attend information session.

Application Number	17
Applicant	<b>North Coast Rangers</b>
Project Summary	Purchase of uniforms & equipment to assist in maintaining low cost membership for players.
Project Location	<i>Mindarie &amp; Woodvale</i>
Proposed Start	<i>May 2003</i>
Category	<i>Sport &amp; Recreation</i>
Amount requested	\$1,580.00
Working Party Assessment	Supported
Recommendation	<b>Funding BE APPROVED: \$500.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Subject to proof of adequate public liability insurance; City of Wanneroo logo to be visible on uniforms.

Application Number	18
Applicant	<b>Perth Lever Action Rifle Club</b>
Project Summary	Installation of wall at 50 metre firing line.
Project Location	<i>Wanneroo Shooting Complex, Pinjar</i>
Proposed Start	<i>Subject to funding outcome</i>
Category	<i>Safety &amp; Security</i>
Amount requested	\$1,000.00
Working Party Assessment	Supported
Recommendation	<b>Funding BE APPROVED: \$500.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	

**ATTACHMENT 1**  
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Application Number	19
Applicant	<b>Peter Cowan Writers Centre</b>
Project Summary	Myths & Monsters - a 5 week series of creative writing classes for 8-17 year olds.
Project Location	<i>City of Wanneroo - to be confirmed</i>
Proposed Start	<i>To be confirmed</i>
Category	<i>Culture &amp; Arts</i>
Amount requested	\$2,226.00
Working Party Assessment	Not supported
<b>Recommendation</b>	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Not eligible - did not attend information session.

Application Number	20
Applicant	<b>Recreation Network</b>
Project Summary	Ability Aware Workshops - community group training in disability awareness.
Project Location	<i>To be confirmed</i>
Proposed Start	<i>June 2003</i>
Category	<i>Sport &amp; Recreation</i>
Amount requested	\$1,000.00
Working Party Assessment	Not supported
<b>Recommendation</b>	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Not eligible - did not attend information session.

Application Number	21
Applicant	<b>Soccer Australia Referees (WA) Inc</b>
Project Summary	Assisting young soccer referees residing in the City to officiate at the Kanga Cup in Canberra.
Project Location	<i>Canberra</i>
Proposed Start	<i>July 2003</i>
Category	<i>Sport &amp; Recreation</i>
Amount requested	\$1,000.00
Working Party Assessment	Supported
<b>Recommendation</b>	<b>Funding BE APPROVED: \$500.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Subject to: 1) support being provided to referees that are City of Wanneroo residents, and 2) Proof of adequate public liability insurance.

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Application Number	22
Applicant	<b>Two Rocks Yanchep Art Society</b>
Project Summary	Purchase of lighting & display partitions for gallery.
Project Location	<i>Dark Tree Gallery, Carabooda</i>
Proposed Start	<i>Subject to funding outcome</i>
Category	<i>Culture &amp; Arts</i>
Amount requested	\$2,839.00
Working Party Assessment	Not supported
<b>Recommendation</b>	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Recommendation that different arts groups in area work together for funding purposes & to share resources.

Application Number	23
Applicant	<b>Venetians Netball Club</b>
Project Summary	Level 1 Netball Umpiring Course (4 hours).
Project Location	<i>Kingsway Sporting Complex</i>
Proposed Start	<i>May 2003</i>
Category	<i>Sport &amp; Recreation</i>
Amount requested	\$582.90
Working Party Assessment	Supported
<b>Recommendation</b>	<b>Funding BE APPROVED: \$300.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	

Application Number	24
Applicant	<b>Wanneroo Playgroup Association</b>
Project Summary	Purchase & installation of steel patio over sandpit & erecting of fence around play area for safety purposes.
Project Location	<i>Elliot Road Clubrooms, Wanneroo</i>
Proposed Start	<i>June 2003</i>
Category	<i>Safety &amp; Security</i>
Amount requested	\$6,247.00
Working Party Assessment	Not supported
<b>Recommendation</b>	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Referred to City of Wanneroo budget for consideration.



**ATTACHMENT 1**  
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Application Number	25
Applicant	<b>Wanneroo Senior High School P &amp; C</b>
Project Summary	Art instalment by students in year 8 outdoor area.
Project Location	<i>Wanneroo</i>
Proposed Start	<i>May 2003</i>
Category	<i>Culture &amp; Arts</i>
Amount requested	\$1,890.00
Working Party Assessment	Not supported
<b>Recommendation</b>	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	

Application Number	26
Applicant	<b>Yanchep / Two Rocks Arts &amp; Crafts Group</b>
Project Summary	Mosaic and parchment classes for ladies.
Project Location	<i>Yanchep / Two Rocks</i>
Proposed Start	<i>2 September 2003</i>
Category	<i>Culture &amp; Arts</i>
Amount requested	\$952.00
Working Party Assessment	Supported
<b>Recommendation</b>	<b>Funding BE APPROVED: \$500.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Subject to availability to all community members (male & female).

Application Number	27
Applicant	<b>Yanchep National Park Volunteer Association Inc</b>
Project Summary	To provide a database, specimen collection & pictorial record of invertebrates in the Yanchep National Park.
Project Location	<i>Yanchep National Park</i>
Proposed Start	<i>Subject to funding outcome</i>
Category	<i>Environmental Improvement</i>
Amount requested	\$3,300.00
Working Party Assessment	Not supported
<b>Recommendation</b>	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	

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Application Number	28
Applicant	<b>Yanchep Two Rocks RSL Sub Branch</b>
Project Summary	Purchase & installation of bronze cross (to replace existing wooden cross) in restoration of war memorial.
Project Location	<i>Yanchep National Park</i>
Proposed Start	<i>Subject to funding outcome</i>
Category	<i>Community Services</i>
Amount requested	\$799.25
Working Party Assessment	Supported
<b>Recommendation</b>	<b>Funding BE APPROVED: \$800.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	

Application Number	29
Applicant	<b>Yellagonga Catchment Group</b>
Project Summary	Yellow Fish Road Drain Marking Program - students & volunteers will work together to raise awareness regarding the effects of stormwater pollution on wetland health.
Project Location	<i>City of Wanneroo streets near Yellagonga Catchment, Lake Goollalel &amp; Lake Joondalup.</i>
Proposed Start	<i>May 2003</i>
Category	<i>Environmental Improvement</i>
Amount requested	\$1,060.00
Working Party Assessment	Supported
<b>Recommendation</b>	<b>Funding BE APPROVED: \$1,000.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Subject to proof of adequate public liability insurance.

Application Number	30
Applicant	<b>Yellagonga Environment Centre Committee &amp; Peter Jones, Architect</b>
Project Summary	Feasibility Study for the establishment of a training & education environment centre in Wanneroo.
Project Location	<i>To be established</i>
Proposed Start	<i>June 2003</i>
Category	<i>Environmental Improvement</i>
Amount requested	\$2,000.00
Working Party Assessment	Not supported
<b>Recommendation</b>	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Not eligible - did not attend information session.

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Application Number	31
Applicant	<b>6030 Community Connect &amp; Clarkson CHS P &amp; C</b>
Event Summary	Dad's Day Out - With the Kids
Event Location	<i>Clarkson Youth Centre</i>
Proposed Start	<i>31 August 2003</i>
Amount requested	\$500.00
Working Party Assessment	Supported
<b>Recommendation</b>	<b>Funding BE APPROVED: \$500.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	

Application Number	32
Applicant	<b>Alexander Heights Senior Citizens Club Inc</b>
Event Summary	Alexander Heights Seniors' Social Soiree - Open day to promote club & newly refurbished facilities.
Event Location	<i>Community Hall, Linto Way, Alexander Heights</i>
Proposed Start	<i>June 2003</i>
Amount requested	\$1,500.00
Working Party Assessment	Not supported
<b>Recommendation</b>	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Council has budgeted for the official launch of the refurbished community centre.

Application Number	33
Applicant	<b>Arts &amp; Cultural Centre Association Two Rocks Yanchep</b>
Event Summary	Setting up of art gallery to host artistic education classes & cultural events.
Event Location	<i>Downstairs Gallery, Shop 22, Two Rocks Shopping Centre</i>
Proposed Start	<i>Late October (Sat or Sun)</i>
Amount requested	\$4,915.90
Working Party Assessment	Not supported
<b>Recommendation</b>	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Recommendation that different arts groups in area work together for funding purposes & to share resources.

**ATTACHMENT 1**  
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Application Number	34
Applicant	<b>Badminton Association of WA</b>
Event Summary	Western Australian International - Badminton Tournament.
Event Location	<i>Kingsway International Sports Stadium</i>
Proposed Start	<i>4 July 2003</i>
Amount requested	\$5,000.00
Working Party Assessment	Not supported
<b>Recommendation</b>	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Not eligible - did not attend information session.

Application Number	35
Applicant	<b>Carramar Residents Association</b>
Event Summary	Carramar Family Christmas Event
Event Location	<i>Carramar - to be confirmed</i>
Proposed Start	<i>13 December 2003</i>
Amount requested	\$1,959.00
Working Party Assessment	Supported
<b>Recommendation</b>	<b>Funding BE APPROVED: \$1,000.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Subject to proof of adequate public liability insurance.

Application Number	36
Applicant	<b>Carramar Residents Association</b>
Event Summary	Carramar Youth Community Event
Event Location	<i>Staunton Vale Park, Carramar</i>
Proposed Start	<i>11 October 2003</i>
Amount requested	\$1,700.00
Working Party Assessment	Not supported
<b>Recommendation</b>	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Not eligible - second application in same category.

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Application Number	37
Applicant	<b>City International Church (Assemblies of God) Inc</b>
Event Summary	Urban Legends Camp 2003 - Youth Camp for local high school aged students.
Event Location	<i>Baldivis</i>
Proposed Start	<i>3-5 October 2003</i>
Amount requested	\$2,000.00
Working Party Assessment	Not supported
<b>Recommendation</b>	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Not eligible - did not attend information session.

Application Number	38
Applicant	<b>Lake Neerabup Rural Group</b>
Event Summary	Lake Neerabup Festival - Annual community festival to showcase the diversity, history & uniqueness of Lake Neerabup.
Event Location	<i>Strawberry Fields, Neerabup</i>
Proposed Start	<i>As determined by Beach to Bush program.</i>
Amount requested	\$7,500.00
Working Party Assessment	Not supported
<b>Recommendation</b>	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Not eligible - did not attend information session.

Application Number	39
Applicant	<b>Quinns Rocks RSL Sub Branch</b>
Event Summary	Vietnam Day & Remembrance Day Services
Event Location	<i>Sports Club, Quinns Rocks</i>
Proposed Start	<i>17 September and 11 November 2003</i>
Amount requested	\$1,000.00
Working Party Assessment	Supported
<b>Recommendation</b>	<b>Funding BE APPROVED: \$1,000.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	

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Application Number	40
Applicant	<b>Two Rocks Yanchep Region Environmental Group</b>
Event Summary	Festive Family Fun Day with entertainment & displays, based around tree planting & park clean-up.
Event Location	<i>To be confirmed - Yanchep or Two Rocks</i>
Proposed Start	<i>August / September 2003</i>
Amount requested	\$2,650.00
Working Party Assessment	Supported
<b>Recommendation</b>	<b>Funding BE APPROVED: \$1,000.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Subject to: a) Approval by Director of Technical Services, and b) Proof of adequate public liability insurance.

Application Number	41
Applicant	<b>Wanneroo Lions Club</b>
Event Summary	Health Aware Day - Generic health awareness day for community.
Event Location	<i>City of Wanneroo Admin - To be confirmed</i>
Proposed Start	<i>24 May 2003</i>
Amount requested	\$4,000.00
Working Party Assessment	Not supported
<b>Recommendation</b>	<b>Funding NOT BE APPROVED: \$0.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Not eligible - did not attend information session.

Application Number	42
Applicant	<b>Wanneroo Senior High School P &amp; C</b>
Event Summary	Boys & Reading - Author in Residence Day
Event Location	<i>Wanneroo</i>
Proposed Start	<i>May 2003</i>
Amount requested	\$622.00
Working Party Assessment	Supported
<b>Recommendation</b>	<b>Funding BE APPROVED: \$500.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	Subject to acquittal of outstanding grant allocation.

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Application Number	43
Applicant	<b>Yanchep Districts Junior Football Club</b>
Event Summary	Family Gala Day - Community event including fun activities & fixtured football matches to help raise funds for the local football team/s.
Event Location	<i>Oldham Oval, Yanchep</i>
Proposed Start	<i>July 2003 - To be confirmed</i>
Amount requested	\$2,595.00
Working Party Assessment	Supported
<b>Recommendation</b>	<b>Funding BE APPROVED: \$1,000.00</b>
Conditions and/or Comments: <i>(If applicable.)</i>	

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## **CD05-05/03 May 2003- Donations, Waiver of Fees and Charges and Sponsorships Approved Under Delegated Authority**

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File Ref: S/0078V02  
Responsible Officer: Director, Community Development  
Disclosure of Interest: Nil  
Attachments: Nil

### **Issue**

To note donations, waivers of fees and charges and sponsorship applications considered and determined by the Chief Executive Officer during May 2003, in accordance with the provisions of the Donations, Waiver of Fees and Charges and Sponsorship Policy.

### **Background**

At its meeting held on 2 July 2002, Council resolved to adopt a Donations, Waiver of Fees and Charges and Sponsorships Policy.

This Policy delegates 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 May 2003 the City received one (1) application for a fee waiver and two (2) applications for sponsorship under the value of \$500.00.

Applications were received from:

- The Art Lady – Carramar
- Ashleigh Freeman, Landsdale
- Mark Taylor, Wanneroo

### ***Consultation***

Nil

### **Comment**

After assessment in accordance with the provisions and criteria nominated in the Donations, Waiver of Fees and Charges and Sponsorship Policy, determinations were made as listed in the recommendations to this report.

A complete list of original applications and assessments of each against the Policy is available in the Councillors Reading Room for further information.



## Statutory Compliance

Nil

## Strategic Implications

Nil

## Policy Implications

This report complies with the provisions and delegations of the Donations, Sponsorship and Waiver of Fees and Charges Policy.

## Financial Implications

The financial implications of this round of requests has resulted in expenditure in the Donations – Elected Members Account (51 05 05 052 4402 0001) of \$172.60, leaving a balance of \$4930.83, which is included in the financial implications section of the report to Council regarding May requests for donations and the waiver of fees and charges.

## Voting Requirements

Simple Majority

## Recommendation

**That Council:-**

- 1. NOTES the delegated determination of requests received by the City in May 2003 for donations, sponsorships and the waiver of fees and charges, which are as follows:**

### Waiver Applications

Organisation	Event/Activity	Decision
The Art Lady, Carramar	Waiver of Fees associated with provision of 6 week free art course for residents of Carramar and Banksia Grove	<b>APPROVE</b> a donation of \$72.60 to the Art Lady, being a waiver of fees associated with her use of Banksia Grove Community Centre to provide six (6) free art classes to residents of Carramar and Banksia Grove. This donation is to be provided as one off seed funding to the Art Lady as a casual hirer of the facility, in support of the project and use of the Centre
<b>Total</b>	<b>1 applicant</b>	<b>\$72.60</b>

**Sponsorship Applications**

<b>Individual</b>	<b>Event/Activity</b>	<b>Decision</b>
<b>Ashleigh Freeman, Landsdale</b>	<b>National Callisthenics Championships WA</b>	<b>Support with sponsorship of \$50.00</b>
<b>Mark Taylor, Wanneroo</b>	<b>National Men's U18 Hockey Championships</b>	<b>Support with sponsorship of \$50.00</b>
<b>Total</b>	<b>2 applicants</b>	<b>\$100.00</b>

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## **CD06-05/03 Requests for Donations and the Waiver of Fees and Charges May 2003**

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File Ref:	S/0078V02
Responsible Officer:	Director, Community Development
Disclosure of Interest:	Nil
Attachments:	1

### **Issue**

To consider community requests for donations and the waiver of fees and charges for May 2003, in accordance with the City's Donations, Sponsorship and Waiver of Fees and Charges Policy.

### **Background**

At its meeting held on 2 July 2002, Council resolved to adopt a Donations, Sponsorships and Waiver of Fees and Charges Policy.

This policy requires applications from individuals and 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 one (1) request for the waiver of fees and charges that requires determination by Council.

This request has been received from Beachway Vineyard Compassion Ministries Inc. and is summarised on the following page. Their application and supporting information is included as an attachment to this report (Attachment 1).

Applicant	Event/Activity to be supported	Amount requested	Assessment and Recommendation
<p>Beachway Vineyard Compassion Ministries Inc.</p>	<p>Beachway Vineyard Compassion Ministries Inc. have applied for a waiver of fees associated with their use of the Banksia Grove Community Centre on two nights per week, for the operation of a welfare service providing meals for disadvantaged families within the suburb.</p> <p>A similar program to the one proposed currently operates in Clarkson (Anthony Waring Clubrooms), which was established by Compassion Ministries and is now operated by an independent local organisation.</p> <p>In addition to the provision of meals, the group are also proposing that a life skills course for local children be operated, called Celebrate Recovery.</p> <p>This particular Ministry have a long association with the provisions of meals to disadvantaged members of the</p>	<p>\$2400.00 (waiver of fees until end of 2003)</p>	<p>Beachway Vineyard Compassion Ministries have provided services of this nature to disadvantaged residents for a number of years, under a variety of different Church names, including Northern Compassion Ministries, whom have made this particular booking.</p> <p>Whilst the intentions of groups providing this type of service are honourable, Administration is particularly mindful of not wanting to create a “welfare” or “dependence” mentality in a particular area, which may lead to a heavy reliance on this service in the future, without the development of self-help or self-coping skills by recipients.</p> <p>With this in mind, it will be recommended that Council waiver <b>half</b> of the fees associated with the use of this facility by the Group until the end of the calendar year.</p>

	community, having provided services in the Cities of Stirling and Fremantle, as well as their newly established base in Osborne Park.		<p>It is further recommended that this waiver be conditional upon the City's Community Services Business Unit receiving quarterly written reports regarding the service, to monitor its effectiveness in achieving community self sufficiency outcomes in Banksia Grove, through the introduction and effective implementation of life skills courses. This interaction will also assist the City to identify complementary services and programs for the Banksia Grove area.</p> <p>Further work with the group will also be aimed at the development of more permanent rental arrangements associated with use of the Community Centre, as opposed to the continued application for waivers of fees and charges.</p> <p><b>RECOMMENDATION: APPROVE A 50% DISCOUNT IN FEES TALLING \$1200.00</b></p>
<b>Total</b>	<b>1 applicant</b>	<b>\$2400.00</b>	<b>\$1200.00</b>

### ***Consultation***

Nil

### **Comment**

A brief summary of the dollar value of applications received and consequent recommendations is provided below.

<b>Applicant</b>	<b>Amount Requested</b>	<b>Recommendation</b>
Beachway Vineyard Compassion Ministries	Waiver of fees associated with use of Banksia Grove Community Centre until end of 2003	<b>APPROVE A CONDITIONAL 50% DISCOUNT IN FEES TALLING \$1200.00</b>
<b>Total</b>	<b>\$2400.00</b>	<b>\$1200.00</b>

### **Statutory Compliance**

Nil

### **Strategic Implications**

The provision of donations, waivers and sponsorship are aligned with the City's strategic goal of developing and supporting Healthy Communities, as follows:

- “2. *Healthy Communities*  
*Foster an identity that promotes lifestyle choices and the 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 Waiver of Fees and Charges Policy.

### **Financial Implications**

Financial implications associated with this round of donation and waiver requests are provided below:

Budget 2002/2003 Elected Member Donations	\$35,000.00
Amount expended to date	\$30069.17
Available funds as at 19 May 2003	\$4930.83
Impact of approval of all applications	\$2400.00
Impact of approval of recommended applications	\$1200.00
Remaining funds	\$3730.83

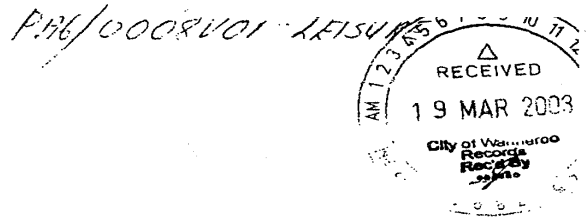
## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council: -**

- 1. APPROVE a donation of \$1200.00 from account 51 05 05 052 4402 0001 (Elected Members Donations) to the Beachway Vineyard Compassion Ministries Inc, being:-**
  - a) A 50% discount in fees associated with their use of Banksia Grove Community Centre for two evenings per week until the end of 2003;**
  - b) For the purpose of the distribution of free meals to residents and the introduction of life skills courses to promote community self sufficiency;**
  - c) Subject to the provision of quarterly reports regarding operations, and liaison and co-operation with the City to identify additional services and programs applicable to the area and more permanent rental arrangements for the Group should they continue operating from the Centre after December 2003.**

ATTACHMENT 1  
PAGE 1 OF 12

Beachway Vineyard Compassion Ministries Inc.  
5 Omalley St  
Osborne Park 6017

ABN32 683 691 258

To;  
City of Wanneroo  
Locked Bag 1  
Wanneroo 6946  
W A

Attn CEO

Dear Sir,

We wish to make application for a waiver of fees for the hire of Banksia Grove Community centre.

Our organisation, which is a non profit welfare agency, is preparing to provide welfare services in the form of free three course meals to the needy of Banksia Grove on Monday and Wednesday nights.

We currently provide such services to Clarkson and Osborne Park and the needs in Banksia Grove having been pointed out to us we plan to start there in the last week of March.

In addition to the meals we will be providing a life skills course to the children of the area with the help of the local community groups and this will expand into both teen and adult life skills programs using the facilities of a program we are running in several places called Celebrate Recovery.

The groups for adults currently operating include recovery from such things as Chemical Dependency, Sexual and Emotional abuse, Anger Management and Eating disorders. We are sure that these groups will benefit the whole community of Banksia Grove and also Clarkson where we plan to start the groups as leaders become available to us.

We thank you for your consideration of this request.

Yours Faithfully



Keith Lehmann.



ATTACHMENT 1  
PAGE 2 OF 12

*Beachway Vineyard Compassion Ministries Inc*  
*5 Omalley St*  
*Osborne Park 6017*  
*Western Australia*  
*Ph: 92427111*  
*Fax: 92433896*  
*cr@beachway.com.au*

*To. Garry Prus*  
*Manager Community Services*  
*City of Wanneroo*

*Dear Garry,*

*Ref. our conversation regarding the waiver of fees for the Banksia Grove Community Centre herewith our constitution etc as promised.*

*My apologies for the delay in sending this information, have been away working with recovery groups in other parts of the state.*

*Thank you for your time and consideration of our request.*

*Best Regards*



*Keith Lehmann*  
*April 15 2003*

*PS We now intend to start on May 5*



ATTACHMENT 1  
PAGE 3 OF 12

## CERTIFICATE OF CURRENCY

### To Whom It May Concern

In our capacity as Insurance Brokers to the Insured below, we hereby certify that the undermentioned is current as at 01/04/2003

This Certificate is issued as a matter of information only and confers no rights upon the certificate holder. This Certificate does not amend, extend or alter the coverage afforded by the policy below.

**CLASS** :Business Pack

**POLICY NUMBER** :06.025.0306267

**INSURED** :Beachway Vineyard Christian Fellowship Inc & Beachway Vineyard Compassion Ministries Inc

**SITUATION** :Anywhere in Australia

**SUM INSURED** : \$10 million

**COVER DETAILS** : Public Liability

**INSURED PERIOD** :31/05/2002 to 31/05/2003

**UNDERWRITER** :EIG-Ansvar Ltd  
**FINANCE** :

**NOTES** :

BRYAN JOY  
WESTCOURT GROUP INSURANCE BROKERS  
Direct Phone (08) 9309-1466  
Direct Fax (08) 9309-2449  
Email: brenscott@iinet.net.au

ATTACHMENT 1  
PAGE 4 OF 12

remove this top section if desired before framing

MINISTRY OF  
FAIR TRADING  
WESTERN AUSTRALIA  
Associations Incorporation Act 1987  
Section (1)



Registered No.: A1006882R

## Certificate of Incorporation

This is to certify that

**BEACHWAY VINEYARD COMPASSION MINISTRY INC**

has this day been incorporated under the  
Associations Incorporation Act 1987

Dated this twenty-first day of April 1998

A handwritten signature in black ink, appearing to be 'J. Smith'.

Assistant Commissioner for Corporate Affairs

CERTIFICATE

13/06/2001 18:28 +61894329891

**ATTACHMENT 1  
PAGE 5 OF 12**

Town Hall Centre  
8 William Street  
Fremantle  
Western Australia  
PO Box 807, Fremantle  
Western Australia 6959

Telephone: (08) 9432 9999  
Facsimile: (08) 9430 4634  
TTY: (08) 9432 9777  
Email: [info@fremantle.wa.gov.au](mailto:info@fremantle.wa.gov.au)  
Web: [www.freofocus.com.au](http://www.freofocus.com.au)  
ABN: 74 680 272 485

10<sup>TH</sup> June, 2001**TO WHOM IT MAY CONCERN**

For some years now there has been a growing population of homeless and itinerant people in Fremantle who sleep out at nights. At one time we could identify approximately 50 people who regularly slept out, however in the past two years the numbers have increased to, latest estimate, 150 people – with that number fluctuating depending on whether additional families have travelled to Fremantle for medical care, or for a funeral, for example.

The meal service that Beachway Vineyard Compassion Ministries provides for these people is an extremely important service as for many of them it is the only meal they receive for the day. Unfortunately the Ministries can only operate 3 days per week in Fremantle because of the limits of their current facilities, if their facilities were expanded they could offer a 5 day service, and for the hungry and homeless of Fremantle this would indeed be very much appreciated.

This group of people have a multitude of complex needs which need addressing including chronic health care needs, homelessness, substance abuse issues, mental health issues, disconnection from mainstream society to name a few. If at the very least the community can provide a contact point and a hot meal at night, then it is a start.

I strongly support the need for this service in Fremantle and the need for the service to expand, one visit when the service is operating is all that is required to be convinced of it's fundamental value to the recipients of the meals.

Yours sincerely

Barbara Powell  
MANAGER CULTURAL AND COMMUNITY SERVICES



*north metropolitan  
health service*

ATTACHMENT 1  
PAGE 6 OF 12



To Whom it May Concern

This is a letter of support for the Beachway Vineyard Compassion Ministries Inc initiative in developing a submission to the Lotteries Commission to establish a new kitchen at their Osborne Park facility to provide nutritious and well balance meals to disadvantaged community members in the Northern Corridor.

I wish them every success.

Yours sincerely

A handwritten signature in cursive script, appearing to read "Leanne Sultan".

Leanne Sultan  
Service Manager  
Adult Mental Health Program  
31 May 2001

ADMINISTRATION OFFICE: C/- Osborne Park Hospital Campus, Osborne Place Stirling WA 6021  
Tel: (08) 9346 8000 Fax: (08) 9346 8008



**ATTACHMENT 1  
PAGE 7 OF 12**

PARLIAMENT OF WESTERN AUSTRALIA  
LEGISLATIVE ASSEMBLY

**JIM MCGINTY, M.L.A.**  
B.A., B.JURIS (Hons.), LL.B. J.P., M.L.A.  
MEMBER FOR FREMANTLE

Queensgate Centre  
William Street  
Fremantle W.A. 6160  
(P.O. Box 871)  
Telephone (08) 9336 7000  
Fax (08) 9430 4564

28 May 2001

**TO THE LOTTERIES COMMISSION OF WESTERN AUSTRALIA**

I would like to offer my support and acknowledge the work of the volunteers of the Beachway Café.

The ongoing commitment of team of helpers has done much to alleviate the plight of those in need of the 'café' in Fremantle. It is more than providing a meal, it is a tangible demonstration of the caring and the dedication that has improved the lives of many people in our local community since August 1999.

Unfortunately, I see too much evidence of homelessness and those who cannot provide for themselves or live full independent lives. This is a very visible and major concern in Fremantle.

The Beachway Cafe is an active project to redress poverty. I commend them in their endeavours to 'feed the poor' and wish them well in continuing to provide this community service. I am very happy to support their application for funding to improve the facilities and their ability to meet this basic need in Fremantle.

Yours sincerely

A handwritten signature in black ink that reads "Jim McGinty".

Jim McGinty MLA  
**MEMBER FOR FREMANTLE**



City of Stirling  
Office of the Mayor

ATTACHMENT 1  
PAGE 8 OF 12

Civic Place  
Stirling WA 6021  
Telephone: 9345 8502  
Fax: 9345 3073

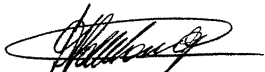
31 May 2001

**TO WHOM IT MAY CONCERN**

It is with pleasure that I give my support to the Beachway Vineyard Compassion Ministries Inc and attest to the role that they play within the Community.

Beachway Vineyard Compassion Ministries provide to the homeless and destitute meals on a daily basis. I believe that not only do they provide meals for people who otherwise may not eat regularly, but they also provide these people with companionship and support. The kitchen facilities they currently use are very limited and I understand that if they are successful in their submission for funding, these funds would be used to provide larger kitchen facilities.

It is without hesitation that I recommend Beachway Vineyard Compassion Ministries application for a grant be given the utmost consideration.



Cr Tony Vakkalonga JP  
MAYOR

**ATTACHMENT 1**  
**PAGE 9 OF 12**

**BEACHWAY VINEYARD  
COMPASSION MINISTRIES INC.**

**FINANCIAL INFORMATION  
FOR THE YEAR ENDED 30 JUNE 2002**



25/03/2003 11:29 BRIDGE PARTNERS → 92428933

NO. 236 003

Beachway Vineyard  
Compassion Ministries Inc.  
Income and Expenditure Statement  
For the year ended 30 June 2002

**ATTACHMENT 1**  
**PAGE 10 OF 12**

	2002
	\$
<b>Income</b>	
Donations	82,363
Miscellaneous Income	6,087
	<u>88,450</u>
<b>Expenses</b>	
Supplies	50,371
Depreciation	17,752
Vehicle Lease	13,484
Rent	3,549
Travel	3,107
Other	1,187
Bank Charges	341
Repairs & Maintenance	219
	<u>90,010</u>
Net Deficit for the year before Grants Received	(1,560)
Add: Grant Received	59,676
Net Contribution	<u><u>58,116</u></u>

**Beachway Vineyard Compassion Ministries Inc.**  
**Notes to and forming part of the financial statements**  
**For the year ended 30 June 2002**

**ATTACHMENT 1**  
**PAGE 11 OF 12**

**Note 1 Statement of Accounting Policies**

These financial statements are a special purpose financial report prepared in order to satisfy the financial reporting requirements of the Associations Incorporation Act. The board has determined that the association is not a reporting entity and therefore there is no requirement to apply Accounting Standards and other mandatory professional reporting requirements (Urgent Issues Group Consensus Views) in the preparation and presentation of these statements.

The statements have been prepared in accordance with the requirements of the Associations Incorporation Act, and the following Accounting Standards and other mandatory professional reporting requirements:

- AAS 1 Profit and loss or other operating statements
- AAS 5 Materiality
- AAS 8 Events occurring after balance date
- AAS 10 Accounting for the valuation of non-current assets
- AAS 17 Accounting for leases

No other Australian Accounting Standards or other mandatory professional reporting requirements have been intentionally applied.

The statements are also prepared on an accruals basis from the records of the association. They are based on historic costs and do not take into account changing money values or, except where specifically stated, current valuations of non-current assets. The accounting policies are consistent with the previous period, unless otherwise stated.

In accordance with the provisions of the Income Tax Assessment Act the Association is exempt from income tax.

All Grants have been credited to the Profit & Loss account in the year of receipt.

Fixed assets are written off at varying rates over their estimated useful lives.



# MGI BRIDGE PARTNERS

ACCOUNTANTS • CORPORATE & BUSINESS ADVISORS

ATTACHMENT 1  
PAGE 12 OF 12

## INDEPENDENT AUDIT REPORT TO THE MEMBERS OF BEACHWAY VINEYARD COMPASSION MINISTRIES INC.

### SCOPE

We have audited the attached financial report, being a special purpose financial report, of Beachway Vineyard Compassion Ministries Inc. for the year ended 30 June 2002. The Board is responsible for the financial report, and has determined that the accounting policies used and described in Note 1 to the financial statements are appropriate to meet the requirements of the Associations Incorporation Act (WA) and are appropriate to meet the needs of the members. We have conducted an independent audit of the financial report in order to express an opinion on it to the members of Beachway Vineyard Compassion Ministries Inc. No opinion is expressed as to whether the accounting policies used are appropriate to the needs of the members.

The financial report has been prepared for the purpose of fulfilling the requirements of the Associations Incorporation Act (WA). We disclaim any assumption of responsibility for any reliance on this report or on the financial report to which it relates to any person other than the members, or for any purpose other than that for which it was prepared.

Our audit has been conducted in accordance with Australian Auditing Standards. Our procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial report, and the evaluation of significant accounting estimates. These procedures have been undertaken to form an opinion as to whether, in all material respects, the financial report is presented fairly in accordance with the accounting policies described in Note 1 so as to present a view which is consistent with our understanding of the Association's financial position, and performance as represented by the results of its operations. These policies do not require the application of all Accounting Standards and other mandatory professional reporting requirements in Australia.

The audit opinion expressed in this report has been formed on the above basis.

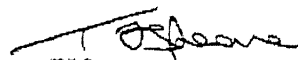
### QUALIFICATION

The procedures for recording cash receipts did not permit the application of necessary auditing procedures. Our opinion is therefore limited to amounts recorded in Beachway Vineyard Compassion Ministries Inc. accounting records. In addition, the financial report for the year ended 30 June 2001 has not been audited. Accordingly, no comparatives for 2001 have been included.

### AUDIT OPINION

In our opinion, except for the effects on the financial report of the matters referred to in the qualification paragraph, the financial report presents fairly in accordance with the accounting policies described in Note 1 to the financial statements, the financial position of Beachway Vineyard Compassion Ministries Inc. as at 30 June 2002 and the results of its operations for the year then ended.

  
MGI BRIDGE PARTNERS AUDIT SERVICES

  
TJ Spooner  
Partner

DATED at PERTH this 26<sup>th</sup> day of March 2003  
Level 41, BankWest Tower, 108 St George's Terrace, GPO Box 2370, Perth, Western Australia 6001  
Tel: 61-8 9463 2463 Fax: 61-8 9463 2459 Email: reception@mgi-perth.com.au

MGI Bridge Partners Audit Services  
2197 A member of MGI, an association of independent accounting firms with offices throughout the world

## **Chief Executive Office**

### **General**

#### **CE01-05/03 Confirmation of Appointment - Community Representation - Various Committee's**

---

File Ref:	S09/0058V01
Responsible Officer:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachments:	Nil

### **Issue**

To consider the confirmation of Administration staff and Community Representatives to the various Council Committees.

### **Background**

In accordance with the Local Government Act 1995, tenure of committee membership continues until the next ordinary Election Day.

At the Special Council Meeting on the 05 May 2003 Council confirmed Elected Members representation on all internal and external committees of Council.

### **Detail**

The various Committees' Terms of Reference provide for the tenure of Community Representatives. The purpose of this report is to confirm all appointments for a further period of two years or until the Committees' Terms of Reference require that the appointment be reviewed.

Detailed in the Officer's Recommendation is all Council's internal committees with Administration and Community Member Representation requiring Council's confirmation.

### **Comment**

The confirmation of appointment at this point in time is considered to be a procedural issue under the Local Government Act 1995.

### **Statutory Compliance**

Section 5.11 of the Local Government states that where Council has appointed members to a Committee, the person's membership continues until the next ordinary Election Day.

## Strategic Implications

Community Representation on Committees assist Council in achieving an understanding of our communities needs which support Council's strategic goal under the theme Healthy Communities.

## Policy Implications

Nil

## Financial Implications

Nil

## Voting Requirements

Absolute Majority

## Recommendation

**That Council by ABSOLUTE MAJOITY RENEW the appoint the following members to the various Council Committees as detailed below:**

Name of Committee	Role of Committee	Council Staff Representatives	External Representatives
Alexander Heights Community Facility Advisory Committee	To provide input in an advisory capacity on the development of additional community facilities in the suburb of Alexander Heights	Director Community Development Manager Community Services Director Technical Services Coordinator Building Projects Manager Planning Services	Glenys Griffiths, Ann Stewart & Murray Ashfield, Alexander Heights Senior Citizens Group Carolyn Bryan, Alexander Heights Playgroup
Alexander Ward/BMX Facility Reference Group	To provide comment and feedback in an advisory capacity on the proposed development of a skate/BMX facility in the Alexander Ward	Director Community Development or nominee Director Technical Services or nominee Director Planning & Development or nominee	Daniel Wheeler, Youth Rep Lewis Baxter, Youth Rep Vacant, Alexander Heights Residents Association
Art Advisory Committee	To provide advice on matters relating to the arts	CEO or nominee Community Arts Officer (advisory capacity)	2x art professionals: Jennifer Bay Janey Emery
Audit Committee (Standing Committee)	Review matters associated with the City's audit process comprises all elected members operating as a committee of council as a whole. No delegated authority.	Nil	Nil
Budget Committee (Standing Committee)	Role of committee is to work through and finalise Council budget	Nil	Nil

Committee)			
Bushfires Advisory Committee	To advise council on all matters relating to the Bush Fires Act 1954 Section 67 (I). To liaise with the other emergency organizations and relevant bodies in regard to the Swan Regional Plan	Director Community Development Community Fire Manager	FESA CALM WA Police Service
Carramar Community Facility and Active Open Space Feasibility Study Reference Group	To oversee the completion of a feasibility study examining a neighbourhood community facility and active open space in the suburb of Carramar	Director Community Development or nominee	Norm Hewer, Carramar Residents Association Carol Scott, Dept of Education Russell Burnett, Peet & Co. 4x Community reps: Patrick McDonald Adam Russell Adam Waghorn Myret D'Arcy
City of Wanneroo RoadWise Advisory Committee	Encourage safe use of the City's road network by motorists, pedestrians & cyclists. Implement strategies to solve potential road safety problems. To identify and source funding to implement road safety projects. To provide feedback to the Office of Road Safety on planned legislation and new changes to road rules. Provide a means of 2 way communication and participation between the community and the City of Wanneroo on matters of road safety.	Traffic & Road Safety Officer Traffic Technical Officer	Wayne Tag, Simon Lekias, Bill Street & Vern Andrews, Community Representatives Sen Sgt Lilly Cvijic, WA Police Service Des Noonan & Engel Prendergast, RoadWise Jerko Ostojic, Main Roads WA Vacant, Safer WA
Community Funding Working Party	The ranking of each application made under the program against funding criteria and eligibility The provision of recommendations to Council regarding Community Funding distribution at the conclusion of each round of the program	Manager Strategic & Executive Services Grants & Special Projects Officer	
Disability Services Plan	To provide comment and feedback in an advisory	Director Community Development or nominated	Representative from Disability Services

Review Reference Group	capacity on the review of the City's Disability Services Plan	representative	Commission
Economic Development Committee	To keep interested parties up to date with the latest issues and projects within the economic development unit. It is a chance for interested elected members and senior administration to workshop strategy direction and project focus.	CEO Director Planning & Development Manager Economic Development Director Corporate Services	Nil
Environmental Advisory Committee	To provide a means of participatory two-way communication between the community and the City of Wanneroo on environmental issues. To assist Council with the identification of environmental issues and the development of strategies relating to these issues.	CEO or nominee, Director Technical Services or nominee  Director Planning & Development or nominee  Yellagonga Catchment Co-ordinator	Alice Stubber, Friends of Koondoola Regional Bushland Glenn Bathols, Lake Gngangara Conservation and Community Group David Hancock, Friends of Yellagonga Regional Park Alan Carstairs, Yellagonga Catchment Group Renata Zelinova, Quinns Rocks Environmental Group Kevin Nosow, Mindarie Keys Coastcare Association Jo Darbyshire, Lake Neerabup Residents Group Representative, Two Rocks Yanchep Environmental Group Individual Representatives: Hazel Dempster, Neil Hamilton, Audrey Hine, Phyllis Robertson, Greg Weller & Cecylia Berriman
Festival and Cultural Events (FACE) Advisory Committee	To recommend to Council on policy matters pertaining to the promotion of the City's culture.	Director Community Development or nominee Manager Leisure & Library Services Manager Marketing Services Community Events Officer	On an invitational basis
Gloucester Lodge Museum	To advise the City on matters relating to	Manager Leisure & Library Services	N Lincoln, CALM D Russell, Yanchep

Advisory Committee	collection and management at the Gloucester Lodge Museum	Heritage Officer Kate De Bruin, Curator of Museum	District High School 6x Community Reps: Ms Gayle ChemieLewski, Ms Margaret Cockman Mr Stan Daley Mr Charles Paley Ms Janet Gloudeman Ms Lola Gibbs
Gumblossom Reserve Masterplan Reference Group	To oversee the development of the Gumblossom Masterplan	Director Technical Services or nominee Director Planning & Development or nominee Director Community Development or nominee	Renata Zelinova, member of Environmental Advisory Committee 3x Reps of existing user groups: Brian Wright, Steve Hallam, James Eley
Hainsworth Leisure Centre Redevelopment Community Reference Group	To provide input in an advisory capacity on the detailed plans and management structure associated with the re-development of Hainsworth Leisure Centre	Director Community Development Director Technical Services Director Planning & Development Manager Leisure & Library Services Facility Coordinator Coordinator Building Projects	Daniel Wheeler, Youth Advisory Council Kate Rivers, Youth Advisory Council Barbara Whitmore, Girrawheen Discovery Club Sue Lee, Osborne Park Hospital Del Jenkins, YMCA Ken Cardy, Jobs West
Heritage Services Advisory Committee	To provide advice to Council on policy related to heritage matters	Director Community Development Manager Leisure & Library Services	Laura Gray Leonie Snape Stanley Blencowe
John Maloney Clubroom Lease Agreement Working Group	To oversee the development of a joint lease proposal between primary users of the John Maloney Clubrooms and the City.	Director Community Development Manager Contracts & Property	Laurie Hills & Mal Brown – Greenwood Giant Baseball Club Grant Woods & Nathan Gilder – West Coast Cricket Club Toni & Mitchell Sideris – Jaguars Softball Club
Mayor's Advisory Committee – House Matters	To provide policy advice to the Mayor on matters relating to civic procedures and corporate events	Assistant to the Mayor	Nil
Mindarie Community Facility Project Reference Group	To provide input in an advisory capacity on the concept plans for the multi-purpose community building to be constructed at Lot 211 Ocean Drive.	CEO Director Community Development Director Technical Services Director Planning & Development	Alan Lee & Neville Hogan, Quinns Rocks Surf Lifesaving Club, Des Blackwell, Quinns Rocks Fishing Club
Safer Citizens Working Group	Provide advice to council on policy and strategy re Safer Citizens program.	Team Leader Ranger & Safety Services Coordinator Social	WA Police Service Safer WA Neighbourhood Watch



	Both ward Councillors participate on the 4 precinct committees	Planning Manager Leisure & Library Services Director Community Development Project Officer – Policy & Planning	Community representatives
Special Needs Playground Working Group	To investigate the development of a special needs playground within the City of Wanneroo	Director Community Development or nominated representative Director Technical Services or nominated representative	
Wanneroo/Joon dalup Local Emergency Management Committee	LEMC's are created to consist of representatives from all lead hazard response agencies and have a charter to develop and test emergency management plans that address identified risks to communities within each local authority.	Fire Management Officer Senior Ranger	FESA CALM WA Police Service
Wanneroo Tourism Committee	To develop and promote tourism activities for the City of Wanneroo	CEO or nominee Director Community Development or nominee Manager Marketing Manager Economic Development	Gordon Lamb Chris Waddell Vacant Paul Woodcock Adrian Snape Earl Pryor Annette Heaney (ex-officio)
Wanneroo Town Centre Advisory Committee	To advise Council on matters relating to the management of land and planning matters and construction projects involved in the redevelopment of the Wanneroo town centre	CEO Director Planning & Development Director Technical Services Director Community Development	Nil
Waste Management Advisory Committee	To provide advice to Council and to the City's representatives on the Mindarie Regional Council on matters relating to waste management within the City	Director Technical Services Manager Waste Services	Nil

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**CE02-05/03    Resignation of Committee Membership - Western Australian Local Government Association**

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File Ref: S0072  
Responsible Officer: Chief Executive Officer  
Disclosure of Interest: Nil  
Attachments: Nil

**Issue**

To consider the nomination of an Elected Member to the Western Australian Local Government Association (WALGA) as a result of the resignation of Cr Newton from this Committee.

**Background**

At the Special Council Meeting on the 5<sup>th</sup> May 2003 Council appointed the following Elected Members to the WALGA North Metropolitan Zone:

- Cr Stewart
- Cr Newton
- Cr Cvitan
- Cr Loftus
- Deputy Delegate Mayor Kelly

**Detail**

Cr Newton's resignation is as a result of a clash of dates with another committee commitment held by Cr Newton.

WALGA North Metropolitan Zone meetings are held bi-monthly at 6.00pm with meeting locations rotated between the various member Council's.

The purpose of the WALGA North Metropolitan Zone is to ensure that Councils in the North Metropolitan area are represented at the Executive Board of WALGA.

**Comment**

Council is requested to consider the appointment of an Elected Member to replace the position held by Cr Newton.

**Statutory Compliance**

Nil

**Strategic Implications**

Representation on committees assist Council in achieving an understanding of our communities needs which support Council's strategic goal under the theme Healthy Communities.

**Policy Implications**

Nil

**Financial Implications**

Nil

**Voting Requirements**

Absolute Majority

**Recommendation**

**That Council by an ABSOLUTE MAJORITY APPOINT Cr Pearson to the Western Australian Local Government Association North Metropolitan Zone.**

## **CE03-05/03 Strategic Plan: Quarterly Performance Report - March Quarter 2003**

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File Ref: 03567  
Responsible Officer: Chief Executive Officer  
Disclosure of Interest: Nil  
Attachment(s): 1

### **Issue**

To consider the March 2003 Quarterly Report on the implementation of the City of Wanneroo Strategic Plan 2002-2005.

### **Background**

At the Council meeting held on 21 May 2002, the Strategic Plan for the City of Wanneroo 2002-2005 "Our People, Our Future 2002-2005" was adopted. The Plan was the result of a very extensive community consultation and engagement process. With the information gathered from this process Elected Members and staff worked together to develop the draft Strategic Plan. The draft Plan was available for public comment from 18 December 2001 to 19 March 2002.

### **Detail**

In order to ensure that the Strategic Plan sets the direction for Council, Elected Members and Administration developed a series of Directorate Business Plans and Annual Business Unit Plans, for the five directorates of Council being:

- Office of the CEO
- Corporate Services
- Community Development
- Planning and Development
- Technical Services

These Business Plans and Annual Plans detail how Council will achieve the goals and strategies in the Strategic Plan and how as an organisation we will measure our performance against the Strategic Plan.

**Attachment 1** is the third quarterly report on the implementation of the Strategic Plan. It allows both the Council and the community to track the implementation progress of all strategic projects over the next 12 months.

The quarterly report is arranged around the four main goals of the Strategic Plan being:

1. Environmental Sustainability
2. Healthy Communities
3. Economic Development
4. Corporate Management and Development

Additional information is provided on the strategic achievements of the Plan to date, major policy statements, corporate scorecard and capital works program.

### **Comment**

The City of Wanneroo is well positioned to meet the needs of one of the fastest growing communities in Australia. Council and community have worked together in the development of the plan and will continue to work together in review and evaluation of the plan.

The City of Wanneroo is one of the leaders in local government in developing systems to ensure that the actions required in the strategic plan are delivered. These include performance agreements with management linked to strategic project completion, Certified Workplace Agreements for the City's staff that are linked to key performance measures in the Strategic Plan and Business Unit Plans cascading the action objectives of the strategic plan into the Annual Unit Plans for the City's business units.

### **Statutory Compliance**

Whilst the Local Government Act 1995 does not require Councils to complete a Strategic Plan, it does require Councils to plan for large financial expenditures through the development of a Principal Activity Plan.

The current review of the Local Government Act proposes to delete the requirements to prepare a Principal Activity Plan and replace it with the development of a Strategic Plan. The city is well placed to meet these requirements.

### **Strategic Implications**

The Strategic Plan is the compass for the organisation containing strategic implications of future Council decisions.

### **Policy Implications**

The Strategic Plan and Quarterly Reports will become the reference point for all policy formulation and review. Several actions within the Strategic Plan relate to the formation of several key policies and statements.

### **Financial Implications**

The Strategic Plan is the guiding document for future expenditure for the City.

### **Voting Requirements**

Simple Majority

### **Recommendation**

**That Council ADOPT the March Quarter 2003 Report on the implementation of the City of Wanneroo Strategic Plan 2002-2005 - "Our People, Our Future" as detailed in Attachment 1.**

## **STRATEGIC PLAN**

## **QUARTERLY PERFORMANCE REPORT**

**March 2003**

## **Item 9     Motions on Notice**

### **MN01-05/03   Extension of Holding Period - Impounded Dogs**

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File Ref:	6737
Councillor:	R Steffens
Disclosure of Interest:	Nil
Attachment(s):	Nil

#### **Issue**

To consider an extension of the statutory holding period for impounded dogs.

#### **Background**

In accordance with the Dog Act, the City impounds dogs for a period of 72 hours and if the owner or a suitable alternative home does not collect the animal provided, the animal is euthenaised.

#### **Detail**

In order to reduce the amount of animal deaths it is recommended that Council consider housing animals once impounded for a period of 7 days from impounding.

In doing this it is envisaged that a greater portion of impounded animals can either be reunited with their owners or a new home and family found.

#### **Statutory Compliance**

Nil

#### **Strategic Implications**

Nil

#### **Policy Implications**

Nil

#### **Financial Implications**

Council will need to consider the increase in operating costs associated with an increase the prescribed period of impounding of animals together the capacity of the animal care facility to accommodate the increase in animals housed within the facility.

#### **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council AGREE to extend the minimum period of impoundment of animals at the City's Animal Care Facility (Animal Pound) from the current statutory period of 72 hours to 7 days from the time of impoundment.**

## **Administration Comment:**

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The minimum period of impoundment of animals cannot be amended as it has been legislated by the State. The City can introduce a policy to maintain dogs for a period longer than 72 hours. In most cases dogs are retained in the Animal Care Centre from 6 to 8 days.

If a dog has been surrendered or collected because it is vicious then the dog will be euthanased at the next occasion. Forty percent of dogs are kept for 2 days or less through their owners retrieving them or the dogs being re-homed. The euthanasia rate in the last four years has reduced from 43% to 26%. Generally the Rangers will give the animals every opportunity to either be re-homed or reunited with their owners and if that means retaining the animal for a longer period, then so be it.



## MN02-05/03 Motion on Notice, Cr R Steffens - Refurbishment of a Dual Axle Caravan for use by the City of Wanneroo Roadwise Committee

File Ref: S02236T  
 Councillor: R Steffens  
 Disclosure of Interest: Nil  
 Attachments: Nil

### Issue

For sometime now the Roadwise Committee has been looking for an operational caravan to be used to support many of the Roadwise activities including the Driver Reviver Program.

### Background

Council Administration commented at the time that the preferred option was to donate funds to the Roadwise Committee for the purchase of the caravan. As the Governance Donations Account was expended, savings in the Child Health Care Centre Works was available to fund the donation towards the cost of the caravan.

Council, at its meeting held on 11 June 2002 resolved:-

*“That Council:-*

1. *Pursuant to Section 6.8(1)(b) of the Local Government Act, APPROVES by an ABSOLUTE MAJORITY, the expenditure to be incurred in the donation of \$1,000 to the City of Wanneroo Roadwise Advisory Committee to purchase of a second hand caravan.*
2. *NOTES that the cost associated with this donation will be funded through the following budget amendment:-*

<i>Project No. Cost Code</i>	<i>From</i>	<i>To</i>	<i>Comment</i>
2060	\$1,000		<i>Savings in Hainsworth Child Health Care Centre Works</i>
51.05.05.052.4402.0001		\$1,000	<i>Governance Donations”</i>

**Detail/Comment**

The purchase of the 15 Ft caravan did not occur, however the \$1000.00 is now needed to bring a recently donated caravan up to an acceptable standard to use for the Driver/Reviver programme.

**Voting Requirements**

Absolute Majority

**Recommendation**

**That Council APPROVE BY AN ABOSOLUTE MAJORITY the CHANGE IN USE of the \$1,000 expenditure approved by Council at its meeting held on 11 June 2002, Item No. MN01-06/02 FOR the purchase of a 15 ft caravan to NOW be used for the purpose of refurbishing a 22 ft dual axle caravan recently donated by the Department of Justice to the City of Wanneroo Roadwise Committee.**

**Adminstration Comment**

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Administration is supportive of this motion.

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**MN03-05/03 Motion on Notice – Cr Steffens: Identification of an Area in the City of Wanneroo for Use of off Road Vehicles**

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File Ref: S22/0004V01  
Councillor: R Steffens  
Disclosure of Interest: Nil  
Attachments: Nil

**Issue**

It is requested that the City of Wanneroo identifies an area within its boundaries for off road vehicles to utilise for recreation.

**Background**

The City has received 450 off road vehicle complaints since January 2002. Ranger Services are regularly contacted by local residents in regard to off road vehicles creating a nuisance. Off road vehicles can be classified as being either motorcycles or four wheel drive vehicles. Generally the four wheel drive vehicles will utilise coastal areas to gain access to the beach whilst trail bikes are the main cause of residents complaints in other areas.

The City has recently introduced a concentrated effort to restrict off road vehicles from illegally accessing popular areas utilised for this purpose within the locality. This action has initiated concerns from this particular community group. The owners of off road vehicles feel that they are being unreasonably targeted and prevented from enjoying a recreational activity previously accepted.

**Detail**

In regard to four wheel drive vehicles a significant number of offenders reside outside the boundaries of the City of Wanneroo and do not use the vehicles in their own areas of residence as this form of recreation has been banned. Given the significant expanse of coast line within the City's boundaries, four wheel drivers tend to take the opportunity of illegally accessing local beach reserves undetected. Often four wheel drive vehicles will encroach on private property to gain access to beach areas. The landowners involved have on previous occasions informed the City of a refusal to allow this activity to occur as there is a grave concern of liability issues in the event of an accident occurring.

In regard to trail bikes the Department of Conservation and Land Management have already established two areas within the State Forest 65, Pinjar District (Pinjar and Gnangara Pine Plantations) located within the City of Wanneroo. Despite these areas being available trail bike riders will utilise any vacant areas that are in close proximity to their place of residence thus creating a significant problem to local residents.

This same issue was previously considered at a meeting by the South West Metropolitan Councils and the matter was referred to the Department of Sport and Recreation for consideration as it was deemed to be a Perth metropolitan problem. It is understood that the Department of Sport and Recreation have not provided a solution to date.

## **Comment**

As the issue of off road vehicles continues to be a significant problem taking into consideration the plight of residents, the inability of the owners of off road vehicles to recreate and the potential degradation of the local environment, it is requested that the Administration immediately investigates the opportunity to establish an area specifically for the use of off road vehicles.

## **Statutory Compliance**

The use of off road vehicles is controlled under the Control of Vehicles (Off Road Areas) Act and Regulations which would apply to any established area within the locality of the City of Wanneroo.

## **Strategic Implications**

If an area is identified for off road vehicle use it will need to be consistent with the strategic goals of environmental sustainability and healthy communities.

## **Policy Implications**

Nil

## **Financial Implications**

Cost estimates will be a strategic component of the investigation process. There will certainly be costs associated with the establishment and management of any off road vehicle area.

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council REQUESTS Administration to immediately investigate the feasibility of establishing an area for use by off road vehicles within the locality of the City of Wanneroo.**

## **Administration Comment:**

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Administration has concerns that regardless of the provision of legal recreation areas for off road vehicle use, there will be some drivers – particularly motor bikes - who will continue to use non-authorised spaces to the detriment of other community members. The involvement of some strategic leadership by the Department of Sport & Recreation should be encouraged.

There is no current legislation in place in WA - although it is before Parliament at the moment - to diminish liability of the landowner due to “obvious risk”. The simple installations of signs, designating the area for four wheel drive use and the non-acceptance of liability by the City for any injury etc, as a “risk management or minimisation strategy” is unsound at this stage and not recommended. The existing situation is that the City could well be exposed to an action from a Third Party following an incident at the proposed location.

## **Item 10 Urgent Business**

## **Item 11 Confidential**

## **Item 12 Date of Next Meeting**

The next **Ordinary Councillors Briefing Session** has been scheduled for **6.00pm on Tuesday, 03 June 2003**, to be held at the Civic Centre, Dundebur Road, Wanneroo.

## **Item 13 Closure**



City of  
Wanneroo

## Council Chamber Seating Diagram

