

Council Minutes

UNCONFIRMED

ORDINARY COUNCIL MEETING

7.00pm, 14 December, 2004

Civic Centre,

Dundebar Road, Wanneroo



UNCONFIRMED MINUTES OF ORDINARY COUNCIL MEETING

HELD ON TUESDAY 14 DECEMBER 2004

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MINUTES

Please refer to agenda for details of full reports and attachments.

Item 1 Attendances

JON KELLY, JP

Mayor (Arrived at 7.40pm)

Councillors:

BRETT TREBY	Alexander Ward
SAM SALPIETRO (Deputy Mayor), JP	Central Ward
FRANK CVITAN, JP	Central Ward
TRACEY ROBERTS	Coastal Ward
IAN GOODENOUGH, JP	Coastal Ward
RUDI STEFFENS CD	Hester Ward
JOHN STEWART	Hester Ward
TERRY LOFTUS	North Ward
LOUISE MCNAMARA	North Ward
ALAN BLENCOWE	South Ward
JUDITH HUGHES	South Ward (Arrived at 7.45pm)
GLYNIS MONKS	Wanneroo Ward
DOT NEWTON	Wanneroo Ward

Officers:

C JOHNSON	Chief Executive Officer
F BENTLEY	Director, Community Development
D BLAIR	Director, Technical Services
B PERRYMAN	Director, Corporate Services
R ZAGWOCKI	Director, Planning & Development
D SIMMS	Manager, Strategic & Executive Services
N BARKER	Minute Officer

Item 2 Apologies and Leave of Absence

MARK PEARSON

Alexander Ward

Moved Cr Stewart, Seconded Cr Loftus

That Cr Treby and Mayor Kelly be granted Leave of Absence on 25 January 2005 and 01 February 2005 inclusively.

CARRIED UNANIMOUSLY

There were 50 registered members of the public and 1 member of the press in attendance.

In Mayor Kelly's absence, Deputy Mayor Sam Salpietro assumed the chair and declared the meeting open at 7.00pm.

Item 3 Public Question Time

Questions received in writing prior to the Council Meeting.

PQ01-12/04 Mrs A Hine, Dundobar Road, Wanneroo

Question 1 – PD09-11/04

Would Mr Zagwocki think a six month public comment time would be more suited to give people a chance to digest so much information of future importance to the young families of lifestyle being offered in this huge document?

Response by Council Administration

The Network City Strategy is an initiative of the State Government and therefore the question should be directed to the Minister for Planning & Infrastructure. The Strategy was initially released for a period of three months concluding on 7 December 2004. The Department for Planning and Infrastructure has however advised that the Hon. Minister for Planning and Infrastructure has agreed to an extension of the comment period to 31 January 2005. A three month comment period is common for planning strategies produced by the State Government.

Question 2- Tuart Trees

When Council allows the “Tuart Trees” in the old Wildflower Nursery ground to be felled, would they consider some real use to Wanneroo to make some shade houses or seats that could be publicly used as it is part of our heritage and amongst the last standing Tuarts of old age and still healthy? Why would anyone want to chop these trees? It would be vandalism in my opinion.

Response by Director Planning & Development

The only undeveloped portion of the old ‘Lushgro Nursery’ lot is a 1.3 hectare grouped housing site fronting Wanneroo Road. The City’s East Wanneroo Cell 6 Structure Plan identifies this site as Residential R40. The land owners have obtained both development and survey strata approvals for the development of 39 dwellings on the site. Both approvals contain provisions to retain some of the mature trees which currently exist on the site. A ten percent public open space contribution has been allocated within other parts of this Cell.

Question 3 - Security

When will Council come clean on the “sacking of 16 security men” of their jobs? What was the full cost to rate payers to appeal this case and payout? Why should insurance be paid for mistakes made or was it due to bad legal advice?

Response by Director Community Development

No security patrol officers have been sacked. In November last year the City's Patrol Officers were made redundant. All officers were paid their full entitlements and this process has not been challenged in court. Separately, the City has been in dispute with the Australian Services Union in regard to the definition of the award category within which the Patrol Officers were employed. I am not aware on any insurance issues which Mrs Hine refers to in her question.

Question 4 – Primary School

Will any part of the old buildings of the townsite Primary School be saved as heritage of what once was?

No buildings within either the Wanneroo Junior Primary School or the Wanneroo Primary School sites have been identified on any heritage register as having heritage significance. The Wanneroo Junior Primary School site is currently being redeveloped as a new consolidated primary school with none of the previous buildings proposed to be retained. The Department for Education and Training has management control of these sites and therefore, preservation of any existing buildings would be at their discretion and agreement. Formal development proposals have not been submitted to date, however given the nature and condition of the buildings and the planned use of the site it is unlikely that existing buildings are likely to be retained in any redevelopment of this site.

Question 5 – PD13-11/04

While discussing tourism in Wanneroo, what about brightening up our median strip to make it attractive to visitors?

Response by Director Technical Services

The Wanneroo Townsite Revitalisation Programme is now under review involving the City of Wanneroo and the State Government, the aesthetics of the median strip in the Town Centre will be addressed as part of this review.

PQ02-12/04 R and G Kelly, James Spiers Drive, Wanneroo

Questions - Closure of Backshall Road

Q1 Issue 9 in the Report of the Closure of Backshall Road quotes:

"The closure of this intersection would limit the ability of residents to access local facilities and services and result in significant increases in traffic volumes on Bothway Way and St Fillans Bend which will have a detrimental impact on the amenity of residents in these streets."

Does this mean that Council considers the residents of all the other streets in Regent Waters, affected by the additional volume of traffic due to the closure of Backshall Road at Lot 420 are less important and their needs are not to be considered as those in Bothwell Way and St Fillans Bend?

Response by Chief Executive Officer

The comment provided in the report represents the view of Council Administration. The issue will be considered by Council when the item is discussed at the Council meeting.

Q2 When Backshall Road is closed and Tyne Crescent is opened, are Council aware that it will take vehicles less than a very short time to cut through James Spiers Drive to Wanneroo Road even though there are two roundabouts?

Response by Chief Executive Officer

Council will consider this issue when the proposal is discussed at the Council meeting.

Q3 Should Council close Backshall Road at any location, but leave Tyne Crescent open, what measures are being put in place to increase the level of lighting along James Spiers Drive to allow the increased traffic in a residential area to see safely where it is going?

Response by Chief Executive Officer

The issue of increased lighting will be investigated subject to Council's consideration of this matter.

Q4 What traffic studies have been done to reflect the increase in traffic volume from Ocean Reef Road to Wanneroo Road and Scenic Drive via Tyne Crescent and James Spiers Drive?

Response by Chief Executive Officer

The only study undertaken in this area by the City of Wanneroo was the West Wanneroo Traffic Management Study in 2000. Since that time the area has developed and a revised road network implemented

Q5 What happened to the undertaking given to residents of Regent Waters by Council that Tyne Crescent would not be open to through traffic?

Response by Chief Executive Officer

I am not aware of any such undertaking given in respect of the extension of Tyne Crescent. The extension of Tyne Crescent to Backshall Place was shown on the Regent Waters South Agreed Structure Plan adopted by the Council and the Western Australian Planning Commission in 1998.

Q6 Why would Council prefer traffic through a residential estate rather than Backshall Road that has few homes on it?

Response by Chief Executive Officer

Council will consider this issue when the proposal is discussed at the Council meeting.

Q7 Item 4 of the Recommendation requests the police service to provide speed enforcement on Backshall Road until the disconnection in Backshall Place is constructed. Where does Council think the traffic at present using Backshall Place will go, along Tyne Crescent and through James Spiers Drive perhaps?

Response by Chief Executive Officer

Council will consider this issue when the proposal is discussed at the Council meeting.

Q8 Does Council really think putting 'local traffic only' signs at both ends of Backshall Place is going to deter vehicles from using a short cut through Regent Waters to Scenic Drive and Wanneroo Road?

Response by Chief Executive Officer

Council will consider this issue when the proposal is discussed at the Council meeting.

Further questions received from R & G Kelly.

Questions - Closure of Backshall Road

Q1 Why is it Council is prepared to uphold the points raised in Issue 1 with regard to high traffic volumes, dangerous speed of vehicles, incidents of road rage, illegal driving, excessive noise, vehicles racing, impact of amenity, safety for pedestrians etc and close Backshall Place to alleviate this foreseen problem yet in Issue 2 have stated: "the closure of Backshall Place is unlikely to have any significant impact on traffic volumes"?

Response by Chief Executive Officer

Council will consider this issue when the proposal is discussed at the Council meeting.

Q2 Issue 2 states that the closure of Backshall Place is unlikely to have any significant impact on traffic volumes on Tyne Crescent and James Spiers Drive due to the circuitous road network. The City undertook a survey for the Local Structure Plan which suggested vehicle movements of up to 3,000 additional cars, vans, trucks etc per day can be expected to use this road?

Response by Chief Executive Officer

Council will consider this issue when the proposal is discussed at the Council meeting.

Q3 Can Council please explain 'significant traffic' through a residential area?

Response by Chief Executive Officer

The use of the words 'significant traffic' in the report relates to whether the increase in through-traffic would result in additional traffic that would be above the standard design capacity of such roads.

Q4 As Council admits in Issue 2 under Comment that the through traffic currently using Backshall Place as a shortcut between Ocean Reef Road and Wanneroo Road and state that through traffic are unlikely to find Tyne Crescent and James Spiers as an attractive short cut because of its circuitous nature. Are Council aware that Backshall Place at present is less of a circuitous route than Tyne Crescent onto James Spiers Drive. Visual inspection of this would confirm this fact, should Councillors be prepared to do so.

Response by Chief Executive Officer

Council will consider this issue when the proposal is discussed at the Council meeting.

Questions presented at the Council Meeting

PQ03-12/04 Ms V Lynch – Backshall Place

Question – Backshall Place

Does Council weight public opinion higher than that of the safety of the residents of Backshall place and their children?

Response by Deputy Mayor Salpietro

This item is on the agenda for debate and discussion tonight and your comments will be taken into consideration.

PQ04-12/04 Mr Colin Conner – Wheelans Town Planning Consultants

Questions – PD04-12/04

- a) Wheelans Town Planning Consultants do not support the Council's resolution on the structure plan and believe that it is erroneous in that the incorrect clause been quoted in the recommendation in respect to the Neerabup Industrial Area Structure Plan.*
- b) Why is the structure plan presented as a structure plan on behalf of various landowners when in fact it is on behalf one landowner, which is Landcorp?*
- c) The report is deficient in that it does not provide for the submission that was made by Wheelans on behalf of Cockburn Cement as required under the City's scheme.*

- d) *Why has a major infrastructure contribution been included and the structure plan not been subject to further consultation?*

Response by Deputy Mayor Salpietro

This item is on the agenda for debate and discussion tonight. Questions are taken on notice and will be responded to in writing.

Further information by Director, Planning and Development

- a) The Clauses quoted in the recommendations are erroneous.

Recommendation 1 makes reference to Clause 9.6.1 of the District Planning Scheme No.2 (DPS2), which states that Council shall resolve that the Structure Plan is satisfactory and submit three copies to the Commission for adoption and certification.

Council considered the draft Neerabup Industrial Area Local Structure Plan with reference to the modifications requested by the Commission. Clause 9.6.3 of DPS2 states that *“if the Commission requires modifications to the Structure Plan the proponent shall make the modifications in consultation with the Council and resubmit the Structure Plan for consideration under Clause 9.4”*.

Clause 9.4 states *“that Council may waive public notification of the Structure Plan when it considers that adequate publicity of the proposal has already been undertaken”*. In this instance the proponent had forwarded the modified Structure Plan to all the landowners requesting them to make any submissions to Council. Council received one submission from Whelans on behalf of Cockburn Cement, which was considered in the Council report. Clause 9.6.1 of DPS2 states that Council shall consider all submissions and resolve that the Structure Plan is satisfactory and submit three copies to the Commission.

- b) In this regard it is noted that although Landcorp took the initiative to prepare the Structure Plan, the structure plan was presented on behalf of various landowners since the cost of the preparation of the plan was agreed to be borne by all the landowners.
- c) The report does not provide for the submission made by Whelans on behalf of Cockburn Cement.

It was noted in the Consultation section of the report that *“followed by a meeting held at the City on 30 September 2004 with the affected landowners, the applicant had forwarded the modified NIALSP to them seeking comments on the modified plan. No comments were received except for one from Whelans on behalf of Cockburn Cement, one of the landowners”*. The Whelans' submission was considered in the report.

- d) Although the Statutory Section of the Structure Plan includes a section on Cell Works relating to Infrastructure Contribution, it notes that the details will be determined at the Scheme amendment stage in consultation with the landowners. Therefore the landowners will have further opportunity to comment on this matter at the scheme amendment stage.

PQ05-12/04 Mr R Kelly, James Spiers Drive, Regent Waters

Question – PD08-12/04

As a long time resident of Regent Water which is a fairly unique and safe locality with no through traffic, it is asked why Council has not taken into consideration previous objections on the proposal that is being presented to Council?

Response by Deputy Mayor Kelly

This item is on the agenda for debate and discussion tonight and your questions will be taken into consideration.

Further information from the Chief Executive Officer

Council has resolved to defer consideration of this matter pending a public meeting with the community concerned. You are encouraged to attend this meeting and highlight any information you wish Council to consider in this regard.

PQ06-12/04 Ms G Kearney, Valkyrie Place, Two Rocks

Question – Illegal Encroachment

Regarding the illegal construction and encroachment of a lime stone wall onto Shamrock Place by the previous owners, why after contacting Council several times did Council not contact the owners of the property prior to its auction in July? Does the Council agree that this portion of parkland which is being illegally used should be reinstated and if Council chooses to ignore the infringement will rates be charged for the extra land? Why should a precedent be set thereby encouraging illegal encroachment onto ratepayers parkland?

Response by Deputy Mayor Kelly

Questions are taken on notice and will be responded to in writing.

Further information by Director, Planning & Development

This statement is incorrect. The City's Administration took action to firstly establish that an encroachment actually did exist. Once this was established the City served a section 401 (1)(c) Notice on the original owners dated 10 June 2004. Furthermore, the City also contacted the mortgagees and the real estate agent on this issue prior to the sale of the land.

Whilst the retaining wall is located within Crown Reserve No. 33797 – Shamrock Park, the area is still available for the public to use. Crown Reserves are exempt from the payment of Council rates. Council has resolved to list for consideration in its Budget 2005/06 the cost for the removal of the retaining wall.

PQ07-12/04 Mr R Kearney, Valkyrie Place, Two Rocks

Statement– Illegal Encroachment

Regarding the illegal construction and encroachment of a limestone wall onto Shamrock Place it has been mentioned that the request for the removal of the wall and the restoration of the parkland has become a personal issue between residents. It must be made clear that this is not the case and the request for the removal of the wall was taken several months prior to the land being listed for auction. The request was not directed at the current owners but at the City to take action to remove the structure that was built without the City's permission. Residents would like the wall removed.

Response by Director, Planning & Development

The comment is a statement and does not require a response.

PQ08-12/04 Ms F Green, Valkyrie Place, Two Rocks

Question 1– Illegal Encroachment

- a) *Concerned that the wall is cracked and would like to know whether there has been any structural report done on the wall?*
- b) *If not, is there a requirement for it to be done as the cracks are large? If the wall is maintained or sold off, who will be paying for the maintenance of the wall, the engineer's report and the water for the property? Are these long-term costs relevant to the short-term cost of removing the wall?*
- c) *Has there been any attempt by council to contact the building company who constructed the wall as there should be insurance if the wall is not safe?*

Response by Deputy Mayor Kelly

This item is on the agenda for debate and discussion tonight. Questions to be taken on notice and responded to in writing.

Further information by Director, Planning & Development

- a) The City is not aware of any structural engineer's report undertaken in relation to the wall.
- b) These are matters that will be considered once a decision has been made on the future of the wall.
- c) The City has sought legal advice in this regard.

PQ09-12/04 Mr P Gadenne, Tyne Crescent, Wanneroo

Question – PD08-12/04

Where would the consideration have come from in the first place to allow traffic to either Backshall Place or Tyne Crescent in the area of Regent Waters and its adjoining suburbs? Why has the consideration not included the possibility of preventing through traffic by putting the appropriate safe guards of either bollards or restrictive devices that would prevent traffic from being able to use this very popular and heavily trafficked area?

Response by Deputy Mayor Kelly

This item is on the agenda for debate and discussion tonight. Questions to be taken on notice and responded to in writing.

Further information by Director, Planning & Development

As this item was deferred pending a public meeting, it is proposed that the response to the questions will be provided following the public meeting and that this matter is presented back to the Council in February 2005.

PQ10-12/04 Mrs A Hine, Dundobar Road, Wanneroo

Question 1 – Network City

Has Council made the decision on Network City for this area of Wanneroo and has Council put in a submission to the Department indicating whether they support or oppose the plan? Does Council have an opinion as to the impact on the community and will it greatly affect the current liveable sense of place as no real consultation has taken place? The Network City Map does not clarify or indicate what land uses are proposed for the activity corridor and does not seem to include people on decision making?

Response by Deputy Mayor Kelly

Elected Members have discussed and debated this issue. Council is not opposed to Network City, but is opposed to the procedures that the Government and the Minister have adopted in introducing it.

Response by Chief Executive Officer

Council at its meeting held on 23 November 2004 considered a substantial report (PD09-11/04) on the Network City document which is available on the City's Website and in the minutes of that meeting. That submission has been forwarded to the State Government and contains many of the issues raised about the Network City approach. The Government has extended the public consultation period to the end of January and Council would encourage all residents of the City of Wanneroo to examine the document, consider the City's submission then put in their own submission.

Question 2 – Tuart Trees

There are two large old growth Tuart Trees in the old Wild Flower Nursery Ground and it is understood that they need to be felled but can anybody justify shredding these up into wood chips instead of making them available to someone that could do something useful with them.

Response by Deputy Mayor Kelly

This question has been responded to in Mrs Hine's questions received in writing prior to the meeting and which appear in tonight's agenda at the beginning of public question time.

Item 4 Confirmation of Minutes**OC01-12/04 Confirmation of Minutes**

Moved Cr Treby, Seconded Cr Cvitan

That the minutes of the Ordinary Council Meeting held on 23 November 2004 be confirmed.

CARRIED UNANIMOUSLY

Moved Cr Treby, Seconded Cr Cvitan

That the minutes of the Annual General Meeting of Electors held on 10 December 2004 be confirmed.

CARRIED UNANIMOUSLY

Item 5 Announcements by the Mayor without Discussion

Nil

Item 6 Questions from Elected Members

Nil

Item 7 Petitions**New Petitions Presented****PT01-12/04 Closure of Backshall Place**

Cr Monks presented a petition signed by 11 residents requesting that Council formally re-close Backshall Place to through traffic as soon as possible.

PT02-12/04 Closure of Backshall Place

Cr Monks presented a petition signed by 68 residents requesting that the disconnection of Backshall Place take place immediately and not wait on the development of Lot 200 and Lot 45 bordering Backshall Place.

Moved Cr Monks, Seconded Cr Newton

That Council consider petition numbers PT01-12/04 and PT02-12/04 whilst debating Item PD08-12/04 in tonight's agenda.

CARRIED UNANIMOUSLY

PT03-12/04 Illegal Dumping on Construction Sites

Cr Steffens presented 6 (six) letters received from various construction companies concerning illegal dumping of rubbish on building sites.

The petition to be forwarded to Technical Services for action.

Moved Cr Treby, Seconded Cr Blencowe

That the petition be received and forwarded to the relevant Directorate for action.

CARRIED UNANIMOUSLY

Update on Petitions

PT02-11/04 Lighting – Oldham Oval

Cr Loftus presented a petition with 14 signatures from residents of Yanchep and Two Rocks requesting more lighting be erected at Oldham Oval because of anti-social behaviour at night. Congratulations were extended to the City and volunteers for the YMCA bus and the regular arrival at Oldham Oval on Friday nights.

UPDATE

A report will be presented on this petition at the 01 February 2005 Council meeting.

PT03-11/04 Verge and Park Mowing Program, Yanchep/Two Rocks

Cr Loftus presented a petition with 311 signatures from residents of Yanchep, Two Rocks and other areas requesting that Council review the verge and park mowing program for the Yanchep and Two Rocks region as the quality and maintenance of the verges and parks has deteriorated.

UPDATE

A report will be presented on this petition at the 01 February 2005 Council meeting.

PT04-11/04 Usage of Unit 2/49 Berriman Drive, Wangara

Cr Salpietro presented a petition signed by 12 signatories who strongly object to the usage of Unit 2/49 Berriman Drive Wangara by the business known as Langtrees of Perth.

UPDATE

The City has received a development application for the subject site. A letter (374613) has been sent to Mr and Mrs Barclay on 6 December 2004, advising that their petition will be considered as part of processing of this application and that further advice will be sent to them when the application has been determined.

PT05-11/04 Abandoned House, 4 East Road, Pearsall

Cr Monks presented a petition signed by 400 signatories requesting Council initiate proceedings to demolish the abandoned, derelict house at 4 East Road Pearsall as it has deteriorated to a state where it is no longer habitable and the house continually attracts anti-social behaviour.

UPDATE

A report will be presented on this petition at the 14 December 2004 Council meeting.

PT06-11/04 Traffic Island, Hughie Edwards Drive, Merriwa

Cr Steffens presented a petition signed by 40 signatories requesting Council to review the design of the centre traffic island in Hughie Edwards Drive, Merriwa at the intersection of Seagrove Boulevard and Baltimore Parade.

UPDATE

This matter is to be investigated and a report prepared for the 01 February 2005 Council meeting.

Item 8 Reports

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

Mr B Perryman, Director of Corporate Services declared an impartial interest in Item CS04-12/04 due to being a life member of the association.

Cr Cvitan declared a financial interest in confidential Item CR01-12/04 and CR02-12/04 due to being an owner of property within Cell 6 which has the potential to be redeveloped.

Cr Cvitan declared an indirect financial interest in Item PD08-12.04 as he has a commercial relationship with Australand Pty Ltd.

The Chief Executive Officer declared a financial interest in confidential Item CR04-12/04 as the matter relates to the Chief Executive Officer's Performance Review.

Cr Stewart declared a financial interest in Item CEO7-12/04 as he is the President of the Wanneroo Cricket Association and receives an honorarium.

Procedural Motion

Move Cr Monks, Seconded Cr Newton

That Item PD08-12/04 be brought forward as the first item of business.

CARRIED UNANIMOUSLY

Cr Cvitan declared an indirect financial interest in Item PD08-12/04 due to having a commercial relationship with Australand Pty Ltd and left the chamber at 7.33pm.

PD08-12/04 Disconnection of Backshall Place, Wanneroo

File Ref:	SP/0010V01
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	4

Recommendation

That Council:-

1. DELAYS the works associated with the disconnection of Backshall Place until either Lot 45 or Lot 200 Backshall Place is subdivided to provide local residents and landowners with adequate access to Ocean Reef Road, Wanneroo Road and local facilities and services;

2. Subject to the construction and gazettal of the proposed roads on either Lots 45 or 200 Backshall Place in accordance with the Regent Waters South Agreed Structure Plan, that Council MAKES an order for the closure of a thoroughfare to vehicles for a period of four years pursuant to Section 3.50 of the Local Government Act 1995, in respect to Backshall Place in the vicinity of Lot 421 (Drainage Reserve 46223);
3. INSTALLS a notification sign advising of the proposed closure of Backshall Place in the vicinity of Lot 421 (Drainage Reserve 46223);
4. REQUESTS the W.A. Police Service to provide speed enforcement on Backshall Place until the disconnection in Backshall Place is constructed;
5. REQUESTS Main Roads Western Australia to include an additional right-turn lane in Wanneroo Road to Ocean Reef Road, install 50km speed signs on Backshall Place and 'Local Traffic Only' signs at both ends of Backshall Place.

Procedural Motion

Moved Cr Monks, Seconded Cr Newton

That the matter be referred back to Council Administration pending the consideration of a report on the results of a public meeting to be held in January 2005 which will allow for further public input and to also take into account issues raised in public question time.

CARRIED UNANIMOUSLY

Cr Cvitan returned to the chamber at 7.32pm.

Planning and Development

Policies & Studies

PD01-12/04 Review of Planning and Development Policies

File Ref:	S09/0102
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	Nil

Moved Cr Treby, Seconded Cr Cvitan

That Council:-

1. MODIFIES the draft Local Planning Policies as follows and as shown on Attachment 1 to this report:
 - a) Delete Clause 2.1.3 and Clause 4 from the Mobile Telephone Base Stations Policy.

- b) Include the relevant figures for the Child Care Centres, Residential Guidelines Mindarie and Centres Policies.
 - c) Amend the title and objectives of the Residential Guidelines Mindarie to refer to “Lots 61-66 Toulon Circle and 67-72 Anchorage Drive”, and in statement 6. of the policy, replace the reference to “2.3” with “two-thirds (2/3)”.
 - d) Amend the Centres Policy by heading the Tables in the policy Table 5.1: Centre Hierarchy and Functions and Table 5.2: Retail Net Lettable Area for Centres, and deleting the duplicated references to regional and district centres (9 rows) in Table 5.2.
2. Pursuant to Clause 8.11.3 of District Planning Scheme No. 2 RESOLVES NOT TO PROCEED with the draft Aged and Dependent Persons’ Dwellings and Urban Design Guidelines for Crime Prevention Policies.
 3. Pursuant to Clause 8.11.4 of District Planning Scheme No.2 RESCINDS the draft Merriwa North Local Centre Local Planning Policy.
 4. Pursuant to clause 8.11.3 of District Planning Scheme No.2 FINALLY ADOPTS the following Local Planning Policies, as set out in Attachment 1 to this report:
 - Calabrese Triangle
 - Caravan Parks, Camping Grounds and Park Home Parks
 - Centres
 - Child Care Centres
 - Corner Stores
 - Development Adjacent to Wanneroo Road
 - Employment
 - Establishing Building Pad Levels, Excavation, Fill and Retaining Associated with Residential Development
 - Interim Local Rural Strategy
 - Landscape Enhancement Areas
 - Mobile Telephone Base Stations
 - Pedestrian Access Ways
 - Public Open Space
 - Residential Guidelines Mindarie
 - Retaining Walls
 - Subdivision of Rural Zoned Land, and
 - Uniform Fencing – Subdivision
 5. PROVIDES public notice of the decisions in respect to the policy review once a week for two consecutive weeks in a local newspaper circulating within the City of Wanneroo.

Amendment

Moved Cr Blencowe, Seconded Cr Cvitan

By deleting the following reference in Part 4 of the recommendation; “Establishing Building Pad Levels, Excavation, Fill and Retaining Associated with Residential Development.”

That Council:-

1. **MODIFIES** the draft Local Planning Policies as follows and as shown on Attachment 1 to this report:
 - a) Delete Clause 2.1.3 and Clause 4 from the Mobile Telephone Base Stations Policy.
 - b) Include the relevant figures for the Child Care Centres, Residential Guidelines Mindarie and Centres Policies.
 - c) Amend the title and objectives of the Residential Guidelines Mindarie to refer to “Lots 61-66 Toulon Circle and 67-72 Anchorage Drive”, and in statement 6. of the policy, replace the reference to “2.3” with “two-thirds (2/3)”.
 - d) Amend the Centres Policy by heading the Tables in the policy *Table 5.1: Centre Hierarchy and Functions* and *Table 5.2: Retail Net Lettable Area for Centres*, and deleting the duplicated references to regional and district centres (9 rows) in Table 5.2.
2. Pursuant to Clause 8.11.3 of District Planning Scheme No. 2 **RESOLVES NOT TO PROCEED** with the draft Aged and Dependent Persons’ Dwellings and Urban Design Guidelines for Crime Prevention Policies.
3. Pursuant to Clause 8.11.4 of District Planning Scheme No.2 **RESCINDS** the draft Merriwa North Local Centre Local Planning Policy.
4. Pursuant to clause 8.11.3 of District Planning Scheme No.2 **FINALLY ADOPTS** the following Local Planning Policies, as set out in Attachment 1 to this report:

Calabrese Triangle

Caravan Parks, Camping Grounds and Park Home Parks

Centres

Child Care Centres

Corner Stores

Development Adjacent to Wanneroo Road

Employment

~~**Establishing Building Pad Levels, Excavation, Fill and Retaining Associated with Residential Development**~~

Interim Local Rural Strategy

Landscape Enhancement Areas

Mobile Telephone Base Stations

Pedestrian Access Ways

Public Open Space

**Residential Guidelines Mindarie
Retaining Walls
Subdivision of Rural Zoned Land, and
Uniform Fencing – Subdivision**

5. **PROVIDES public notice of the decisions in respect to the policy review once a week for two consecutive weeks in a local newspaper circulating within the City of Wanneroo.**

CARRIED UNANIMOUSLY

The amendment became the substantive motion

CARRIED UNANIMOUSLY

Mayor Kelly entered the chamber at 7.40pm and took the chair.

ATTACHMENT 1

Calabrese Triangle

Owner:	Planning and Development
Distribution:	All Employees
Implementation:	01 July 1999
Reviewed:	14 December 2004
Next Review:	December 2006

Objective

To provide a policy for determining applications for rezoning and/or development approval in respect of land within the area bounded by Wanneroo Road, Mangano Place and Calabrese Avenue.

Statement

In determining applications for rezoning and/or development approval in respect of land within the area bounded by Wanneroo Road, Mangano Place and Calabrese Avenue, Council shall have regard to the following:

1. New development shall be in a manner that is complementary to existing development in terms of scale, design and appearance.
2. Development shall have regard for the amenity of adjacent residential areas.
3. Amalgamation of lots may be considered where appropriate, in the interests of providing a co-ordinated development.
4. All development should be adequately served by on-site water supply and waste disposal systems.
5. Developments with traffic generating capacity which would require the significant upgrading of Mangano Place and Calabrese Avenue shall be discouraged.
6. No new crossovers shall be permitted to Wanneroo Road.
7. Car parking provision shall be in accordance with the appropriate provisions of the City of Wanneroo District Planning Scheme No 2
8. Where possible, access to new developments shall be via Villanova Street, Mangano Place or Calabrese Avenue, and not Wanneroo Road.
9. To provide for coordinated access from Wanneroo Road and across individual lots, reciprocal access and parking will be required across all lots fronting Wanneroo Road. This shall be supported by an easement in gross in favour of the City of Wanneroo or other suitable arrangement.

10. The provision and maintenance of landscaping shall be in accordance with Council's requirements for the "Service Industrial" zone
11. Incompatible uses shall be separated by an approved screen wall and/or a landscaped buffer strip of at least 3.0 metres in width.
12. The present discreteness of the area shall be maintained.

Responsibility for Implementation

Manager Development and Health Services
Manager Planning Services

Caravan Parks, Camping Grounds and Park Home Parks

Owner:	Planning and Development
Distribution:	All Employees
Implementation:	14 March 2000
Reviewed:	14 December 2004
Next Review:	December 2006

Objectives

The objectives of the policy are:

1. To facilitate the provision of caravan parks and camping grounds providing accommodation for tourists in a manner such that:
 - there is an adequate opportunity for such accommodation in the City;
 - such facilities are located in a manner to complement existing and planned tourist/recreation facilities in the City;
 - environmental, social and physical planning principles are complied with.
2. Facilitate the provision of parks for permanent living in a manner such that:
 - adequate opportunity is provided for those seeking this type of housing;
 - residents have access to facilities and services normally expected by urban residents;
 - environmental, social and physical planning principles are complied with.
3. To recognise the role of and to supplement the Caravan Parks and Camping Grounds Act (1995) and Caravan Parks and Camping Grounds Regulations (1997).

Definitions

1. “park(s)” referred to in this policy includes caravan parks, camping grounds and park home parks.

Statement

In considering applications for Parks, Council should have regard to the following matters:

1. *Environmental Considerations*

- (a) Parks should not have an adverse impact upon:
 - areas of regionally significant native vegetation as defined by Perth’s Bush Forever, and areas of locally significant native vegetation as determined by Council;
 - National Parks and Conservation Parks;

- the 200m zone of secondary influence for conservation category wetlands, or the 50m zone of critical influence for other wetlands, the boundaries of such zones being delineated on maps contained in the publication “Wetlands of the Swan Coastal Plain” (1996) Volume 2b produced by the Water and Rivers Commission and Department of Environmental Protection;
 - areas within which there are karst formations; and
 - established coastal Parks and Recreation and/or other coastal reserves; in the event that there is not a Coastal Reserve or the existing reserve does not extend sufficiently inland, development will not be permitted west of the interdunal swales between the tertiary and secondary dune system.
- (b) In accordance with Water and Rivers Commission, Water Quality Protection Note regarding land use compatibility in public drinking water source areas, caravan parks are regarded as generally incompatible in priority 1 and priority 2 source protection areas and regarded as a restricted use in priority 3 source protection areas (conditional upon effluent disposal being provided for in accordance with the Government Sewerage Policy). Under this Policy, priority 3 source protection principles apply to any areas not within designated Underground Water Pollution Control Areas.
- (c) Parks will not be permitted within areas determined by the Council to be at risk or potential risk from flooding or waterlogging. In general such areas should be regarded as those designated as Basin and Flat Wetland on maps contained in the publication “Wetland of the Swan Coastal Plain” (1996) Volume 2b produced by the Water and Rivers Commission and Department of Environmental Protection.

2. *Impact on the Human Environment*

- (a) Council will determine the need to assess the potential impact of traffic generated by the development of a new park, or extension to an existing park. Traffic generated by the development should not result in an adverse impact on the human environment.
- (b) The development of a park will have a density ratio not exceeding the ratio applicable to Residential Code R40.
- (c) The development of a park site should occur in such a manner as to protect the amenity of adjacent properties from any excessive noise generated by the activities within the park.
- (d) The development of a park site should occur in such a manner as to protect the amenity of adjacent properties from any light spill generated from within the Park.
- (e) All applications received by Council for developments under this policy will be subject to a public consultation process.

3. *Social and Community Considerations*

- (a) Park operators providing long stay sites should ensure the provision of access to adequate community facilities and services i.e. local shops, educational institutions, recreational /open space facilities, children services and community hall/meeting rooms.
- (b) Parks providing short stay sites should be placed in close proximity to existing and planned tourist and recreation/open space sites and include the provision of access to local shops and public transport.
- (c) Applicants may satisfy the policy measures set out in 3. (a) and (b) by providing on-site facilities and/or transport to such facilities. Such provisions will be negotiated with applicants and secured as a condition of planning approval. These conditions will only apply until such facilities become accessible within close proximity.

4. *Local Rural Strategy*

- (a) When considering applications for parks, Council will have regard to the intent of the policies in the Interim Local Rural Strategy.
- (b) In particular, Council will have regard to the impact of parks on the General Rural Zone and the Rural Resource Zone. As such, parks will be considered “sensitive uses” and Clause 3.17.2 (h), (i), (j) and (k) of the City of Wanneroo DPS No.2 will apply in considering applications for Parks.

5. *Mix of Long Stay and Short Stay Sites in Parks*

- (a) Council will ensure that caravan parks located in areas of high tourist amenity (as determined by Council) provide and maintain an adequate amount of short stay sites. Having regard to the requirement for viability referred to in 5 (b) below, existing caravan parks should retain short stay sites and proposed caravan parks should maximise the number of short stay sites with a minimum 40% of the total sites for short stay purposes. This minimum percentage may be varied according to the merits of each application.
- (b) Council acknowledges the need for long stay sites in caravan parks in order to ensure their viability. Council will evaluate the mix between long stay and short stay sites proposed for parks, at the time of application, in accordance with site and surrounding land characteristics and other clauses contained in this policy, and where necessary in consultation with caravan industry experts.

6. *Site Design Considerations*

- (a) Landscape Buffer Area

Parks should be developed in such a manner as to minimise adverse visual impact on the surrounding environment.

As such, parks located adjacent to rural land should have a landscape buffer area along all external boundaries of the site and should measure 15 metres width along any road frontage and 7.5 metres adjoining any other boundary. Parks located in urban areas should have a landscape buffer area of 6 metres width along any road frontage and 3 metres adjoining any other property.

Depending on the design and utility of the buffer areas, the 10% recreation space as required by the Caravan Parks and Camping Grounds Regulation (1997) may include landscape buffer areas only in applications that can clearly display to the satisfaction of council that the buffer areas are useable for recreation purposes.

(b) Street Layout

Council will prefer a connective road pattern in order to ensure pedestrian permeability and manoeuvrability of caravans in parks.

(c) Ancillary Shop

Shops provided on site should be ancillary to the caravan park and/or park home park use and should be designed, located and operated to meet the needs of residents. Such an ancillary shop shall not have a floor area greater than 100m² per 400 park residents.

(d) Sewer

Effluent disposal should be provided in accordance with Government Sewerage Policy (Perth Metropolitan Region).

(e) Courtyard Space

Each long stay site should have a courtyard area within reasonable access from an indoor living area and of useable dimensions and area.

(f) Clothing Drying Areas

Each long stay site should have an adequate area set aside for clothes drying, located away from view from any communal and public places.

(g) Bulk Garbage Storage

Provision on site should be made for either on-site or bulk storage of waste. A plan for removal of waste should be submitted to Council.

Responsibility for Implementation

Manager Development and Health Services

Centres

Owner:	Planning and Development
Distribution:	All Employees
Implementation:	08 August 2000
Reviewed:	14 December 2004
Next Review:	December 2006

1. Introduction

This Planning Policy* has been adopted by Council under the provisions of clause 8.11 of the City of Wanneroo District Planning Scheme No 2. Council shall have regard to this policy in the determination of development proposals, structure plans and rezoning applications.

2. Policy Objectives:

To adopt a fresh approach to the distribution, size and nature of centres in the City of Wanneroo.

To promote retailing and commercial development throughout the City of Wanneroo, and particularly to encourage more diverse centres based on 'main street' planning principles.

3. Policy Principles:

The Centres Hierarchy

Promote and upgrade the existing Wanneroo Town Centre as the primary commercial, social and cultural centre for the City of Wanneroo district, and as the preferred location for city administration, major offices and retailing as well as a rich mix of leisure, entertainment, recreation and community facilities.

In the longer term (beyond the year 2006), promote future regional centres at Alkimos and Yanchep as significant regional nodes, and district centres at Butler and Eglinton. In the short term, promote a district centre at Clarkson to be developed along 'main street' principles for completion by or before the year 2006.

Promote the existing district centres at Madeley (Kingsway City), Alexander Heights and Girrawheen (Newpark).

More closely examine the potential of Jindalee, Banksia Grove, Two Rocks, Yanchep North and Yanchep South, to meet the weekly shopping and service needs of the community.

Promote and provide for a system of neighbourhood centres and local shops.

* **Note:** This document is a summary of the key elements of the full Planning Policy which is contained in the report "City of Wanneroo Centres Strategy, August 2000", copies of which are available from the City's Administration Offices.

Maintain the existing structure and distribution of neighbourhood centres for the period of the strategy. Subject to good urban design as envisaged by the Centre zone and structure plan provisions of the Town Planning Scheme, on a case by case basis, allow minor expansion and extensions as part of the redevelopment renewal process which some centres are now due.

Mixed Business Areas/Community Business Parks

Promote initiatives to establish new mixed business areas and technology parks and community business parks.

Promote diversity and multiple ownership of smaller retail establishments, for example, by defining a shop, or shops, not exceeding 200 m² NLA on a separate lot as a mixed business.

The Nature and Form of Centres

Promote evolutionary revitalisation and re-modelling of existing centres, where practicable, along 'main street' principles.

Promote, as the preferred model, new centres development and expansion or redevelopment of centres as 'main street centres'.

Promote greater diversity of land use and community activity in and close to centres at all levels in the hierarchy.

Employment

Promote employment within the whole city. Much more emphasis must be placed on attracting employment generating uses to the regional, district and neighbourhood centres in Wanneroo.

Attract more commerce to Wanneroo.

Community Infrastructure

Make the best use of existing and planned community infrastructure.

Attitude and Approach to Centre Development

Promote a more flexible, open and innovative approach to centre development, providing for individual initiative and enterprise, wherever appropriate, and encouraging the emergence and implementation of new ideas.

4. Policy Measures:

4.1 Hierarchy of Centres

The hierarchy of centres in the City of Wanneroo is as follows:

Regional Centres (1):

Alkimos

District Centres (8):

Alexander Heights

Banksia Grove (Neerabup NE1)

Butler

Clarkson Town Centre

Eglinton

Girrawheen (Newpark)

Madeley (Kingsway City)

Wanneroo Town Centre

Neighbourhood Centres (32):

Alexander Heights (Alinjarra Village)

Alkimos

Alkimos

Butler

Butler

Ashby (Cell 1)

Sinagra (Cell 2)

Hocking (Cell 4 north)

Pearsall (Cell 4 south)

Landsdale (Cell 5)

Darch (Cell 6 east)

Madeley (Cell 6 west)

Clarkson

Clarkson

Clarkson

Girrawheen (Marangaroo)

Girrawheen (Hainsworth Plaza)

Girrawheen (Summerfield)

Jindalee

Koondoola (Koondoola Plaza)

Merriwa

Merriwa (Ridgewood)

Merriwa

Mindarie

Banksia Grove (NE3)

Carramar (NE5)

Quinns Rocks

Quinns Rocks

Two Rocks

Two Rocks (Atlantis Village)

Yanchep

Yanchep

Local Shops (17):

Alkimos

Hocking (Cell 4)

Landsdale (Cell 5 south)
 Jindalee
 Marangaroo (Banksia MiniMart)
 Merriwa

Banksia Grove (NE2)
 Banksia Grove (NE4)
 Tapping (NE6)
 Clarkson (Rail Station)
 Carramar (NE7)
 Carramar (NE8)
 Quinns Rocks (general store)
 Quinns Rocks
 Quinns Rocks
 Wangara
 Yanchep (The Village)

Other Centres (15):

Calabrese Ave, Wanneroo
 Club Capricorn, Yanchep
 Crisafulli Ave, Wanneroo
 Gnangara Road, Wangara
 Ocean View Tavern, Nowergup
 Queensway, Landsdale
 Quinns Road, Quinns Rocks
 Topeka Place, Wanneroo
 Various locations, Jindalee
 Wanneroo Road, Ashby
 Wanneroo Road, Madeley (Kingsway)
 Wanneroo Road, Madeley (Lushgro)
 Wanneroo Road, Madeley (Wildflower)
 Wanneroo Road, Neerabup
 Wanneroo Road, Wanneroo

Industrial/Mixed Use/Business

Flynn Drive
Landsdale
Wangara
Yanchep Beach Road/ Newman Road

The characteristics and functions of centres in the hierarchy shall generally be as outlined in Table 5.1 – Centre Hierarchy and Functions.

4.2 Measures for Specific Centres

Policy measures for specific centres for the period to 2006 according to the hierarchy and including mixed business areas/community business parks, local shops, rail station precincts and marina and tourist leisure precincts are as outlined below (see Table 5.2 & Maps 1-3 also).

Regional Centre

Alkimos:

- RM1. Council review the structure plan for Alkimos (and the entire Alkimos-Eglinton project area) when development is more imminent, by which time there should have been considerable experience in the application of 'main street' planning principles to commercial development.

District Centres

Wanneroo:

- DM1. Council shall commit itself to the long term and sustained promotion of development of the Wanneroo town centre.
- DM2. Council shall consider any proposals for expansion of the centre or the establishment of business in peripheral areas in the context of an approved structure plan based on 'main street' principles.
- DM3. The Wanneroo town centre shall be permitted to 30,000 m².

Madeley:

- DM4. No expansion of Madeley Centre will be considered until it is demonstrated to the satisfaction of Council that the population of the centre's primary trade area, and improvement in the trading performance of non-food shops for both this centre and nearby centres has reached a level that according to Council warrants expansion to an area commensurate with Council's Centres Strategy. Any such expansion will not increase the total area above 20,000 m² nla. The balance of the site should be subdivided off from the shopping centre site for mixed business and service commercial uses.
- DM5. Any further development of the centre and adjoining mixed business uses shall be subject to an approved revised structure plan.

Alexander Heights and Girrawheen (Newpark):

- DM6. Applications for extensions or renewal shall be considered on their merits.
- DM7. Alexander Heights centre shall be permitted to the current limit of 12,000 m².
- DM8. Girrawheen centre shall be permitted to from the current limit of 10,500 m² .

Banksia Grove:

- DM9. Council shall consider any proposals for expansion of the centre or the establishment of mixed business in peripheral areas in the context of an approved structure plan based on 'main street' principles.
- DM10. The Ministry for Planning Urban Design Unit shall be consulted in the formulation of such a structure plan.
- DM11. Any application for development approval of the Banksia Grove District Centre to over 10,500 m² before 2006 should be subject to an impact statement acceptable to the Council.

Clarkson:

DM12. Council shall promote the development of the Clarkson centre, including the establishment of mixed business in peripheral areas, in the context of an approved structure plan based on 'main street' principles.

DM13. The Clarkson Centre shall be permitted to 28,800 m² by 2006.

DM14. The Clarkson Centre shall not be permitted to expand to the point which it threatens future prospects for Alkimos.

Butler-Jindalee:

DM15. Council shall review the whole commercial structure of Butler-Jindalee with a view to incorporating the objectives and principles espoused in the Jindalee 'Enquiry by Design' Charrette.

DM16. Council shall promote the development of the centre, including the establishment of mixed business in peripheral areas, in the context of an approved structure plan based on 'main street' principles.

Eglinton:

DM17. Council shall review the structure plan for Eglinton (and the entire Alkimos-Eglinton project area) when development is more imminent, by which time there should have been considerable experience in the application of 'main street' planning principles to commercial development.

Neighbourhood Centres***General Principles:***

NM1. Council shall consider any proposals for expansion of a centre or the establishment of mixed business in peripheral areas in the context of an approved structure plan based on 'main street' principles.

East Wanneroo:

NM2. For purposes of the policy to the year 2006, the sizes of neighbourhood centres in the Cells in East Wanneroo and Banksia Grove/Carramar /Tapping shall be as shown in the Centres Floorspace Guide (see Table 5.2).

NM3. That sizes of neighbourhood centres in the structure planning cells in East Wanneroo shall be considered flexible and subject to review - at least by 2006, in response to development initiatives in the cells.

NM4. The structure plans for neighbourhood centres should be reviewed with a view to facilitating 'mainstreet' expansion. The identification of single site commercial centres in structure plans, as a matter of course, is not conducive to 'mainstreet' principles or incremental expansion.

NM5. The proposal to relocate the neighbourhood centre in Carramar to the intersection of Joondalup Drive and Wanneroo Road shall not be supported.

NM6. The Council in conjunction with the Ministry for Planning shall review the possibilities for combining and/or relocating neighbourhood centres to more strategic locations, based on 'main street' planning principles.

Clarkson-Butler-Alkimos Area:

- NM7. Council in conjunction with the Ministry for Planning shall review the possibilities for combining and/or relocating neighbourhood centres to more strategic locations, based on 'main street' planning principles.
- NM8. The introduction of mixed business uses adjacent to neighbourhood centres should be investigated in the context of 'main street' principles and be subject to an approved structure plan.

Local Shops

- LM1. A new definition for local shops shall be inserted in District Planning Scheme No 2 consistent with Table 5.1 – Centre Hierarchy and Functions. Local shops shall be permitted as outlined in Table 5.2 – Retail Net Lettable Area for Centres Table. No expansion should be permitted without the preparation of an acceptable centre plan.

Mixed Business Areas

- MM1. Council shall facilitate provision of mixed business areas at all regional, district and neighbourhood centres in the City of Wanneroo.
- MM2. In Wangara, Council shall facilitate mixed business use generally, and business uses on land with Wanneroo Road exposure. Council shall retain Landsdale for industry.
- MM3. Council shall retain the Flynn Drive Industrial Area generally for industry but retain future option of providing a mixed business area on the proposed new east-west spine road.
- MM4. Council shall promote and provide for technology parks and community business parks:
- within or adjacent to centres at all levels in the functional hierarchy;
 - on appropriate freestanding sites which:
 - are located within 500m of rail stations and public transport termini;
 - are located on major arterial roads which are easily accessible and benefit from good exposure;
 - have good road access, other services and a high quality physical environment;
 - are located so as not to adversely affect the amenity and character of existing residential areas by way of privacy, traffic generation or other consequences incompatible with residential development;
 - have minimum and maximum site areas of 4 hectares and 10 hectares respectively.


Rail Station Precincts

- SM1. The Council shall co-operate with Westrail to maximise commercial and other employment generating opportunities at railway stations.

Marina and Tourist Leisure Centres

- TLM1. The Council shall consider any proposals for expansion of the marina complexes or the establishment of additional leisure orientated commercial business at the Mindarie and Two Rocks marina precincts, and at other locations in the future, in the context of approved structure plans based on 'main street' principles.

TABLE 5.1: CENTRE HIERARCHY AND FUNCTIONS

	REGIONAL CENTRES	DISTRICT CENTRES	NEIGH'HOOD CENTRES	LOCAL SHOPS & CENTRES	CENTRES ADOPTING 'MAIN STREET' PRINCIPLES
PRIMARY FUNCTIONS	Multi-purpose centres for retail, commercial, community, leisure and entertainment facilities.	Centres for weekly retail, service and community facilities	Low key centres for convenience shopping, small offices and local services and community facilities within easy access from residential neighbourhood.	Daily consumables and services.	As for centres in the hierarchy.
PREFERRED LOCATION	Primary road, rail station and major public transport services.	Major distributor road, and public transport services.	District distributor road intersection and bus route, on the edge of the catchment area.	Main local distributor road intersection.	As for centres in the hierarchy
Office and Community Uses	Office development, professional offices and entertainment facilities.	District level offices such as professional, sales and service offices.	Small offices and other low impact employment premises.	Not encouraged	As for centres in the hierarchy
Retail Types	Discount department stores, supermarkets, specialty stores and convenience stores.	Minor discount department stores, supermarkets, specialty stores and convenience stores.	Supermarkets, convenience stores and local shops.	Daily convenience goods only.	As for centres in the hierarchy
Licensed Premises*	Hotels, motels, restaurants, liquor store, café, amusement & recreational facilities.	Hotel, taverns, restaurants and cafés.	Low key café.	Small licensed café, less than 100 m ²	As for centres in the hierarchy
Fast Food Outlet	Free-standing appropriate	Free-standing appropriate	Low key in centre	Not permitted	As for centres in the hierarchy
Cinemas screens	Major multi screen cinema complexes	Maximum of two local cinemas screens.	Maximum of one cinema screen.	Not permitted	As for centres in the hierarchy
Shopping Floorspace Guide	Up to 50,000 m ²	Up to 15,000 m ²	Up to 3,000 m ² , or 5000 m ² where siting criteria is satisfied.	200 m ² max for each shop, aggregate less than 1,000 m ²	Up to 100,000 m ² depending on the hierarchy and MCP qualifications.
Plans	Structure Plan	Structure Plan	Structure Plan	Outline Plan	Structure Plan
Other Retail/ Commercial**	To be provided adjacent to main centre.	To be encouraged.	Permitted subject to siting criteria.	Not permitted	As for centres in the hierarchy
Per Capita nla Rate	0.62 m ²	0.41m ²	0.55 m ²	Not applicable	
Other Design Criteria				Designed to service 200 homes.	Main Street principles.

* Approvals subject to licenses granted under the provisions of the Liquor Licensing Act, 1988.

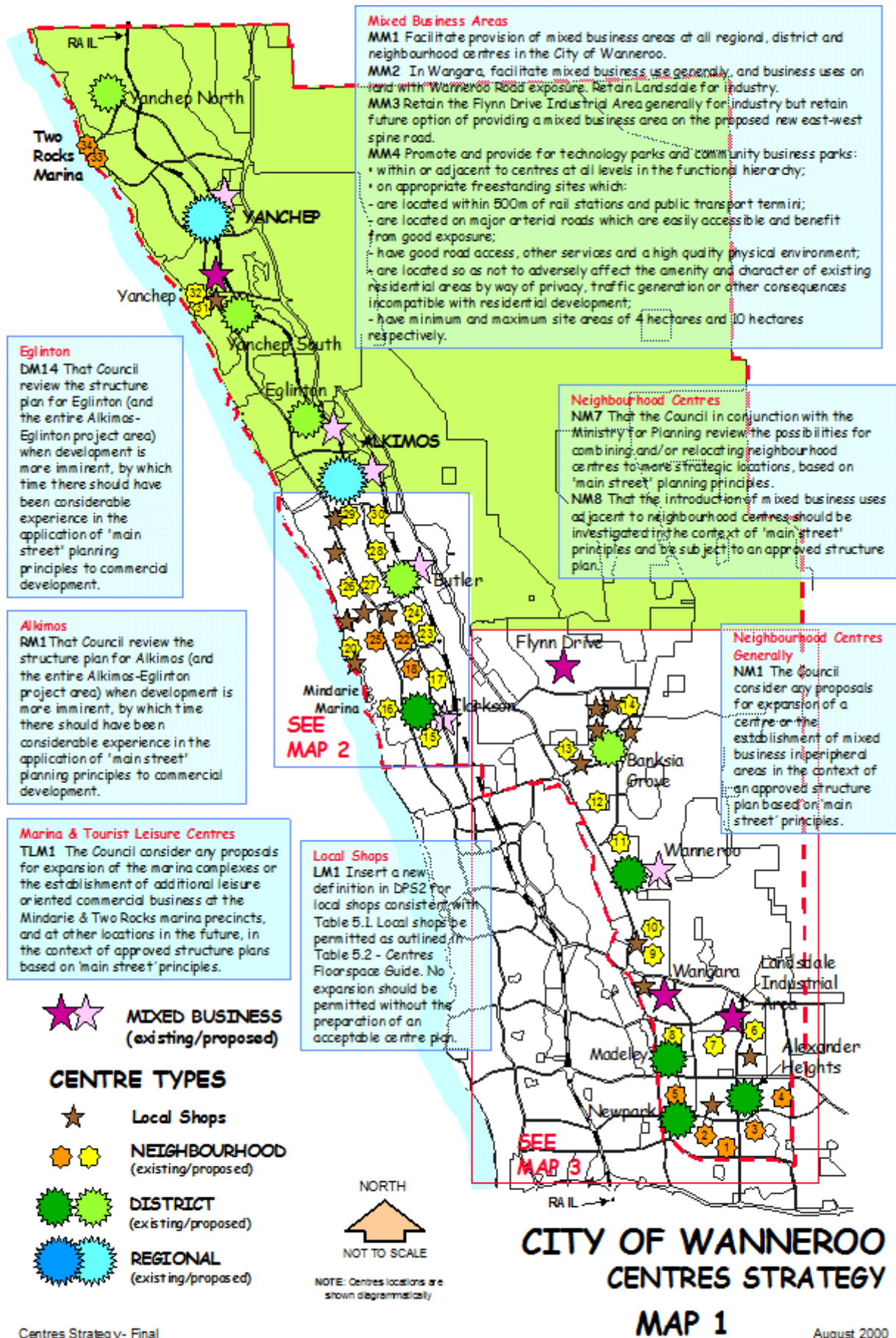
** Any commercial use which is harmonious in its context with surrounding uses.

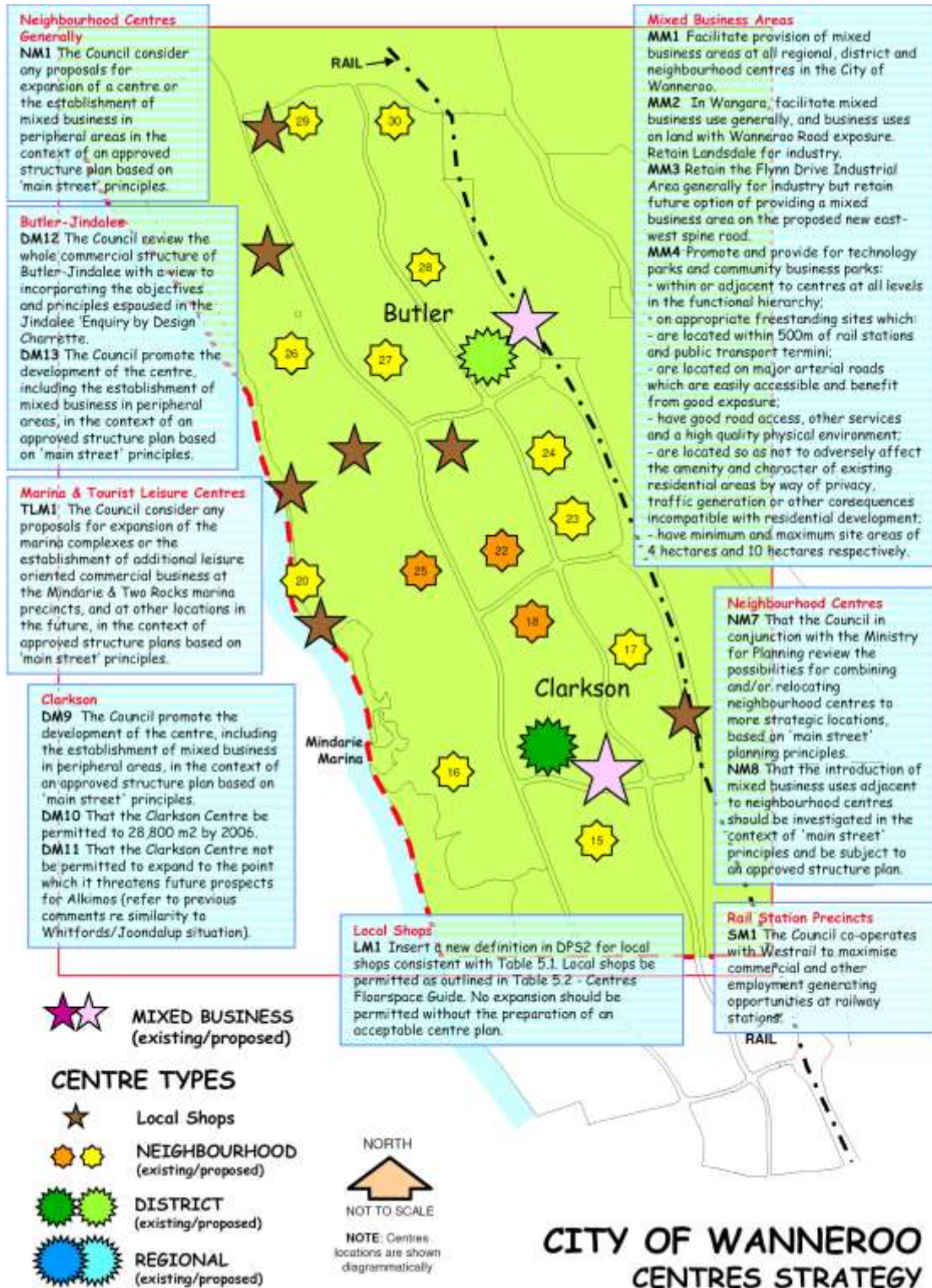
TABLE 5.2: RETAIL NET LETTABLE AREA FOR CENTRES ¹

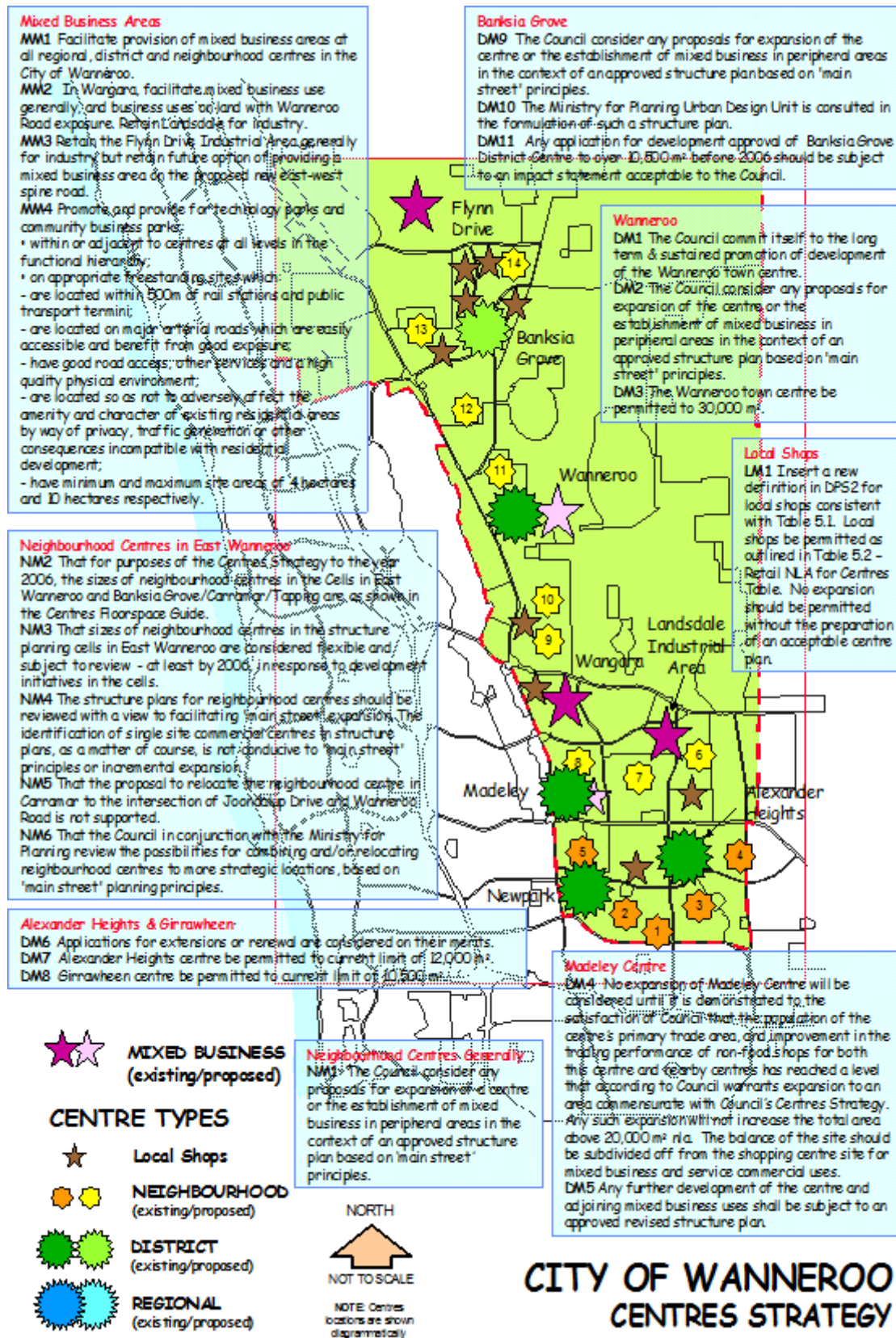
MAP REF NO	LOCALITY	CENTRE TYPE	DESCRIPTION OF CENTRE	MAXIMUM NLA (m ²)
	Alkimos	R	Lot 102 Marmion Avenue	Up to 50,000
	Alexander Heights	D	Lots 1-5 (200) Mirrabooka Avenue	12,000
	Banksia Grove (Neerabup)	D	Pt Lot 2000 (131) Clarkson Avenue Pt Lot 2001 (129) Flynn Drive (NE1)	15,000
	Butler	D	Lot 32 Connolly Drive	23,500
	Clarkson Town Centre	D	Area subject of Clarkson Town Centre Structure Plan	28,800
	Eglinton	D	Lot 11 Marmion Avenue	15,000
	Girrawheen (Newpark)	D	Lot 501 (64) Marangaroo Drive	10,500
	Madeley (Kingsway City)	D	Lots 161, 168, 888 & 1168 (168-190) Wanneroo Rd	15,000
	Wanneroo Town Centre	D	Area subject of Wanneroo Town Centre Structure Plan	30,000
1	Girrawheen (Hainsworth Plaza)	N	Lot 10 (1) Tonkin Place	1,000
2	Girrawheen (Summerfield)	N	Lot 4 (3) Wade Court	5,500
3	Koondoola (Koondoola Plaza)	N	Lot 252 (34) Koondoola Avenue	3,000
4	Alexander Heights (Alinjarra Vill)	N	Lot 5484 (40) Greenpark Road	1,000
5	Girrawheen (Marangaroo)	N	Lot 503 (70) Marangaroo Drive	2,000
6	Landsdale	N	Lots 307 & 978 The Broadview (Cell 5)	3,000
7	Darch	N	Cell 6 east	2,800
8	Madeley	N	Cell 6 west	3,000
9	Pearsall	N	Cell 4 south	2,100
10	Hocking	N	Cell 4 north	2,500
11	Sinagra	N	Cell 2	2,400
12	Ashby	N	Cell 1	2,200
13	Carramar	N	Pt Lot 2000 (131) Clarkson Avenue (NE5)	4,500
14	Banksia Grove	N	Pt Lot 2001 (129) Flynn Drive(NE3)	5,000
15	Clarkson	N	Lot 17 Marmion Ave	2,000
16	Mindarie	N	Lots 1 & 2 (36) Anchorage Drive	2,000
17	Clarkson	N	Lot 16 (650) Connolly Drive	3,000
18	Clarkson	N	Lot 1 (30) Ainsbury Parade	3,000
20	Quinns Rocks	N	Lot 21 (23) Beverley Crescent	1,500
22	Merriwa	N	Pt Lot 1384 (44) Baltimore Parade	4,000
23	Merriwa (Ridgewood)	N	Pt Lot 31 (870) Connolly Drive	3,050
24	Merriwa	N	Pt Lot 11 Connolly Drive	2,000
25	Quinns Rocks	N	Lot 80 (121) Quinns Road	2,100
26	Jindalee	N	Lot 10 (2469) Marmion Avenue	3,000
27	Butler	N	Lot 7 Marmion Avenue	2,250
28	Butler	N	Lot 32 Connolly Drive	2,250
29	Alkimos	N	Lot 3 Romeo Road	2,600
30	Alkimos	N	Lot 3 Romeo Road	1,200
31	Yanchep	N	Pt Lot 614 (124) Lagoon Drive	1,000
32	Yanchep	N	Lot 12 (3) Newman Road	1,500
33	Two Rocks (Atlantis Village)	N	Lot 51 (8) Enterprise Avenue	1,500
34	Two Rocks	N	Pt Lot 50 (10) Enterprise Avenue	2,500
	Alkimos	LS	Lot 3 Romeo Road	500
	Banksia Grove	LS	Pt Lot 2001 (129) Flynn Drive (NE2)	200
	Banksia Grove	LS	Pt Lot 2001 (129) Flynn Drive (NE4)	200
	Carramar	LS	Pt Lot 2001 (129) Flynn Drive (NE7)	200
	Carramar	LS	Pt Lot 2001 (129) Flynn Drive (NE8)	200
	Clarkson (Rail Station)	LS	Lot 16 (650) Connolly Drive	500
	Hocking	LS	Lot 179 (21) East Road (Cell 4)	700
	Jindalee	LS	Lot 12 (2359) Marmion Avenue	500
	Landsdale	LS	Cell 5 south	650
	Marangaroo (Banksia MiniMart)	LS	Lot 417 (50) Highclere Boulevard	500
	Merriwa	LS	Lots 1768 & 1769 (241) Baltimore Parade	500
	Quinns Rocks (general store)	LS	Lot 119 (80) Ocean Drive	250
	Quinns Rocks	LS	Lot 292 (8) Duncombe Grove	500
	Quinns Rocks	LS	Pt Lot 1001 (164) Tapping Way	500
	Tapping	LS	Pt Lot 2000 (131) Clarkson Avenue (NE6)	200
	Wangara	LS	Lot 4 (35) Prindiville Drive	500
	Yanchep (The Village)	LS	Pt Lot 1010 (65) Yanchep Beach Road	550

NOTES – ¹ This Table should be read in conjunction with Strategy Measures for specific centres (see Section 5.4 & Maps).

CLASSIFICATION OF CENTRES: R = Regional; D = District; N = N'hood; LS = Local Shops.







Child Care Centres

Owner:	Planning and Development
Distribution:	All Employees
Implementation:	01 July 1999
Reviewed:	14 December 2004
Next Review:	December 2006

Objective

To provide guidance for the location and development of Child Care Centres to maximise user convenience and maintain a high level of amenity in residential areas.

Statement

Child Care Centres shall be designed in accordance with Part 4 of District Planning Scheme No. 2 (DPS2). The following provisions are applied to Child Care Centre development applications, to supplement the provisions of DPS2.

Location

1. Road Hierarchy

Child Care Centres are reasonably high traffic generators and therefore should not be located on Primary or District Distributors (or close to the intersections of such roads) where the primary function is to cater for through traffic. Similarly, Child Care Centres should not be located in or adjacent to Access Roads in residential areas where amenity, safety and aesthetics must take priority. Accordingly, these Centres should be located on Local Distributor roads in such a fashion that they will not conflict with traffic control devices and will not encourage the use of nearby Access Roads for turning movements.

2. Neighbouring Uses

Wherever possible it is preferred to locate Child Care Centres adjacent to non-residential uses such as Shopping Centres, Medical Centres/Consulting Rooms, Schools, Parks and Community Purpose Buildings to maximise convenience and minimise the impact such Centres will have on the amenity of residential areas.

3. Setbacks

Setbacks shall be in accordance with Clause 4.7 of District Planning Scheme No. 2.

In residential areas the following variations may be considered:

If the building is located between two adjoining residences, the building may be setback from the primary street boundary at least as far as the lesser of the two adjoining residences. If the surrounding sites are vacant, variations to the front setback requirements of District Planning Scheme No. 2 will not be considered.

Side and rear setbacks may be reduced (with the exception of setbacks to activity or play areas) in accordance with Table 1, Table 2 and Element 3 (Buildings Set back from the Boundary) of the Residential Design Codes, where it can be adequately substantiated that the variation will not adversely impact on the amenity of adjacent landowners. Care should be taken to ensure outdoor play areas are not located adjacent to private open space or living areas, where practicable.

4. Parking

a) Location

All parking areas should be located in front of buildings or at least be easily visible from the entry to the site so that patrons are encouraged to use the on-site parking and not the road verges. Disabled bays shall be located as close as possible to the entry of the Child Care Centre.

b) Design

Parking areas should preferably be designed to allow traffic to flow through using entry and exit crossovers so that traffic conflicts and congestion do not unnecessarily restrict the use of the parking area. For the purposes of determining parking requirements, design incorporating through flow are referred to as Type 1 and those accessed only by a two-way crossover as a Type 2. In certain circumstances, detailed below, Type 2 designs require more parking bays than Type 1 designs.

c) Number - Children And Staff

All Child Care Centres must provide a minimum of one parking bay for each staff member and at least five parking bays for up to 25 children. For Centres with more than 25 children the required parking bays are determined by reference to the attached figure. The actual parking requirement for Centres in this category varies with the configuration of the parking area and the number of children.

5. Landscaping

a) Onsite

In residential areas, the primary street frontage and corner truncation, where applicable, shall be suitably landscaped and reticulated to a depth of three (3) metres to assist in preserving the character of residential areas. Where car parking areas are located adjacent to secondary streets, the car park shall be setback a minimum of three (3) metres to allow for landscaping. Child Care Centres located in all other areas shall be landscaped in accordance with DPS2.

b) Verge

The verge area in front of all Child Care Centres is required to be suitably landscaped, reticulated and maintained to discourage patrons from parking on the verge instead of using the parking areas provided. Under no circumstances is the verge to be paved or sealed as this would encourage its use for parking and detract from the amenity of the area.

6. Pedestrian Linkages

Pedestrian access within the site, from the parking area to the entry of the building shall be provided and shall link into existing neighbourhood pedestrian networks where available.

7. Traffic Impact Studies

Where Child Care Centres are proposed within Residential Areas or where the City considers that the Centre traffic may adversely impact on the surrounding area, a Traffic Impact Study will be required, unless otherwise agreed to by the City.

A traffic impact study should be prepared by a suitably qualified Traffic Consultant and address the following:-

- Site description including naming of roads and nearest intersections;
- Adjoining land uses;
- Existing traffic conditions or Structure Plan indications;
- Traffic flows, daily and peak hour flows, number of heavy vehicles;
- Speed as measured at the 85th percentile;
- Trip generation;
- Queuing at intersections and entry/egress to parking facilities;
- Road safety for all road users, including pedestrian and cyclists;
- Crash history;
- Parking provisions and requirements, pick-up and drop-off facilities;
- Public transport routes;
- Dual use path locations surrounding the site, internal pedestrian pathways, suitable crossing locations for pedestrians and provision of pram ramps;
- Other matters considered necessary in a particular case.

8. Fencing

If a Child Care Centre is proposed within a Residential Area, fencing within the front setback area shall be in accordance with Element 2 (Street Walls and Fences) of the Residential Design Codes and fencing to secondary streets shall be in accordance with the City's Private Property Local Law. It is preferable that fencing along the secondary street be located behind any required landscaping strip.

9. Amenity

Child Care Centres located within residential areas shall maintain a residential appearance so as to harmonise with the character of the area.

Windows to activity rooms shall be orientated away from adjoining residential properties to minimise any noise impacts to adjoining properties.

Child Care Centres may potentially generate a level of noise perceived as nuisance to adjacent landowners, as such Child Care Centres will be subject to the assessment of an acoustic report. The report should demonstrate either compliance with the Environmental Protection (Noise) Regulations 1997 or design/specification measures that will need to be incorporated to reach compliance.

10. Application Requirements

All applications for Child Care Centres shall consist of the following:-

- A written statement that outlines the number of children proposed, age group breakdown, days and hours of operation, required staff numbers and any other supporting information;
- A location plan depicting surrounding lots and road layout;
- A site contour survey plan prepared by a licensed practicing land surveyor, including location of buildings on adjacent sites;
- A site plan (to a minimum scale of 1:100 or 1:200) depicting the location of all proposed built structures, car parking, landscaping, bin store location, pedestrian and vehicle access ways, crossover location/s, verge area, adjacent roads and any associated road infrastructure (eg. light poles, drainage pits, traffic islands etc). Setbacks to buildings are required to be clearly depicted on the plan;
- Floor plans to a minimum scale of 1:100;
- Elevations to all sides of the building to a minimum scale of 1:100;
- Traffic Impact Statement, if located within a residential area or as otherwise required by the City;
- An acoustic report, if required by the City;
- A signage strategy; and
- Other matters considered necessary in a particular case.

Policy Area

This policy applies to the whole of the City of Wanneroo.

District Planning Scheme No. 2 - Interpretation

CHILD CARE CENTRE means premises used for the daily or occasional care of children in accordance with the Community Services (Child Care) Regulations 1988.

Related Legislation And Policies

District Planning Scheme No. 2, Residential Design Codes, Community Services (Child Care) Regulations 1988 (Government Gazette 25/11/1988).

Responsibility for Implementation

Manager Development and Health Services

CITY OF WANNEROO

PARKING FOR CHILDCARE CENTRES

TYPE 1 PARKING

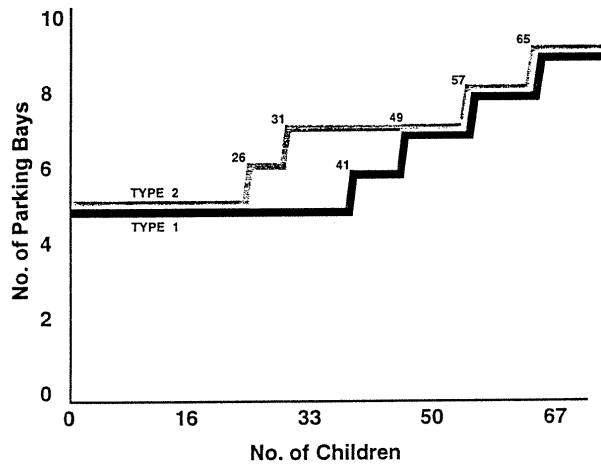
CHILDREN	BAYS
< 40	5
41 - 48	6
49 - 56	7
57 - 64	8
65 - 72	9

TYPE 2 PARKING

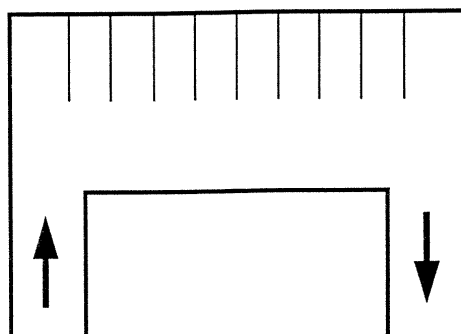
CHILDREN	BAYS
< 25	5
26 - 30	6
31 - 56	7
57 - 64	8
65 - 72	9

NOTE: ABOVE BAYS ARE FOR NUMBERS OF CHILDREN ONLY.
ADDITIONAL BAYS ARE REQUIRED FOR EACH STAFF MEMBER.

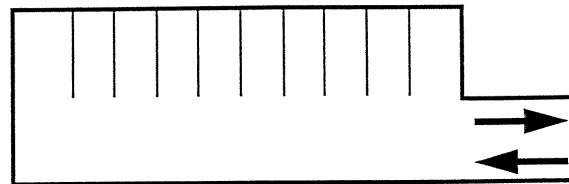
CHILDCARE PARKING



PARKING LAYOUT



TYPE 1



TYPE 2

Corner Stores

Owner:	Planning and Development
Distribution:	All Employees
Implementation:	01 July 1999
Reviewed:	14 December 2004
Next Review:	December 2006

Objective

To provide for and maintain a well-spaced distribution of corner stores in residential areas which allows for a convenient and accessible service for local residents to purchase convenience goods.

Statement

The introduction of corner stores into residential areas should generally act to enhance the amenity and lifestyle offered by residential areas. In newer residential areas where the locations of corner stores are determined early in the planning process residents moving into the area will be aware of the corner store proposal and little opposition is anticipated.

It is likely however that proposals to locate corner stores in existing developed areas may, in some cases, meet opposition from residents immediately adjacent to the proposed sites. In respect to this, the protection of local amenity and residential safety should be carefully considered.

In considering applications for approval of permanent corner stores, Council shall also have regard to the following:

- 1 The store should be located to serve approximately 200 homes or more and should generally be no nearer than 500 metres from other corner stores, Local and Neighbourhood Centres and District Level Shopping Centres. In some limited instances where a store is proposed near to medium or high density housing, it may be appropriate to consider the location of such applications on their merit.
- 2 Wherever possible the location of potential corner stores should be identified at the structure planning stage and should form part of approved structure plans. Corner stores should be strategically located to provide a service with a different function to that of Local Shops and Neighbourhood Centres.

The nature of corner stores should encourage a local, highly accessible pedestrian and bicycle orientated small concentrated catchment providing a range of daily consumables. As such, these stores should be planned so that they link with walking and bicycle paths.

- 3 Corner stores must be attached to a residential dwelling and while there is no specific building design criteria, a zero street setback is considered acceptable given the proposed use.

A maximum gross floor area for the store of 100m² which includes storage is applicable. This will help restrict the store to a size considered acceptable for the residential zone with respect to maintaining the amenity of nearby residents.

- 4 All corner store applications will need to be accompanied by a Signage Strategy. Signage should be designed to maintain the amenity of nearby residential areas.
- 5 Compressors for freezer units etc should be located in a position that does not interfere with adjacent residents in terms of generating any noise issues.
- 6 Four parking bays should be provided per corner store. Where possible they should include two verge bays on each side of the adjacent roadway or corners. Consideration should also be given to the servicing of the store in terms of delivery of goods.
- 7 Corner stores need not necessarily be located on street corners. Each individual corner store application should be assessed as to the impact on adjacent traffic movements. Where corner stores are located on corner lots, they should only be located where neither road is a cul-de-sac. It is envisaged that if located on a cul-de-sac corner, vehicles will use the cul-de-sac head to turn, thus causing a loss of amenity for residents.

Responsibility for Implementation

Manager Planning Services

Manager Development and Health Services

Development Adjacent To Wanneroo Road

Owner:	Planning and Development
Distribution:	All Employees
Implementation:	1 July 1999
Reviewed:	14 December 2004
Next Review:	December 2006

Objective

To provide a policy in respect of vehicular access to Wanneroo Road.

Statement

1. Wanneroo Road is a Primary Distributor Road which plays a fundamental role in catering for inter and intra regional traffic. It is also a designated Freight Road under the State Government's Freight Transport Strategy.
2. The value of providing safe, higher speed travel shall be recognised when considering applications for development of adjacent land by limiting the number of vehicular access and egress conflict points to Wanneroo Road.
3. In the case of non rural development, unless an alternative road access is available and used, lots abutting Wanneroo Road should only be developed for low traffic generating uses.
4. Where vehicular access already exists, applications for development, redevelopment or subdivision should seek to minimise vehicular access to Wanneroo Road by relocating access to an alternative road. Where this is not possible, consideration should be given to means of rationalising the vehicular access points by limiting the number, the use of service roads and turning setbacks at driveways, etc.

Responsibility for Implementation

Manager Planning Services

Manager Development and Health Services

Employment Policy

Owner:	Planning and Development
Distribution:	All Employees
Implementation:	14 December 2004
Scheduled Review:	December 2006

Application:

This policy is to be applied at all levels of the structure planning process and will form an integral part in the evaluation process of both district and local structure plans proposed for any new development within the City of Wanneroo. In addition, this policy is also applicable in the evaluation of new large-scale subdivisions within these local structure plan areas.

Purpose:

This policy is designed to establish a framework to encourage and retain local employment within the City of Wanneroo and ultimately the North West Corridor.

The imperative for this policy was driven by the fact that the City of Wanneroo suffers low employment self-containment within its boundaries, which has led to the many so-called 'dormitory suburbs'. In areas of low employment self-containment issues range from social and economic issues associated with having to spend significant time and money commuting long distances to work, the ability of the transport system to handle significant community demands, security problems, pollution and energy demands caused by transportation requirements, through to expenditure leakages out of the local economy.

Australian Bureau of Statistics Journey to Work data (2001) reveals that more than three out of every four workers residing within the City of Wanneroo commute out of this area for their employment. Even when looking at a more regional level, two out of the three workers residing within the north-west corridor of Perth leaves this same area to commute to work.

With the population of the City projected to continue to grow at a significant rate over the next 30 years and the high level of activity within the development industry at the present time, the City of Wanneroo will face compounding environmental, economic and social problems if the trend is not improved.

Objective:

This Employment Policy requires proponents of any large-scale residential development within the City of Wanneroo to prepare a strategy to encourage local employment self-sufficiency and maximise resultant local containment of the workforce. To aid this process several initiatives have been identified in this policy. It is acknowledged that the initiatives will produce broad results that have flow-on benefits in the wider community.

Employment Self-sufficiency and Containment

To ensure the underlying principles of this employment policy are understood, it is essential that the concepts of employment self-sufficiency and employment containment be clearly defined. Employment self-sufficiency represents the proportion of the local employed workforce that could potentially find employment within the local area. For example, in an area containing 10,000 job opportunities and 20,000 employed residents, the local employment self-sufficiency of the area would be one in two or 50%.

$$\text{Employment Self-sufficiency ratio} = \frac{\text{Local job stock}}{\text{Employed local workforce}}$$

Employment self-containment represents the proportion of local employed workforce that works within the same area. For example, in an area containing 10,000 job opportunities and 20,000 employed residents, of which 5,000 work locally, the employment self-containment would be one in four or 25%.

$$\text{Employment Self-containment ratio} = \frac{\text{Employed local workforce (working locally)}}{\text{Employed local workforce}}$$

Note: The employment self-sufficiency of an area can be seen as the potential self-containment for this same area.

The differentiation of these two principles is essential if the issues associated with ‘dormitory suburbs’ are to be addressed. The employment policy approach to economic development strives to not only foster the creation of local employment opportunities (self-sufficiency) but also encourage these to be taken up by the local workforce (self-containment).

Employment self-containment can also be thought of as the match between the skill set of the local employed workforce and the relevant number and type of employment opportunities within an area.

North West Corridor Structure plan, Transportation and Employment Self-sufficiency

The background report to the “North West Corridor Structure Plan” (February 1991) indicated that there were a total of 26-30 north-south traffic lanes that could be realistically fitted into the Corridor. Some of these include Marmion Avenue, Connolly Drive, the Mitchell Freeway and Wanneroo Road. Given the traffic volumes that these lanes could accommodate a 60% level of employment self-containment would need to be achieved. This was based on creating a local employment self-sufficiency of 72% (self-containment potential), which was then reduced by 12% through leakage of opportunities going to non-local workers. In addition these levels of self-containment required public transport to provide a 25% share of total traffic volumes.

However, since this time several north-south arterial roads in corridor have had the potential number of lanes reduced. As a result the collective carrying capacity of north-south arterial roads has been reduced. This has provided an even greater emphasis on enhancing local employment self-containment initiatives.

Public Private partnerships

The business cycle that influences the rate of development will no doubt have peaks and troughs, but the constant that remains is the need to reduce the amount of people having to accept suitable employment out of this area in accordance with their skill levels. The employment policy approach takes into account the need for employment generating opportunities that need the support of public and private sector partnerships. The policy is not intended to be a burden for those who wish to provide their development product in the City of Wanneroo, but rather aims at creating lasting partnerships that allows the challenge of local employment generation to be addressed.

Successful implementation of these initiatives will attempt to decrease the effects of social dislocation that may only become apparent as the 'new' suburb ages and as more of the local residents move into the workforce and seek local employment.

Inherent employment and diversification

For any new development there is an inherent level of employment created as a direct result of the demand driven opportunities created by people residing within a certain area. This employment is predominantly contained within essential services such as medical, civic, community services and particularly through food and non-food retail. In order to maximise local self-sufficiency, this policy aims to ensure that any large-scale residential development contributes to employment opportunities over and above that which would inherently exist.

A key objective of this policy is to work in partnership with proponents of land developments within the City of Wanneroo to implement employment initiatives that increase the local job stock above this base-line level.

Key outcomes of the Employment Policy are to:

- Ensure that the highest realistic level of employment self-sufficiency is achieved -for the City of Wanneroo
- Maximise the level of self-containment of employment opportunities created within the City of Wanneroo
- Increase the capacity of the local workforce and local communities to contribute to and benefit from economic growth
- Facilitate the start-up of new ventures

Policy Measures:

This policy requires that all proponents of proposed large-scale residential developments produce a local employment strategy as part of the proposed structure plan. An assessment of the strategy will form part of the Council approval process for the proposed structure plan. After approval of the Structure plan Council administration will work in partnership with the proponent to continually review the progress of the strategy.

The following schedule indicates various employment strategy components that are considered appropriate for large-scale residential developments within the City of Wanneroo. This schedule is not intended as an exclusive listing but purely to indicate the type and scale of initiatives that are expected when planning development of various sizes. Strategy components that are classed as priority would be expected from all major residential developments in the City of Wanneroo.

Local Employment Strategy components	Scale of development		
	District	Local	Sub-division
Priority Strategies			
Economic Development Fund – allocated as a levy ‘per lot sold’ to contribute toward ongoing local employment generating initiatives.		●	●
Broadband Infrastructure – Provide adequate telecommunications for the new subdivision to enhance communication and business opportunities. Work with wholesale carriers to ensure broadband connectivity to the area.	●	●	
Employment Supportive Designs – Inclusion of elements within the structure plan that are able to provide or support the provision of employment generation within the design area. See Appendix A for an overview of recognised employment supportive design strategies.	●	●	
Employment Supporting Land uses – Inclusion of an appropriate spread of land uses for the development to maximise potential employment generation. See Appendix B for an overview of land uses.	●	●	
Flexible use developments within main street or retail centres – To maximise the efficiency of the development and encourage activity within these areas especially during the early stages of growth		●	●
Adhere to the principles the City’s Smart Growth Strategy	●	●	●
Optional Strategies			
Business attraction – Actively pursue and provide incentives for commercial entities to relocate to the development area.	●	●	●
Training development – Work in partnership with training providers to map the current/future training requirements of anticipated industry clusters	●	●	
Local Job Network – Provision of cash & in-kind support that will directly affect jobs in the new development	●	●	
Local business events – sponsor a series of these within a reasonable proximity of the development area		●	●
Family Day Care (incorporating in-home care) - sponsorship of recruiting, training and information seminars			●
Electronic Commerce initiatives – Supporting the adoption of electronic commerce by local businesses and residents	●	●	●
Regional Employment Plan – Sponsor the development of this plan (e.g. mapping for all of Wanneroo)	●	●	
Two Envelope Local Tendering System for development works – Using a Tendering system requiring contractors to provide a local employment component to their submission. This component would need to demonstrate how each Tendering contractor intends to use local employment labour or sub-contract to other locally based contractors. This local employment component could also require contractors to have a training aspect to their Tender. This would be in the form of providing apprenticeship, traineeship or other workplace training opportunities for local residents. This is designed to develop local skills in their specific industry.		●	●
Developers Shop fronts – where appropriate provide access to developer facilities for employment agencies and other employment/business training agencies in order to assist local job seekers			●
Direct Funding – Partner with other groups to assist in the delivery and funding of existing Economic Development programs/projects within the City	●	●	●
Local Business Awards – provide sponsorship towards Wanneroo local small business awards	●	●	●
Introduce learning centres – Initially in main street of development and eventually disbursed among new community and on business estates (network of agencies pooling resources)	●	●	
Multi-user Services delivery hub – Make available a centre with sufficient			●

broadband access and proximity to transport to be used by Government agencies, other service providers, small businesses and local workers (to telecommute while remaining in their local area).			
Support Home Based Business – through ‘virtual incubator’ type services (e.g. time share office space in main street with business services – as found in hotels printing/photocopy/Internet/typing services)		●	●
Contributions - Contribute to the hosting of delegations from International visitors seeking to invest in the local economy	●	●	
Sponsorship - Sponsor and participate in the implementation of a Wanneroo Business Expo	●	●	●
Tourism Centres - Development of Tourism icons within the structure plan to encourage external expenditure in the local area and branding opportunities.	●	●	●
Youth Support Services – Give financial assistance to youth training and development programs at either Primary or High School level in recognition of the demonstrated need to maintain young learners social balance			●

District: District structure plan

Local: Local structure plan

Subdivision: Subdivision

Ongoing evaluation

As part of the local employment strategy proponents will be required to continually review and monitor the performance of the various strategy components. The partnership approach taken in this policy requires that proponents report to Council on the performance of these strategy at least every six-months through the Economic Development Portfolio. However, it is also recognised (and encouraged) that more regular informal contact would be made between these times.

APPENDIX A – EMPLOYMENT SUPPORTIVE DESIGNS

Employment Supportive Designs
Council approved home based business designs included in the portfolio of designs for each lot size of each project builder allowed to purchase sites (these designs to be prominently displayed in the sales and project displays, shown, and offered to all purchasers)
Council approved live/work residential development on display in the development's 'display village'
Construction of demonstration premises: <i>Flexible mixed-use</i> <i>Business/commercial/industrial premise'</i> <i>Terrace houses able to be converted to commercial or retail use</i>
Provision of a Public Transport Terminus/Interchange located in Town Centre
Provision of the following services within the town centre: Childcare Centre, Health and Fitness Centre located Community Internet Access Centre/café Community Hall Music and Band Rehearsal and Recording Studio These need to be within 200 metres of: Public Transport Terminus/Interchange Railway Station Major 'Main Street' intersection
Provision of 'Retirement Village' OR Retirees (over 50s) Housing located within 200 metres of the centre of the Town Centre

APPENDIX B – Employment supporting Land uses

Employment Land uses
Home Based Businesses
Large Scale Retailing (centres or premises over 15,000 sq m gfa)
Small Scale Retailing (centres/premises under 15,000 sq m gfa)
Retail Warehouses (including white goods furniture, floor coverings and hardware stores)
Fast Food
General Office Space
Small Office Space (premises under 2000 sq m gfa)
Industrial/Warehousing
Warehousing (including storage and courier depots)

Service Industry (including service trades)
Business Parks
General Industry (including light industry and food industries)
Heavy/Extensive Industry
Motor Vehicles (including service stations and new or use vehicle sales and service)

~~Establishing Building Pad Levels, Excavation, Fill and Retaining Associated with Residential Development~~

~~Owner: Planning and Development~~

~~Distribution: All Employees~~

~~Implementation: 14 December 2004~~

~~Scheduled Review: December 2006~~

Objectives

The objectives of this Policy are to:

- ~~1 provide "acceptable development" standards that suit local conditions and will limit the extent of cut and fill permitted on sites through the control of building pad levels.~~
- ~~2 establish an 'acceptable development' height for boundary retaining walls and allow retaining walls to be set on the boundary.~~
- ~~3 protect streetscape amenity through the control of retaining within the front setback of sites.~~
- ~~4 To protect the amenity of adjoining landowners through greater care in the assessment of building pad levels to avoid unnecessary fill and retaining along common boundaries.~~
- ~~5 guide applicants in applying for site works and staff in assessment of such applications, to improve customer service and assist in expediting the approval process.~~

Statement

~~1.0 General Principles~~

- ~~a) Alteration to site levels prior to an Application being made for the subject site will not be supported. Applications for site works should be made concurrently with an application for a building licence or a development approval.~~
- ~~b) Filling and/or retaining to the highest level of a site will not be supported.~~
- ~~c) Excavation below natural ground level is generally not visually obtrusive and is considered not to significantly impact on adjacent landowners. Consequently, excavation shall remain in accordance with the Acceptable Development standards A1.1, A1.2 and A1.3 of Clause 3.6.1 of the Residential Design Codes.~~
- ~~d) A 'cut and fill' approach shall be taken in the consideration of all applications involving alteration of levels on a site. The principle of 'cut and fill' is such that equal amounts of cut and fill are undertaken to establish finish levels.~~
- ~~e) The natural ground level as per Residential Design Codes which state "...the levels on a site which precede the proposed development, excluding any site works unless approved by the Council or established as part of subdivision of the land preceding development".~~

- ~~f) Retaining walls which require a development approval shall be constructed in masonry¹, shall be finished to a professional standard² to the satisfaction of the Manager of Approval Services and shall be certified by a Structural Engineer.~~
- ~~g) Retaining walls located within 1.0m of a dwelling (including neighbouring properties) shall be designed to accommodate any additional surcharge and shall be accompanied by a certificate from a certified Structural Engineer.~~

2.0 Establishing Building Pad Levels

~~Pursuant to Clause 2.6.2 (ii) of the Residential Design Codes the following Local Planning Policy Provisions are created for *Establishing Building Pad Levels*:~~

Objective:

~~To protect the amenity of adjoining landowners through greater care in the assessment of building pad levels to avoid unnecessary fill and retaining along common boundaries.~~

Acceptable Development

~~The Acceptable Development criteria for *Establishing Building Pad Levels* are as follows:~~

~~A1 A building pad level within 0.3 metre of the level as determined by calculating the average natural ground level³ of the site as shown in Figure 1; and/or where a level building site rises more than 0.5 metres within the first three (3) metres of the front boundary line, determined by calculating the average natural ground level of the site by substituting the front boundary levels with the levels at the three (3) metre setback line, as shown in figure 2.~~

~~Sites where subsurface limestone or rock occurs which requires the importation of more than 0.3m of fill, shall be substantiated by a Structural Engineers site report that demonstrates such a presence.~~

Performance Criteria

~~The Performance Criteria for *Establishing Building Pad Levels* are as follows:~~

~~P1 Development that retains the visual impression of the natural level of a site, as seen from the street or other public place, or from an adjoining property; and is designed to minimise the impact on adjoining properties.~~

3.0 Filling and Retaining Within the Front Setback

¹ Masonry shall mean brick, stone, concrete or limestone.

² Professional Standard shall mean a clean fair face surface, to the satisfaction of the Manager Approval Services.

³ Average Natural Ground Level is calculated by averaging the relative levels taken from each corner of the site and the central relative level.

~~Pursuant to Clause 2.6.2 (iii) of the Residential Design Codes the following Local Planning Policy Provisions are created to clarify alternative Acceptable Development provisions to meet the Performance Criteria for Excavation or Fill (Element 6, Clause 3.6.1 P1).~~

Acceptable Development

~~Notwithstanding the standards of Clause 3.6.1 of the Residential Design Codes, development that complies with the following is deemed to meet the Performance Criteria for Excavation or Fill (Element 6, Clause 3.6.1 P1):~~

~~A1.5 Retaining walls within the primary street setback where the principles of terracing⁴ are followed and the following criteria are met:~~

- ~~(i) The first terrace level if located within 1.0m of the front boundary shall not exceed 0.5m; and~~
- ~~(ii) Subsequent terraces shall generally be of equal height and equally spaced across the slope and the vertical rise should not exceed the horizontal return (maximum ratio 1:1) (refer Figure 3); and~~
- ~~(iii) Terraces shall be spaced a minimum of 1.0m apart.~~

~~4.0 Retaining walls within 1.0m of boundaries~~

~~Pursuant to Clause 2.6.2 (iii) of the Residential Design Codes the following Local Planning Policy Provisions are created to clarify alternative Acceptable Development provisions for Setback of Retaining Walls (Element 6, Clause 3.6.1 P2).~~

Acceptable Development

~~Notwithstanding the standards of Clause 3.6.1 of the Residential Design Codes, development that complies with the following is deemed to meet the Performance Criteria for Setback of Retaining Walls (Element 6, Clause 3.6.1 P2):~~

~~A2.2 (i) Retaining walls⁵ on side and rear boundaries up to a height as determined by the average site level and building pad level, to a maximum height⁶ of 1.0m, whichever is the lesser, without the need to consult with adjacent landowners.~~

~~————— The height of the retaining wall shall be measured from natural ground level[†] at the boundary from the base of the proposed retaining wall.~~

⁴ Terracing means the creation of a series of raised banks of earth with vertical or sloping sides and a series of flat levels formed across a slope.

⁵ Retaining Wall means a wall designed to retain soil.

⁶ Height in relation to retaining walls shall mean the difference between the top and bottom of the wall measured from the natural ground level, or in the case of subdivisional retaining walls from the finished earthwork levels.

~~A2.2 (ii) Retaining on side boundaries within the front setback area which are proposed in accordance with the standards of Filling and Retaining Within the Front Setback section above or, are graded or, stepped to follow the natural ground level within the front setback area.~~

~~5.0 General Discretion~~

~~Should an application be received which varies from the Development provisions as stipulated in this Policy, the applicant can apply for a Codes Variation, addressing the relevant Performance Criteria.~~

~~The applicant will need to submit a Building Licence and Codes Variation application and attach a supporting letter/report explaining the variation and providing justification for the variation using the Performance Criteria within the Residential Design Codes. Comments from affected landowners will also be required.~~

~~In addition to comments provided by the adjacent landowner and the performance criteria submitted, the City shall have regard for the following:~~

- ~~— Any alternative design options which may exist~~
- ~~— Physical restrictions of the property (easements, unusual shape, excessive gradients);~~
- ~~— Energy efficient provisions (Building Codes of Australia).~~
- ~~— The existing streetscape;~~
- ~~— The amenity of the locality~~
- ~~— Relative levels, finish floor levels and contours of adjoining and abutting properties;~~
- ~~— Ease of accessibility; and~~
- ~~— The general principles of this Policy.~~

~~6.0 Neighbour Consultation~~

- ~~a) Where applications comply with the Acceptable Development standards of this Policy the application will not require neighbour consultation.~~
- ~~b) Applications that do not meet the requirements of the Acceptable Development standards of this Policy may be referred to affected landowners, as determined by the City, for comment using the City's proforma "Adjoining Property Owner Comment on Proposed Variations to the Residential Design Codes".~~

~~The following alternative forms of consent from neighbours will be considered acceptable:~~

- ~~a) Site plans showing all relative and finish floor levels that have been signed and dated by all affected landowners with their name/s, and affected property address and contact phone number clearly printed.~~
- ~~b) A letter signed and dated by all affected landowners with their name/s, address and contact telephone number(s) clearly printed which acknowledges the type and location of the development proposed.~~

~~Should the above not accompany an application, the City will undertake advertising in accordance with the requirements of the District Planning Scheme No.2. Letters will generally be forwarded to affected landowners for a period of 14 days. Should no comment be received within this period it will be construed as the landowner having no objection to the development proposal. This should not be construed as an approval of the application.~~

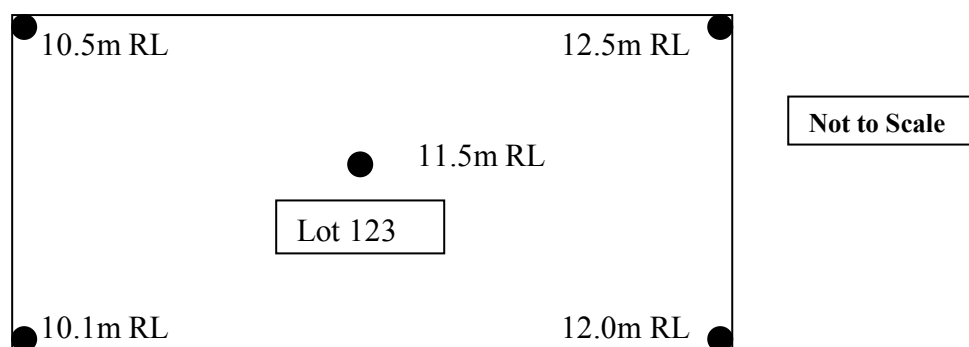
7.0 Minimum Plan Requirements on Submission

- ~~a) A site plan prepared by a licensed land surveyor or professional retaining wall contractor depicting:~~
- ~~b) All existing and proposed natural ground levels (in RLs) with spot levels provided at 0.5m intervals for the subject site, finished paved levels and immediately adjoining the property;~~
- ~~c) All existing or proposed built structures and their finish floor levels eg. house, garage;~~
- ~~d) Top of wall and bottom of wall heights of all proposed and existing retaining walls, in relative levels shown at each change in height;~~
- ~~e) Finish Floor Levels of neighbouring dwellings; and~~
- ~~f) A reference datum point.~~
- ~~g) Structural Engineers Certification~~
- ~~h) If specifically requested by the City, a shadow diagram prepared in accordance with Element 3.9 of the Residential Design Codes and demonstrating compliance with the Energy Efficient Provisions of the BCA.~~

Responsibility for Implementation

Manager Development and Health Services

Figure 1: Calculation of Average Natural Ground Level of Site and determination of Appropriate Building Pad Height.



$$\text{Average Natural Ground Level of Site} = \frac{(10.5+12.5+12.0+10.1+11.5)}{5}$$

$$\text{Appropriate Building Pad Height} = 11.32\text{m RL (+ up to 0.3 metres)}$$

Figure 2: Calculation of Average Natural Ground Level of Site and determination of Appropriate Building Pad Height, where the site rises above 0.5m from the front boundary.

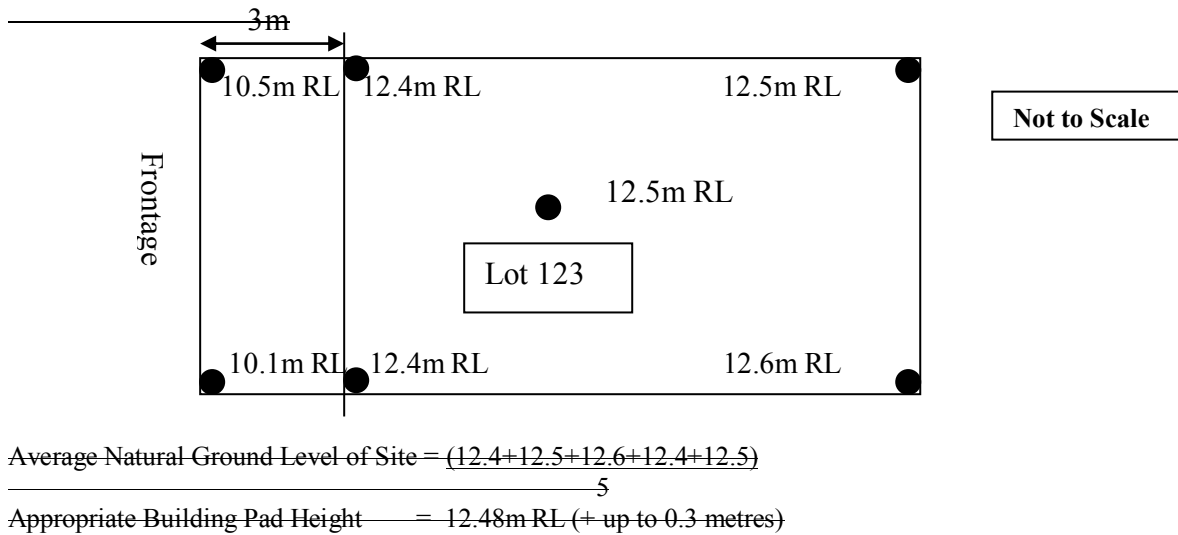
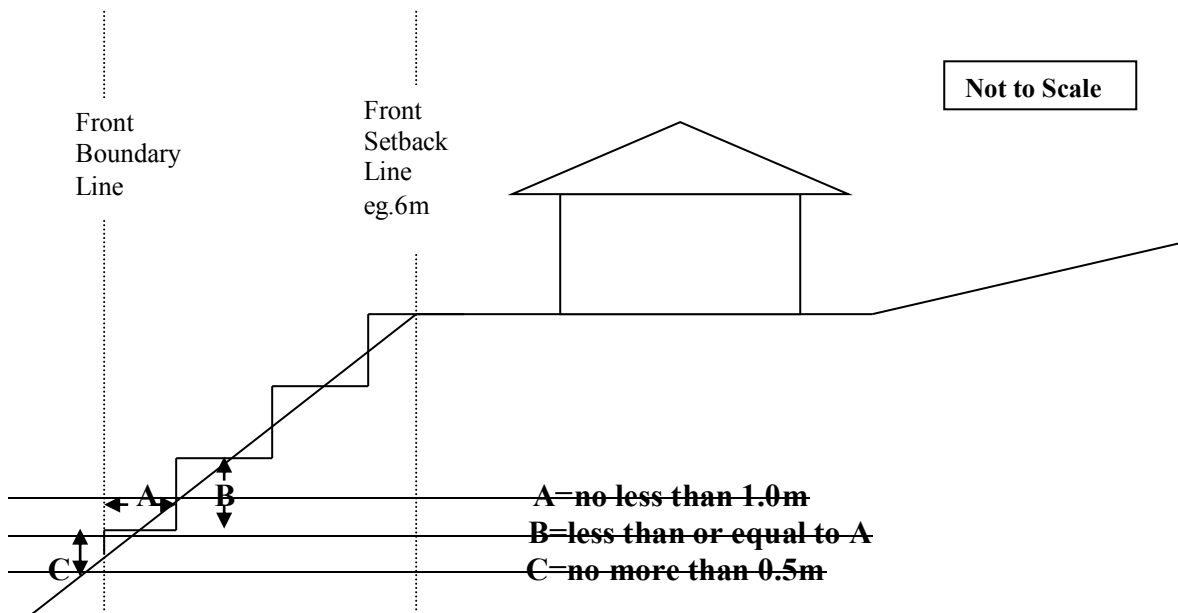


Figure 3: Example of Terracing: 0.5m maximum at the boundary, equal spacing and height of subsequent terrace levels.



Interim Local Rural Strategy

Owner:	Planning and Development
Distribution:	All Employees
Implementation:	11 July 2000
Reviewed:	14 December 2004
Next Review:	December 2006

Objective

To provide guidance to Council in its consideration of matters relating to its rural area for the interim period prior to the approval of a Final Local Rural Strategy.

Statement

Council shall have due regard to the Interim Local Rural Strategy* adopted by Council at its meeting of 11 July 2000 (item W197-07/00) in its consideration of all matters which come before it which relate to the rural area.

(* The Interim Local Rural Strategy is available on the Council web site [www.wanneroo.wa.gov.au/public/index/html]).

Responsibility for Implementation

Manager Planning Services

Landscape Enhancement Areas

Owner:	Planning and Development
Distribution:	All Employees
Implementation:	01 July 1999
Reviewed:	11 July 2000 Res No. W197-07/00 14 December 2004
Next Review:	December 2006

Objective

To provide a policy in relation to landscape enhancement areas.

Statement

The four areas (depicted on City of Wanneroo Drawing No 8.0.4) known as the Circular Lakes, the Linear Lakes, the Coast and the Reef Landscape Enhancement Areas are recognised as areas in which the environment is important and sensitive enough to warrant special consideration, such that any development shall enhance and not degrade the environment of the area and will be in accord with, and not contrary to, the nature of the environment of the area.

Responsibility for Implementation

Manager Development and Health Services

Mobile Telephone Base Stations

Owner:	Planning and Development
Distribution:	All Employees
Implementation:	01 May 2001 – Res No. W143-05/01
Reviewed:	14 December 2004
Next Review:	December 2006

Objective

To facilitate a well planned network of mobile telephone base stations throughout the City, in a manner which:-

- proactively provides for comprehensive and reliable mobile telephone coverage throughout the City.
- locates and designs mobile telephone base stations in a manner that provides for high standards of amenity and minimal exposure to electromagnetic energy.
- allows for the legitimate concerns of the community about the location and health impacts of these facilities to be taken into account.
- provides guidance to telecommunication carriers concerning the development of mobile telephone base stations.

Statement

1. Strategy

- 1.1 That the City takes a proactive role, working with telecommunication carriers to develop a plan for a comprehensive network of mobile telephone base stations throughout the developing parts of the City and incorporating this plan in existing and proposed structure plans.
- 1.2 That the City seek the support of telecommunication carriers in complying with the criteria set out in this policy for low impact facilities that are normally exempt from approval under the City's District Planning Scheme No.2.
- 1.3 That the City consults with the community in regard to proposals for mobile telephone base stations where planning applications have been received for these facilities.

2. Location Criteria

2.1 New base stations must:

- 2.1.1 not be located within 500 metres from sensitive land uses (residential, child care centres, schools and other similar uses as determined by Council on an individual basis), and
- 2.1.2 be located and designed so that the base station will cause minimal visual impact; and

- 2.2 The co-location of antenna facilities on a single tower is encouraged, except where it is considered that the visual impact of two or more towers would be less detrimental in a particular instance. In any case, new towers should not be located closer than one kilometre from an existing or approved tower, unless it can be demonstrated that this is unreasonable or undesirable in a particular instance.
- 2.3 The location of antennas and dishes on existing buildings or other structures is encouraged. In this case, they should be positioned and designed in order to minimise adverse visual impact.
- 2.4 New base stations should not be located in Landscape Enhancement Areas or within 500 metres of a scenic road. The 500 metre buffer may be reduced if it can be demonstrated that local topography or a permanent, publicly owned, landscape feature will form a permanent screen between the base station and the scenic road.
- 2.5 The base of towers and associated equipment shelters should be located out of public view or be screened by mature vegetation, walls or fencing. Where equipment shelters are designed to a high architectural standard, complementary landscaping, rather than screening would be appropriate.

3. Design Criteria

- 3.1 Monopole towers, towers designed for dual purposes such as car park or sports ground lighting or towers designed as a feature to complement the surrounding environment will be encouraged. Lattice tower designs will only be supported where the technical necessity can be demonstrated.
- 3.2 Antennas and dishes should be flush mounted to a tower rather than located on a headframe, except in industrial or rural areas where it can be demonstrated that the use of a headframe would reduce the need for additional facilities elsewhere in the City.
- 3.3 The external colour of towers and any antennas or dishes should blend with the background landscape.
- 3.4 New towers should be designed to facilitate co-location of facilities by other telecommunication carriers.

Responsibility for Implementation

Manager Development and Health Services

Pedestrian Access Ways

Owner:	Planning and Development
Distribution:	All Employees
Implementation:	22 February 2000
Reviewed:	14 December 2004
Next Review:	December 2006

Objectives

The objectives of the policy are to:

1. Provide guidance to Council on the evaluation of applications for closure of pedestrian access ways (PAW's);
2. Guide applicants on the matters Council will take into consideration when evaluating applications for closure of PAW's; and
3. Provide a framework for presenting applications for closure of PAW's to the State Government.

Statement

Council recognises that PAW's have an important role to play in providing access to community facilities and services and for general ease of movement of pedestrian and cyclists within residential areas. However, it is also acknowledged that in some cases, PAW's may facilitate anti-social behaviour and crime.

In considering applications for closure of PAW's, Council shall have regard to the following matters (not in order of priority):

1. Role Of The Paw Within The Neighbourhood

In order to inform consideration of point 2 of this policy, PAW's shall be classified in the following manner:

Continuous Access Route PAW: Where more than one PAW forms part of an access route.

Single Access Route PAW: Where a PAW does not form part of continuous access route.

Public Open Space PAW: Where a PAW is located adjacent to a park such that the park itself provides an access route.

Considerations regarding the classified role of the PAW:

Where a Continuous Access Route PAW is proposed for closure, the impact of such closure on the total access route shall be considered.

Where a Public Open Space PAW is proposed for closure, access shall not be viewed as an overriding constraint in respect of such closure. [It should be noted that where a public open space does not provide an access route due to its form of use and management (e.g. a bushland conservation area), then an adjacent PAW shall not be considered a Public Open Space PAW].

2. *Access To Community Facilities And Services*

- (a) The location of the PAW in relation to community facilities and services shall be assessed. Community facilities and services include:
- schools;
 - shops;
 - parks;
 - community facilities (churches, libraries, community halls, etc.); and
 - public transport such as bus stops and rail transit stations.
- (b) Where a PAW is considered to provide an important access route to community facilities and services, closure shall generally not be supported.
- (c) Prior to advertising the closure of a PAW a walking catchment diagram is to be produced to show the impact of the proposed closure on access to facilities. Where possible, local issues will also be considered through consultation with community groups.

3. *Anti-Social Behaviour Considerations Related To The PAW*

Council shall consider the role that the PAW may serve to facilitate anti-social behaviour including graffiti, vandalism, burglary and dumping of litter. As such, applicants seeking PAW closure for this reason should, where possible provide evidence to Council that the PAW serves to facilitate anti-social behaviour by way of photos, police case numbers or police reports.

4. *Access For The Disabled And Seniors*

The access that a PAW provides to community facilities and services is especially relevant in cases where seniors accommodation/aged persons homes are located in close proximity to the PAW. Council will also have special regard to access issues for disabled people in consideration of a closure application.

5. *Availability of Alternative Access Routes*

PAW closure shall only be supported provided a viable alternative access route is available. A 'viable alternative access route' is considered to be an access route which shall not result in a substantially longer walking distance to community facilities and services. Alternative routes need to be safe (i.e. building fronting streets to enhance overlooking, good footpath design) and shall provide a good pedestrian amenity (i.e. shade trees etc.).

6. *Importance of The PAW To The Pathway System And The Wanneroo Bike Plan*

- (a) Where a PAW forms part of the pathway system, the impact of closure on pedestrian routes shall be assessed. Where closure would result in a discontinuation of the pedestrian network, in terms of the pathway system, closure shall generally not be supported.
- (b) Where a PAW forms part of the Wanneroo Bike Plan (and updates of that), and where no other viable alternative exists, closure shall generally not be supported.

7. *Alternatives To The Closure Of PAW's*

As part of the consultation process on and assessment of applications for PAW closures, consideration is to be given to alternatives to improve safety and security through providing lighting, planting, fence treatments and appropriate graffiti removal. Where appropriate conceptual redevelopment options, which increase PAW widths and provide frontage development for surveillance, could also be considered.

8. *Comments From State Government Agencies*

Comments from public utility agents, such as the Water Corporation, Telstra, Western Power and Alinta Gas together with State Government representatives (Department for Planning and Infrastructure, Police Service and Department of Land Information), regarding PAW closure applications shall be requested and assessed by the Council.

If a dispute exists between Council and the State Government Agencies on the merits of closing an individual PAW then Council will request that the Minister for Lands determine the closure rather than the Department of Land *Information*. The Minister would be acting as an appeal authority in this regard.

9. *Comments Of Residents Within The Vicinity Of The PAW*

Comments shall be invited by the Council from residents living within the vicinity of the PAW regarding the closure of the PAW. All submissions on the proposed closure shall be evaluated on their merits in accordance with this policy.

10. *Comments From Users Of The PAW*

Council shall invite comments from residents living within the vicinity of the PAW regarding the closure of the PAW. All submissions received on the proposed closure shall be evaluated on their merits in accordance with this policy.

- 11.** In the event that closure is ultimately rejected, Council shall consider implementing upgrading as per clause 7.

Implementation

This policy is to be implemented by Council as a Local Planning Policy adopted by Council under Clause 8.11 of District Planning Scheme No.2. Clause 8.11 of DPS No.2 provides that Council shall have due regard to the provisions of this Local Planning Policy.

Responsibility for Implementation

Manager Planning Services

Public Open Space

Owner:	Planning and Development
Distribution:	All Employees
Implementation:	1 July 1999
Reviewed:	14 December 2004
Next Review:	December 2006

Application

This policy deals with the public open space (POS) which is required to be provided by subdividers of residential land. The POS is required to be ceded free of cost and vested in the Crown pursuant to Section 20A of the Town Planning and Development Act, 1928 (as amended). In certain circumstances, the City may seek to have a portion of such POS vested in the Crown and vested in the City with power to lease. Western Australia Planning Commission (WAPC) policy requires that the amount of POS to be provided generally be 10% of the gross subdividable area, although the WAPC policy also allows this to be reduced to 8% in certain circumstances.

This Council policy does not relate to open space areas of a higher order i.e. National Parks and regional open space set aside as Parks and Recreation Reserves in the Metropolitan Region Scheme.

Purpose

The purpose of this policy is to:

- Guide Council and its officers in considering the size and distribution of POS in the planning of new urban areas, including the preparation of structure plans and consideration of subdivision applications.
- Guide applicants on the matters Council will take into consideration when evaluating structure planning and subdivision applications.

Objectives

In considering the planning of new urban areas, Council's objectives will be to ensure that POS areas:

- will meet the predicted active and passive recreation needs of the community;
- conserve, where possible environmental features such as locally significant remnant bushland, wetlands, prominent topographical features etc., and cultural and heritage sites;
- are not adversely affected by drainage infiltration sites, road batters and other earthworks;
- are efficient to irrigate and maintain in the long term;
- will enhance the amenity and surroundings of the local community;

- are clearly shown on structure plans together with their intended use (eg. active recreation, bushland protection etc.), the proposed location of buildings, car parks and similar facilities; and
- are sign posted on the site to identify the intended use and the proposed location of buildings, car parks and similar facilities.

Requirements

POS Design Approach

Subject to 4.2 below, in considering the size and distribution of POS as part of a structure plan or subdivision application, Council will evaluate such proposals in accordance with the design approach that is taken by the applicant. Should the applicant choose the 'conventional' design approach, then Council shall have regard for the relevant 'conventional' Western Australian Planning Commission's (WAPC) policies i.e.:

- Policy DC 2.3: Public Open Space in Residential Areas and related policies;
- Policy DC 2.6: Residential Road Planning;

Guidelines for the Preparation of Local Structure Plans for Urban Release Areas; however should the applicant choose the Community Design Code approach, the Council shall have regard to the relevant elements of the WAPC's Liveable Neighbourhood Community Design Code in particular:

- Element 4 – Public Parkland, and
- Element 5 – Urban Water Management

Other policies which should be considered:

Water Sensitive Urban Design Principles contained in *Stormwater Quality Management Manual* (Water & Rivers Commission).

Additional POS Requirements

WAPC's Policy DC 2.3 on POS in residential areas states under section 3.1.3 that the Commission will seek local government advice upon the suitability in physical terms of land shown upon plans of proposed subdivision for development of open space. Furthermore, Policy DC2.3 recognises the ongoing debate about the validity of certain aspects of that policy, in the light of such matters as constraints on local government expenditure (with consequent limiting effects upon its ability to develop and maintain open space). Similarly, the Community Design Codes states that small local parks are encouraged where maintenance arrangements can be agreed with the local government. The following additional policy requirements are intended to provide guidance concerning the matters which Council shall have regard to in undertaking the consultations and negotiations provided for under these WAPC Policy and Code provisions.

The relationship of the various policy requirements to the various stages or 'levels' of planning is summarized in Appendix 1.

4.2.1 Assessment of Site Characteristics

In order to determine the distribution and nature of proposed POS areas, an assessment of the characteristics of the whole development site shall be conducted by the developer. Specifically, an environmental appraisal shall be undertaken to identify significant features and areas to be set aside for active and passive POS and POS for conservation purposes.

If, based on the outcome from the site environmental appraisal the designation of POS for conservation purposes is under consideration, the following issues will require attention:

- Minimising the boundary to area ratio so as to reduce ‘edge effects’;
- Opportunities to connect to, or supplement other conservation areas, particularly regionally significant bushland areas to provide ecological corridors;
- Vegetation condition (bushland in relatively good condition will provide effective maintenance opportunities); and
- Landform (consider characteristics of unique landscape features).

4.2.2 Preferred Basis for POS Distribution (Indicative only)

In a new ‘average’ neighbourhood of 1800 lots (i.e. an area comprising a government primary school catchment), a contribution of approximately 18 ha of POS would be required. After an assessment of the characteristics of the land (in 4.2.1 above) POS could be distributed as:

- (a) 2.5 - 6 ha POS adjacent to the public primary school (or any public high school). This would provide for a single or multi purpose playing field depending on the active and passive recreational needs of the community. The POS may include one or more of the following:
- senior & junior football field (2.5 - 3 ha);
 - soccer and hockey fields (1ha each);
 - some adjoining passive areas preferably adjacent to the Neighbourhood Centre (if co-located with school).

Area would also be required for car parking and clubrooms (approx. 1.5 ha). The multi purpose field would overlap part of the school site and POS.

- (b) 2-3 ha could be allocated to a number of local parks of about 5000m² with a minimum of 3500m². However, in special circumstances such as where a heritage site (of cultural and natural significance, for example a mature stand of trees, rock outcrops, rare and endangered flora etc.) are proposed to be preserved, the minimum area for a local park could be reduced to 2000m².

Planning objectives applicable to these local parks are:

- to be located within each ‘mini-neighbourhood’ to ensure that ideally, POS is within 400 metres safe walking distance of all residents;

- to be located centrally within a ‘mini-neighbourhood’ with all pedestrian systems orientated towards it;
 - to enable children to walk to a park without having to cross a local distributor road;
 - to provide an opportunity for retaining or planting large canopied trees within POS. Programmes to re-establish or supplement existing native vegetation in POS using species that are endemic to the locality and consistent with the vegetation complex within which the POS occurs, are preferred;
 - to ensure that the size and configuration of the park enables informal active play, the location of children’s play equipment shall be a minimum distance of 40 metres from dwellings with noisier activities such as basketball rings being at least 65 metres from dwellings; and
 - to be of a form to provide for a level playing area, whilst providing for a variety of landscape/recreational experiences.
- (c) Up to one fifth (and not less than 2000m²) of the 2-3ha noted in 4.2.2 (b) could be allocated as a community purpose site and transferred to the City in fee simple or created as a Crown Reserve.
- (d) The remaining 10 ha of POS within each ‘average’ neighbourhood cell might be used for a variety of purposes depending on needs at a Neighbourhood or District level. This may include some of the following functions:
- A further 4-6 ha ‘active’ senior or junior multipurpose sports ground.
 - The conservation of locally significant urban bushland (4-5 ha). The location of these areas shall be addressed at Sub Regional and District Structure Planning stages.
 - District Recreation Facilities where such facilities are not able to be located on Regional Open Space. Substantial areas for an ‘active’ POS may be required for these facilities and multipurpose sports grounds (6-15ha). Opportunities for co-location with schools may reduce the need for POS area. The location of these areas shall be addressed at Sub Regional and District Structure Planning stages.
 - A portion of the remaining 10 ha could be allocated to a range of other special features such as the conservation of cultural and heritage features, opportunities for performing and visual arts and children’s play areas.

4.2.3 POS in Relation to Other Land Uses

Developers shall give due consideration for the placement of POS in relation to other land uses.

4.2.4 Irrigation Strategy

- (a) At the Local Structure Plan stage, should it be determined pursuant to 4.2.5 that irrigation of local parks is to be undertaken by the developer, or that the developer intends to irrigate street verges, the City shall seek that the developer prepare an Irrigation Strategy for the total development area.

The Irrigation Strategy will demonstrate how all POS, roads and landscaped public spaces can be irrigated, including the availability of sufficient groundwater to satisfy irrigation requirements. The Irrigation Strategy shall aim to ensure an efficient use of ground water and irrigation infrastructure. A model brief for such a Strategy is provided as Appendix 2.

- (b) The Irrigation Strategy should detail the method of irrigation of local parks. It should be planned from the outset that smaller sections are connected to bores on larger POS areas, with appropriate piping laid during subdivision works.

4.2.5 Irrigation of Local Parks

Due to the difficulties the City has experienced in the past with the high irrigation cost of local parks, should a developer propose such parks, the City will seek that the developer undertake the irrigation of those parks.

4.2.6 Drainage Infiltration Basins

- (a) A Drainage Strategy Report is required to be prepared by the developer as part of a Local Structure Plan. The report shall include the proposed catchment areas, drainage basin design and areas involved, swale gradients and impacts on the POS maintenance requirements specific to the proposed basin. Special consideration shall be given to drainage areas near the ground water table and natural water features.
- (b) Drainage facilities shall generally not be included in POS. Where drainage facilities are however proposed to be located adjacent or within POS sites:
- the Drainage Strategy Report should specifically detail the location, size and dimensions of drainage sites. This is relevant where a POS is set aside for the conservation of remnant bushland which can be particularly water sensitive; and
 - appropriately located, designed and landscaped drainage swales are preferred to sumps. The City supports the use of drainage swales on POS by supporting a 50% POS credit for a 1 in 10-year storm event drainage swales. This is aimed at encouraging more sensitive urban design for drainage outfalls rather than promoting sump sites.
 - although the use of drainage swales are preferred to sump sites and water sensitive urban designs are promoted, the design shall not be such that it severely impacts on the POS particularly in conservation of remnant bushland areas. Sufficient area shall be provided to accommodate the drainage swale.

the side slopes for the drainage swale / basin shall not be excessive and shall be as shallow as possible (i.e. limiting the grades to 1 in 8).

- (c) In the case of local POS parks, drainage swales proposed must not exceed 50% of the park area. This shall include the side slopes required to effect the swale/basin design.
- (d) In the case of a small POS area set aside for conservation of bushland, neither a drainage sump nor swale will be permitted within the area and immediately adjacent to the area and the separation between the drainage facility and the POS will be determined to the satisfaction of the City.
- (e) Unless otherwise agreed between the City and the developer, Water Sensitive Urban Design principles (suggested in *Stormwater Quality Management Manual*, Water & Rivers Commission) shall be applied as part of the Local Structure Plan.

4.2.7 *Intended Use and Location of Facilities on POS*

To ensure that prospective purchasers of properties are aware of the proposed location of toilet blocks, changerooms, club facilities, associated parking areas etc. on POS sites, the following requirements shall apply:

- (a) Structure plans and subdivision plans, shall show:
 - The basic intended use of POS sites i.e. active, passive or conservation of locally significant bushland; and
 - The preliminary location of possible facilities i.e. toilet blocks, changerooms, club facilities, associated parking areas etc.
- (b) Once the intended use of POS sites have been established through an endorsed structure plan and lots adjacent to POS sites have been created through an approved subdivision, the City shall seek that the developer place a sign or signs on POS sites advising of (a) above.

4.2.8 *Orientation and Size of Active Playing Fields*

Where POS is being set aside for 'active' playing fields, it is important that the POS be configured to accommodate senior club standard sized fields, oriented north south, as per the Ministry for Sport and Recreation's Sport Dimensions for Playing Areas.

4.2.9 *Development Earthworks*

To avoid the intrusion of development related earthworks upon POS, the juxtaposition of POS areas (particularly those with a conservation orientation) and areas wherein earthworks will be required must be considered during all phases of the developmental planning process. This shall commence with the Assessment of Site Characteristics required pursuant to clause 4.2.1 and including all levels of structure planning and subdivision design.

If the intrusion of development related earthworks upon POS occurs, subdivision clearances will not be issued unless the City is satisfied that:

- (a) the proponent/developer has thoroughly complied with the above requirements, and
- (b) rehabilitation works have been satisfactorily completed.

4.2.10 Management of Permanent Water Features

Permanent water features shall only be contemplated under the following circumstances:

- (a) Proper environmental clearances at the outset;
- (b) Design that fully satisfies environmental, health, safety, recreational, functional (and any other relevant criteria), to the satisfaction of the City and other relevant agencies;
- (c) Preparation and implementation of a comprehensive management plan (to the satisfaction of the City and other agencies) with the developer retaining management responsibilities for the water feature until such time as compliance with 'completion criteria' incorporated in the management plan is demonstrated (through periodic reporting of monitoring/remedial management) to have been fully satisfied.

4.2.11 Landscaping of Street Verges

Developers will at the Structure Plan stage of a new subdivision clearly provide plans and specifications of planned landscaping and irrigation of street verges and median strips.

Upon consideration of the landscaping and irrigation plan the City may direct a developer to change the layout, plant legend, and materials used, and may suggest alternatives, to take into account the future cost to the City, if the road verges and median strips were to be maintained in similar conditions as during the time these areas were within the responsibilities of the developers.

4.2.12 Public Open Space for Special Rural Subdivisions

Public Open Space provision within Special Rural subdivisions shall be evaluated on the basis of the attributes offered by each individual case. Assessment on this basis will obviate the requirement for a blanket proportionate or percentage requirement to be imposed, and is more sensitive to the preservation of themes or areas of natural value.

Public Open Space in Special Rural subdivisions shall be provided by developers in sufficient amounts and configurations to reinforce the theme of the subdivision and preserve/protect such attributes as:

1. significant topographical features and wetlands;
2. bridle paths and equestrian facilities;
3. areas of natural beauty of significance, and/or
4. historical sites and areas/objects of scientific interest.

Responsibility for Implementation

Manager Planning Services

APPENDIX 1**POS REQUIREMENTS AT DIFFERENT LEVELS OF PLANNING**

Levels Requirements	Sub Regional Structure Plan	District Structure Plan	Local Structure Plan	Subdivision	Survey Clearance
Bushland Conservation	✓	✓	✓	✓	
Heritage Sites (of cultural and natural significance)		✓	✓	✓	
Site Characteristics in relation to planning of POS		✓	✓	✓	
POS Distribution	✓	✓	✓		
Irrigation Strategy			✓	✓	
Drainage Strategy Report			✓		
POS in relation to other land-uses		✓	✓	✓	
Drainage Facilities			✓	✓	✓
Development Earthworks			✓	✓	✓
Management of Permanent Water Features			✓	✓	

APPENDIX 2

GUIDELINE FOR DEVELOPING AN IRRIGATION STRATEGY

This guideline has been prepared by the City of Wanneroo as a checklist for developers for preparing an irrigation strategy at structure and subdivisional planning stage of a land development. The requirement for an irrigation strategy is aimed at ensuring the efficient use of water resources and infrastructure. This guideline should be read in conjunction with the City's Public Open Space Planning Policy.

The following checklist applies to the entire subject area. Adjacent landuses should be taken into consideration where appropriate. After draft structure plan stage, a schedule of the areas and locations for all parks, schools, community and commercial recreational sites, as well as which road verges and medians require irrigating permanently and temporarily, should be drafted. An irrigation consultant may be engaged to advise the proponent of what limitations and opportunities the site may offer for providing for greened public spaces.

Water efficiency can be achieved through:

1. minimum use of ground and mains water.
2. maximum use of drainage.
3. minimum use of turf grasses other than on playing fields.
4. landscape treatments appropriate for the existing soil and environmental factors

Maintenance efficiency can be achieved through:

1. quality landscape design for the long term
2. the selection of appropriate plant and turf species
3. landscape treatments appropriate for the existing soil and environmental factors

Location:	
Description:	
WAPC:	
Date:	
Proponent	

1) IRRIGATED AREAS

Total area for active sports parks

Total area for local parks

Total area for community purposes

Total area for private and public schools

Other public open space, conservation, or special purpose area

Total area of road reserve permanently irrigated

Total length of road verges temporarily watering street trees

Other

TOTAL AREA IRRIGATED

TOTAL AREA UNIRRIGATED

2) WATER REQUIREMENT

Required total rate of application

Approximate running time (hours)

3) IRRIGATION METHOD

Bore number and approximate size

Other irrigation sources

Information provided by:

Telephone number:

Date:

DESIGN CONSIDERATIONS

	YES	NO
Is there sufficient water quantity to meet all irrigation requirements in perpetuity?	<input type="checkbox"/>	<input type="checkbox"/>
Is there sufficient water quality to meet all irrigation requirements in perpetuity?	<input type="checkbox"/>	<input type="checkbox"/>
Are you aware that the City requires irrigation systems to be designed and installed in accordance with the City of Wanneroo's Standard Irrigation Specification? This includes pipework, sprinklers, electrical components, pumps, bores and controllers including radios and aerials.	<input type="checkbox"/>	<input type="checkbox"/>
Will you be re-using or maximising discharge drainage water within your landscape design?	<input type="checkbox"/>	<input type="checkbox"/>
Are you aware that turf requires greater water usage than shrubs or trees?	<input type="checkbox"/>	<input type="checkbox"/>
Are you aware that the recommended application rate for turf grass is 40mm/week in summer and 15mm/week in winter, to replace 68% of the daily rate of evaporation and ensure a low maintenance regime?	<input type="checkbox"/>	<input type="checkbox"/>
Are you aware those applications of water greater than 40mm substantially increases your costs for maintenance?	<input type="checkbox"/>	<input type="checkbox"/>
Are you aware that irrigation within road reserves should be isolated from that within public open space?	<input type="checkbox"/>	<input type="checkbox"/>

If you have any questions please telephone the City's Landscape Architect.

Residential Guidelines Mindarie

Owner:	Planning and Development
Distribution:	All Employees
Implementation:	1 July 1999
Reviewed:	14 December 2004
Next Review:	December 2006

Objective

To provide residential guidelines Lots 61-66 Toulon Circle and 67-72 Anchorage Drive, Mindarie.

Statement

Site

Diagrams 1.1 and 1.2 indicate the individual lots, designated crossovers and extent of retaining walls.

Building Form

Buildings may extend from side boundary to side boundary and courtyards will be required to provide ventilation and natural light to habitable rooms. Such courtyards must comply with the requirements of the Residential Design Codes.

1. Building Envelope

The building shall be contained within the designated building envelope shown in diagrams 2.1 and 2.2 except for minor projections such as chimneys, awnings, pergolas and small portions of balconies and dormer or bay windows.

Floor levels indicated on the diagrams may vary provided the building envelope line is maintained.

If a flat roof is provided, the building parapet wall height may be increased by 0.5 metres above the eaves height shown.

2. Height Limits - Toulon Circle

The maximum permitted height of building walls at the top of the eaves level for pitched roofs is RL 18.75 AHD. The maximum permitted height of the building roof is RL20.20 AHD.

Garage floor levels shall be maintained at approximately RL10.00, allowing crossovers and retaining walls to be consistent with adjoining buildings.

Floor levels indicated on the diagram may vary provided the height limits at the buildings walls and the roof line are maintained.

3. *Height Limits - Anchorage Drive*

The maximum permitted height of building walls at the top of the eaves level for pitched roofs is RL27.75 AHD. The maximum permitted height of the building roof is RL29.00 AHD.

Garage floor levels shall be maintained at approximately RL17.50, allowing crossovers and retaining walls to be consistent with adjoining buildings.

Floor levels indicated on the diagram may vary provided the height limits at the buildings walls and the roof line are maintained.

4. *Setbacks - Toulon Circle*

The following front and rear setbacks shall apply to allots fronting Toulon Circle:

(a)	Front (street) Setback	Carports Garages House	3.0m 4.5m 6.0m
(b)	Rear Setbacks	Ground Level	Minimum 8.0m. Rear setbacks on ground level may be averaged provided a minimum 6.0 metres is maintained
		Above Ground Level	Minimum 10.5m at any level

5. *Setbacks - Anchorage Drive*

The following front and rear setbacks shall apply to all lots fronting Anchorage Drive:

(a)	Front (street) Setback	Carports Garages House	8.0m 8.0m 6.5m
(b)	Rear Setbacks	Ground Level	Minimum 6.0m.
		Above Ground Level	Minimum 8.5m at any level

6. *Side Setbacks (Zero Lot Line)*

A zero setback is permitted to both side boundaries (zero lot line). The length (or accumulated lengths) of the wall on the boundary shall not exceed two thirds (2/3) of the length of the boundary where zero setback occurs.

Where there is a zero setback to one side boundary only, then this shall be the southern boundary.

Otherwise, side boundary setbacks shall be in accordance with the Residential Design Codes.

7. *Excavation to Rear Boundary Retaining Wall - Toulon Circle*

Any excavation within 6 metres of the rear boundary may affect the stability of the existing retaining wall. Where excavating and new retaining walls are proposed in close proximity to existing retaining walls then the design and execution of such works is to be checked and approved by a certified Structural Engineer to ensure that appropriate safety standards are met and the structural integrity of existing retaining walls is maintained.

8. *Roof*

Where pitched roofs are proposed, they shall have a minimum pitch of $26\frac{1}{2}^{\circ}$ degrees.

Responsibility for Implementation

Manager Development and Health Services

FIGURE 1.1: SUBDIVISION PLAN FOR LOTS 67-72 ANCHORAGE DRIVE, MINDARIE

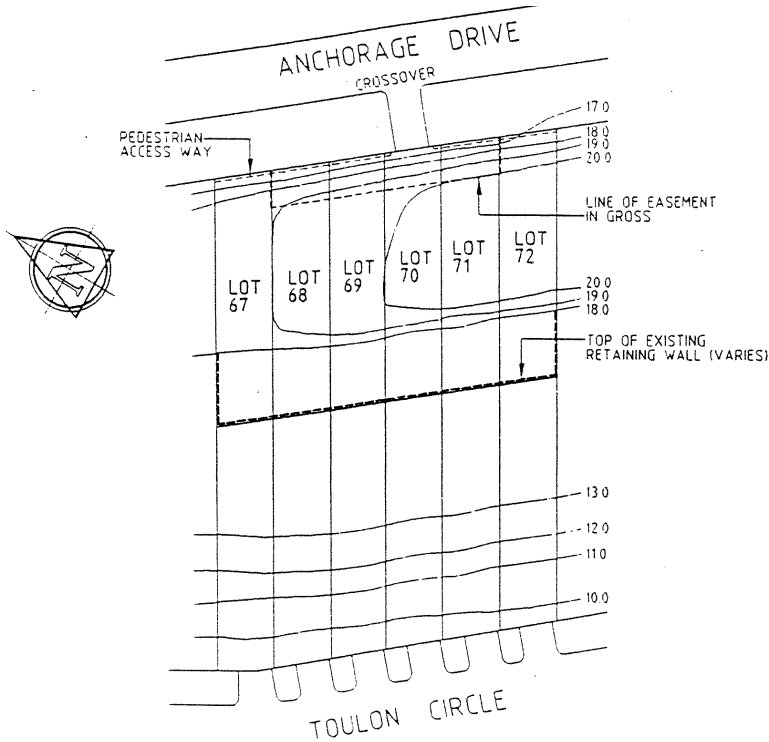


FIGURE 1.2: SUBDIVISION PLAN FOR LOTS 61-66 TOULON CIRCLE, MINDARIE

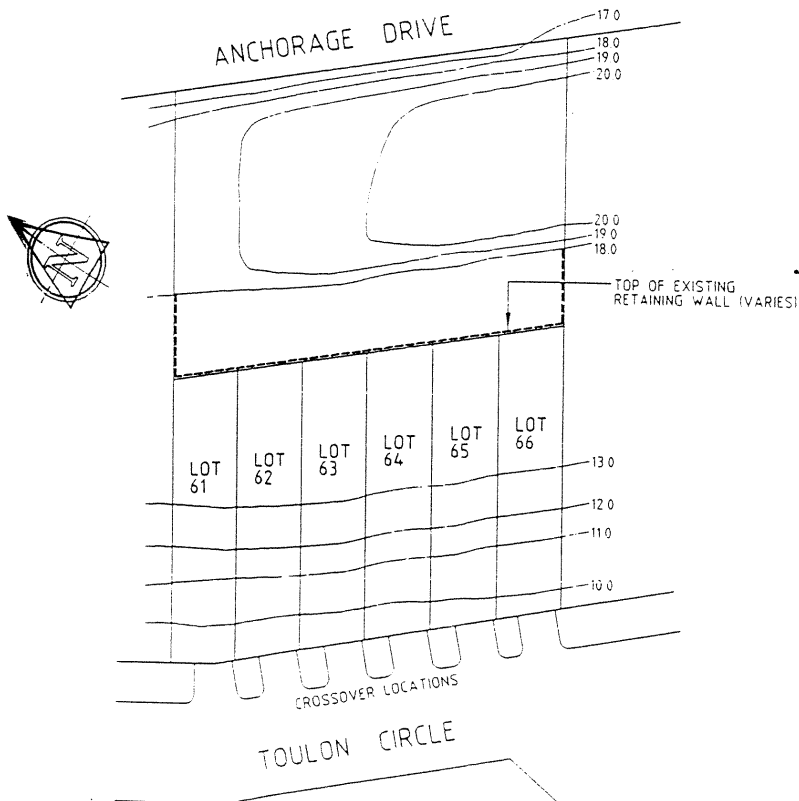


FIGURE 2.1: BUILDING ENVELOPE AND HEIGHT RESTRICTIONS FOR LOTS 67-72 ANCHORAGE DRIVE, MINDARIE

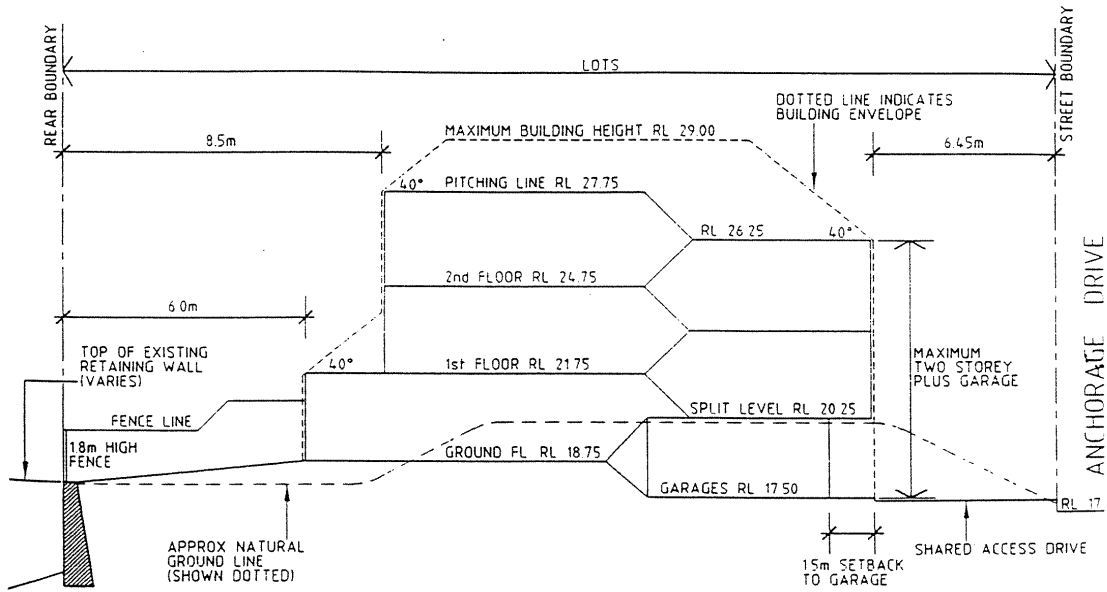
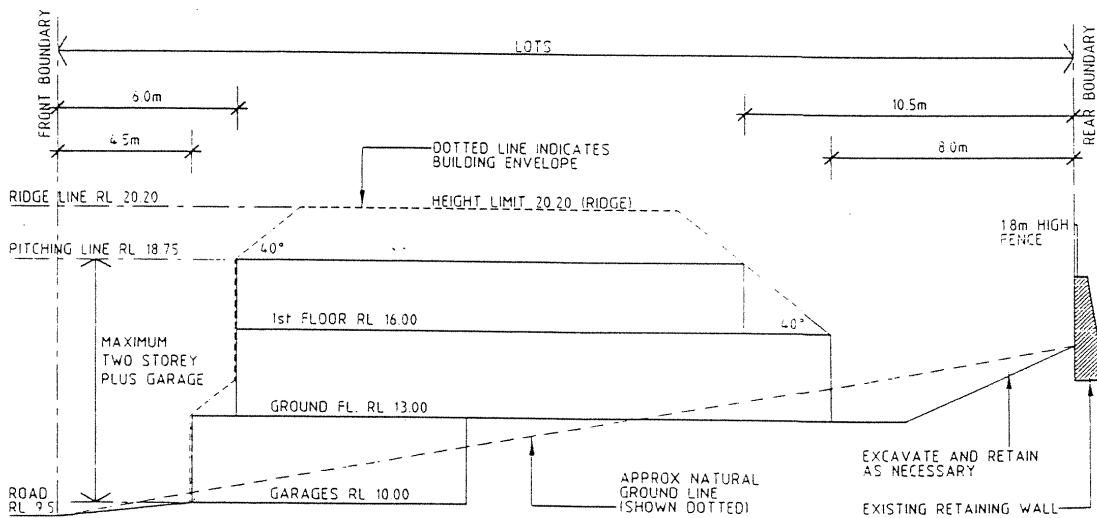


FIGURE 2.2: BUILDING ENVELOPE AND HEIGHT RESTRICTIONS FOR LOTS 61-66 TOULON CIRCLE, MINDARIE



Retaining Walls

Owner:	Planning and Development
Distribution:	All Employees
Implementation:	01 July 1999
Reviewed:	14 December 2004
Next Review:	December 2006

Objectives

To:

1. Encourage the provision of residential building sites with minimal slope by the provision of bulk earthworks and subdivisional retaining walls, and
2. Minimise the need for large retaining walls as part of dwelling construction.

Statement

This policy applies to the whole of the City of Wanneroo with the exception of those areas in which the matters the subject of this policy have been addressed in a Local Planning Policy or structure plan made in accordance with District Planning Scheme No.2. In such instances the terms of the respective local planning policy or structure plan shall apply.

The Building Surveyor is authorised to issue a building licence for any retaining wall which:

1. Complies where necessary with an Approval to Commence Development; or
2. Complies with the R-Codes where applicable; or
3. Is a subdivisional retaining wall approved by the Engineer.

The Engineer is authorised to approve a subdivisional retaining wall not exceeding 3 metres in height. However, where the subdivisional retaining wall is:-

- A boundary wall; and
- Within 10 metres of a dwelling on an adjoining property in a different ownership;

the height of that portion of the subdivisional retaining wall shall be determined in accordance with the R-Codes for a distance of 80 metres along the wall centred on the adjoining dwelling.

Definitions

“*Engineer*” shall mean the person entitled to approve on behalf of the City the nature and extent of works required to satisfy a condition of subdivisional approval.

“*Height*” in relation to subdivisional retaining wall shall mean the difference between the top and bottom of the wall measured from the finished earthwork levels. However, where the works involve the construction of a retaining wall on top of a subdivisional retaining wall, natural ground level shall be taken as being the halfway height of the subdivisional retaining wall.

“*R-Codes*” shall mean the Residential Design Codes.

“*Retaining Wall*” means a wall designed to retain soil.

“*Subdivisional Retaining Wall*” shall mean a wall designed to retain soil resulting from earthworks associated with compliance with a condition of subdivisional approval issued by the Western Australian Planning Commission and pursuant to Section 20D of the Town Planning and Development Act.

Responsibility for Implementation

Manager Development and Health Services

Subdivision of Rural Zoned Land

Owner:	Planning and Development
Distribution:	All Employees
Implementation:	11 July 2000
Reviewed:	14 December 2004
Next Review:	December 2006

Objective

To provide a policy in respect of the subdivision of land which is zoned General Rural or Rural Resource under City of Wanneroo District Planning Scheme No. 2 (DPS2).

Statement

Preamble

In considering applications for the subdivision of General Rural and Rural Resource zoned land, Council shall have regard to the following provisions. Council's policy on the subdivision of General Rural and Rural Resource zoned land does not preclude the creation of Special Rural Zones and Rural Community Zones within its area of application. However, all proposals for the creation of such Zones need to be progressed in accordance with normal town planning scheme amendment processes.

Policy Provisions

1. In lands south of Neaves Road which are zoned General Rural and Rural Resource under DPS2 and Rural under the Metropolitan Region Scheme (MRS), Council shall only support subdivision where each lot yielded by the proposed subdivision contains a minimum area of four (4) hectares, except for the General Rural zoned land on Gnangara Road, Gnangara which is identified by the Gnangara Land Use and Water Management Strategy (GLUWMS) for Water Catchment Reservation under the MRS, where no further subdivision shall be supported.
2. Subject to Provision 8. of this policy, in lands north of Flynn Drive which are zoned Rural Resource under DPS2 (subject to modifications to be sought arising from Council's Interim Local Rural Strategy), Council shall only support subdivision where each lot yielded by the proposed subdivision contains a minimum area of twenty (20) hectares, except in special cases where it can be shown to Council's satisfaction that a lot size smaller than twenty (20) hectares would not undermine the Rural Resource Zone objectives. But in any case, lots of less than eight (8) hectares shall not be supported.

3. In General Rural zoned lands situated west of the lands zoned Rural Resource under DPS2 as referred to in 2. above, and east of Wanneroo Road, and including the General Rural zoned lands situated between Wanneroo Road and Lake Neerabup Parks and Recreation Reserve and also including the General Rural zoned lands situated on the south-eastern corner of Wanneroo Road and the Flynn Drive Regional Road Reserve, Council shall only support subdivision where:
 - a) each lot yielded by the proposed subdivision contains a minimum area of four (4) hectares, and
 - b) the proposed subdivision is considered consistent with the Landscape Enhancement and Caves and Karstic Areas policies contained in Council's Interim Local Rural Strategy (see 12. and 14. below).
4. In General Rural zoned lands west of Wanneroo Road and situated between Romeo Road and Yanchep National Park, Council shall only support subdivision where each lot yielded by the proposed subdivision contains a minimum area of twenty (20) hectares, except in the Spearwood sand unit of the Spearwood Dune system as defined in CSIRO Land Resources Management Series No. 5 ('Landform and Soil of the Perth Metropolitan North West Corridor' by W M McArthur and G M Bartle) and as shown on the Subdivision of Rural Zoned Land Policy Plan No. 2, where each lot yielded by the proposed subdivision shall contain a minimum area of four (4) hectares.
5. In General Rural zoned lands which are identified by the Gnangara Land Use and Water Management Strategy (GLUWMS) for Water Catchment Reservation under the MRS, Council shall not support any further subdivision.
6. In the General Rural zoned lands bounded by Pinjar Road, Ziatius Road and Spence Road, Pinjar, Council shall only support subdivision where each lot yielded by the proposed subdivision contains a minimum area of twenty (20) hectares.
7. In the General Rural zoned lands bounded by Spence Road, Pinjar Road, Ziatius Road, State Forest 65 and the southern boundary of the land identified by GLUWMS for Water Catchment Reservation under the MRS, Council may support a minimum lot size of 15-20 hectares subject to appropriate land management controls under DPS2 being in place to protect the groundwater resource and the environmental quality of the land as required by the Environmental Protection Authority's Position Statement contained in the EPA Bulletin No. 728, except for land which is proposed for reservation under any amendment to the MRS, where no further subdivision shall be supported.
8. Limestone Resource Areas

Every effort shall be made to ensure the continued availability for extraction of the limestone resources within General Rural and Rural Resource zoned land. Subdivision shall not be supported in areas defined by Council as containing important limestone resources (shown as Limestone Resource Areas on the Subdivision of Rural Zoned Land Policy Plan No. 2) if the subdivision is considered likely to lead to the unavailability of the limestone resource for extraction.

9. Flood Secure Building and Vehicle Access Ways

- a) In all General Rural and Rural Resource zoned areas, Council shall support subdivision only where each lot yielded by the proposed subdivision contains a flood secure area (to accommodate dwellings and other structures) of a minimum of one thousand (1,000) square metres (m²), and an access way to the flood secure area, at a Reduced Level (RL) to Australian Height Datum (AHD) specified by Council.
- b) Within the 4 ha minimum lot size policy areas, flood secure areas and access ways shall be naturally occurring as a result of natural topographic elevation.
- c) Within the 8-20 ha minimum lot size policy area, flood secure areas and access ways may be naturally occurring as a result of natural topographic elevation, but may also be created by the placement of clean filling material if naturally occurring flood secure area and/or access way does not exist.

10. Wetland Protection

For applications for subdivision within or adjacent to, or which drain into, the area boundaries as defined for the wetlands which comprise System 6 Area M8 (and as shown on the Subdivision of Rural Zoned Land Policy Plan No. 2), Council shall request the Western Australian Planning Commission to refer such applications to the Department of Environmental Protection for assessment.

11. Bushland Protection

- a) Council shall request the Western Australian Planning Commission to impose appropriate conditions of subdivision on all development which could impact on vegetation.
- b) Council shall not support subdivision of any rural area identified as being a linkage corridor between protected bushland complexes unless it can be demonstrated to the satisfaction of the Council and the Department of Environmental Protection that the proposal minimises disruption to ecological linkage corridors.

12. Scenic Drives

The following roads which are designated 'Scenic Drives' under the Interim Local Rural Strategy are to be the subject of special consideration in respect to subdivision proposals which are received for land near to them. The basic aim shall be to protect and enhance the rural landscape character of land which is readily visible from those roads.

Designated Scenic Drives:

- a) Wanneroo Road north of Joondalup Drive
- b) Gibbs / Karoborup Road
- c) Lenore / Franklin / Rousset Road
- d) Bernard Road

- e) Pinjar Road (between Caporn Street and Clarkson Avenue)
- f) Neaves Road

13. Bushfire Protection

- a) Council shall recommend to the Western Australian Planning Commission that any rural subdivision adjacent to an area of conservation bushland has a frontage road between any development and the bushland, both as firebreak and fire-fighting vehicle access.
- b) Council shall take account of the principles contained in the publication "Planning for Better Bushfire Protection 1988" (and any subsequent update) in considering any application for subdivision approval.
- c) Where bushfires are a potential hazard, subdivision proposals should demonstrate, to the satisfaction of the Council, that proper bushfire protection measures will be implemented and maintained, including:
 - i) escape routes from bushfires;
 - ii) firebreaks or strategic firebreaks accessible to give fighting vehicles;
 - iii) water supplies for fire fighting;
 - iv) low fuel areas around dwelling homes having regard to local wind and topographical conditions;
 - v) fire resistant buildings (AS3959).

14. Caves and Karstic Areas

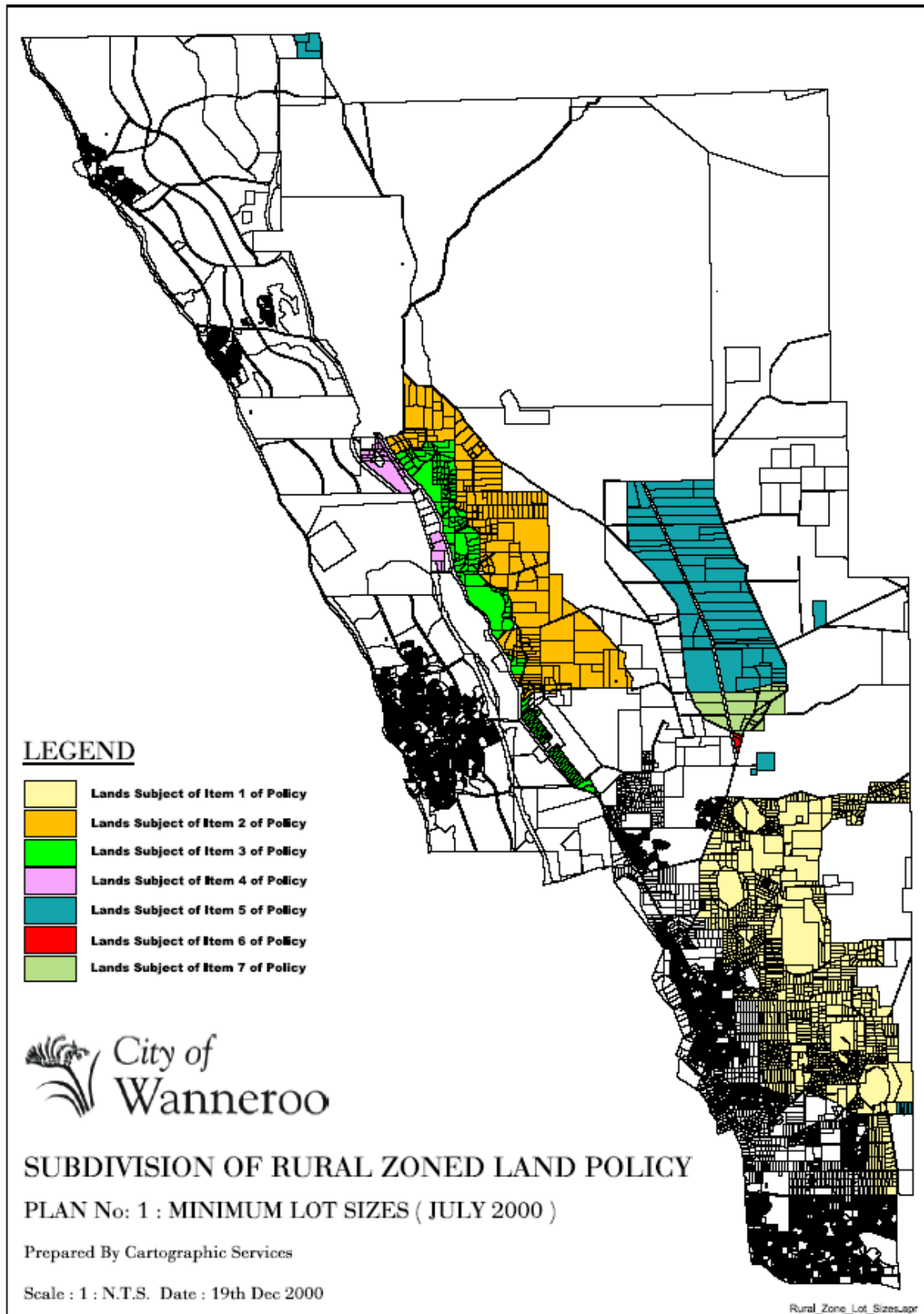
In the parts of Special Planning Policy Area No. 3 of the Interim Local Rural Strategy (as shown on the Subdivision of Rural Zoned Land Policy Plan No. 2) where caves are a high probability, the Council shall require that any application for subdivision must be supported by appropriate caves/karstic feature surveys and studies.

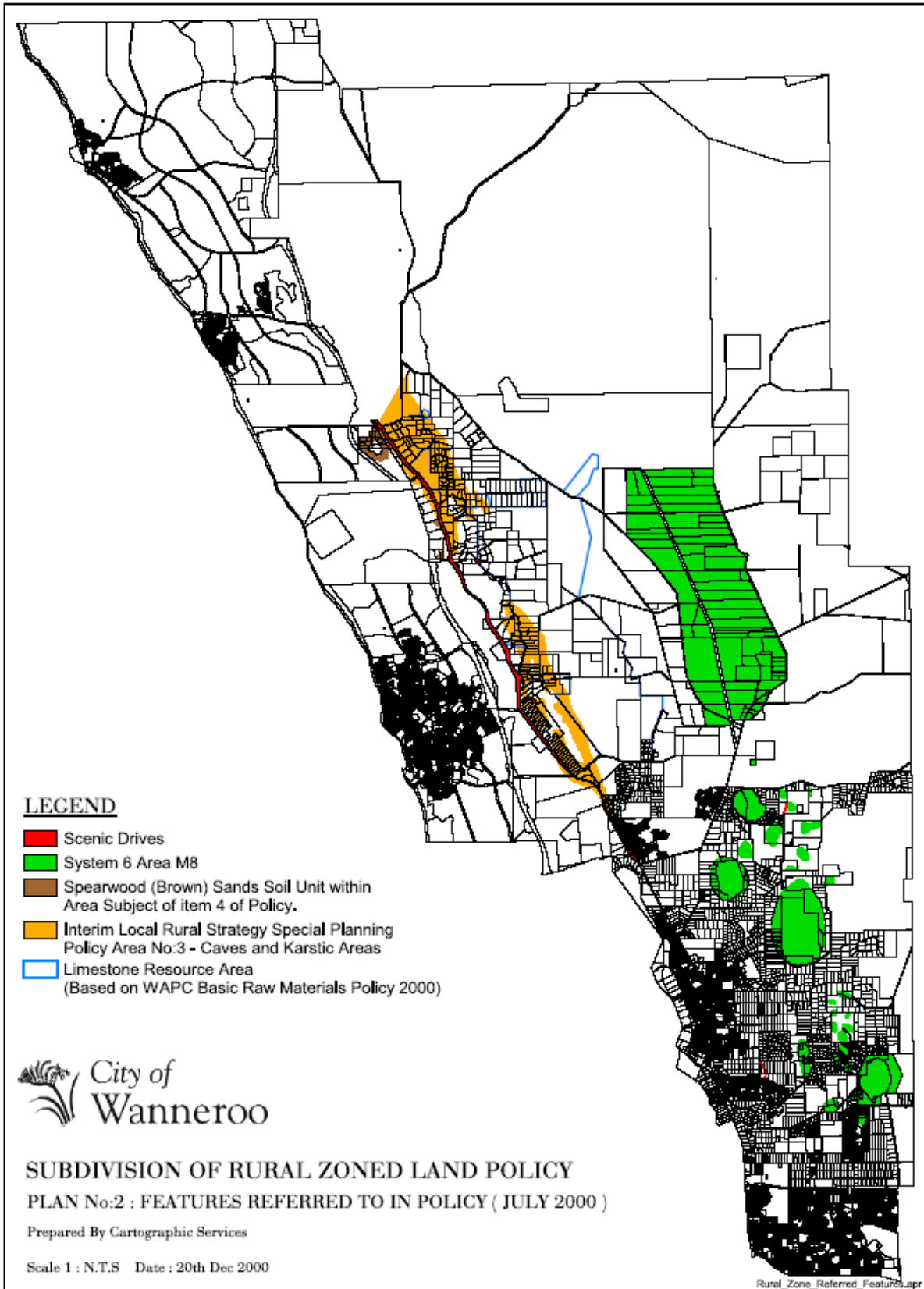
Policy Plans

The various lands referred to in provisions 1. to 7. of this policy are shown on Subdivision of Rural Zoned Land Policy Plan No. 1. Provisions 4, 8, 10 and 14 refer to Policy Plan No. 2. These plans are available for viewing at Council's administration offices.

Responsibility for Implementation

Manager Planning Services





Uniform Fencing – Subdivision

Owner:	Planning and Development
Distribution:	All Employees
Implementation:	01 July 1999
Reviewed:	14 December 2004
Next Review:	December 2006

Objective

To provide a policy in respect of uniform fencing.

Statement

1. In the case of all subdivision applications where residential lots are proposed to directly abut Public Open Space, Drainage sites, Pedestrian Access Ways and Regional Roads or other roads of district importance, the Council shall request the Western Australian Planning Commission to impose as a condition of subdivision, a requirement that the applicant provides uniform fencing and landscaping.
2. Uniform fencing shall be a maximum height of 2100mm and can be constructed of timber, super six (painted and capped), brick or masonry, or other approved materials. Brick or masonry piers shall be a maximum of 300mm above the fence line and provided at any interval of not more than 7.5 metres for brick or masonry fences and 6.00 metres for all other fences.
3. Council shall require that in all applications for approval for uniform fencing, a condition is imposed requiring the treatment of such fencing with a non-sacrificial anti-graffiti coating upon or prior to its erection.
4. Ground levels are to be co-ordinated with the adjacent regional road to minimise the need for retaining walls. This is particularly critical in the case of service roads and cul-de-sac heads where satisfactory arrangements may need to be made for pedestrian access to be maintained between the subdivision and abutting road.
5. Where the Western Australian Planning Commission has imposed the condition for uniform fencing and landscaping on an approval to subdivide, the Council shall require the submission of a landscaping plan or alternatively, landscaping details being incorporated with the uniform fencing plans.
6. To reduce the extent of uniform fencing along major roads, the Council shall:
 - (a) encourage the provision of service roads and the extension of cul-de-sac heads (to abut the major road);
 - (b) encourage the creation of residential lots fronting public open space where in such cases the uniform fencing shall be of a predominantly open form;

- (c) where the integrity of a structure plan is not jeopardised, promote the provision of other non-residential land-uses adjacent to major roads.

Although the imposition of a maximum level of fencing is not considered appropriate, it is proposed that as a general guide, 50% of the residential component abutting regional roads should incorporate the design features outlined in Point (a) above.

7. Where direct lot access to internal subdivisional roads is prohibited under WAPC policy, the subdivision design should be modified to eliminate the need for uniform fencing.
8. Where cul-de-sac heads and service roads are located immediately adjacent to regional roads or other roads of district importance, Council shall require the provision of barrier fencing along the common boundaries of these road reserves. Such fencing shall consist of bollards, posts and rails or other low, open designs. In assessing applications for alternative designs of barrier fencing the City shall have regard to the provision of visual breaks to continuous sections of fencing, compatibility with adjacent uniform fencing, pedestrian/cycle access and relative land levels between the cul-de-sac/service road and the major road, ongoing maintenance requirements and durability of the barrier fencing.
9. Where application is received to replace existing barrier fencing with an alternative design, the applicant shall be responsible for the construction of, and all costs associated with, constructing any approved alternative barrier fencing.

Responsibility for Implementation

Manager Planning Services

PD02-12/04 Two Rocks Seagrass Strategy - Detailed Evaluation of Structural Solutions

File Ref: S09/0080V02
Responsible Officer: Director, Planning and Development
Disclosure of Interest: Nil
Attachments: 5

Moved Cr Blencowe, Seconded Cr McNamara

That Council:-

- 1. NOTES the Two Rocks Seagrass Strategy Detailed Evaluation of Structural Solutions report prepared by M P Rogers and Associates and dated December 2004.**
- 2. PROVIDES in principle support to the expansion of the Two Rocks Marina to accommodate future demand for marine facilities in the region.**
- 3. ADVISES the members of the City of Wanneroo Seagrass Technical Working Group of Recommendation 2 above and seeks a further commitment to the funding and preparation of a local structure plan for an expanded marina pursuant to the preferred options recommended in the Two Rocks Seagrass Strategy report prepared by M P Rogers and Associates.**
- 4. WRITES to the Minister for Planning and the Department for Planning and Infrastructure advising of the Council's decision in respect to this matter, re-affirming that all the issues surrounding this matter are the responsibility of the government and seeking an immediate commitment toward the necessary actions to address the seagrass concerns and increased boat launching and mooring requirements for the region.**

CARRIED UNANIMOUSLY

Councillor Hughes entered the chamber at 7.45pm

Town Planning Schemes and Structure Plans

PD03-12/04 Proposed Amendment No. 46 to District Planning Scheme No. 2 - Additional Uses for Portion of Lot 6278 (2632) Wanneroo Road, Nowergup

File Ref: TPS/0046V01
Responsible Officer: Director, Planning and Development
Disclosure of Interest: Nil
Attachments: 4

Moved Cr Salpietro, Seconded Cr Treby

That Council:-

- 1. RESOLVES that a legal agreement be entered into between the owner of Lot 6278 Wanneroo Road, Nowergup and the City, obliging the owner to:**
 - a) in conjunction with the development and operation of the proposed showroom use on Lot 6278, develop and operate an educational facility for growers, generally in the manner indicated in the report submitted in support of this application;**
 - b) not seek subdivision of the 'Additional Use' land from the remaining portion of the site.**
 - c) meet the cost of preparation of the legal agreement.**
- 2. Subject to 1. above:**
 - a) In pursuance of section 7 of the Town Planning and Development Act (as amended) PREPARES Amendment No. 46 to City of Wanneroo District Planning Scheme No. 2 to:**
 - i) designate on the Scheme Map the 1.200 hectare portion of Lot 6278 Wanneroo Road, Nowergup as shown on Attachment 3 of this report as being subject to Additional Uses;**
 - ii) include the following in Section 1 of Schedule 2 of the Scheme text:**

No. 1 – 30

STREET/LOCALITY: 2632 Wanneroo Road, Nowergup

PARTICULARS OF LAND: Portion of Lot 6278

ADDITIONAL USES:

Showroom for display, sale and storage of Agricultural/Horticultural equipment and supplies, with a maximum area open to the public of 600 square metres.

Education Establishment for provision of training courses to growers.

Plant Nursery.

CONDITIONS:

- i) Development to include provision to Council's satisfaction of facilities for farmer advice and education;
 - ii) Development to be designed to be complementary to the rural character of the broader surrounding area.
- b) **SUBMITS Amendment No. 46 to City of Wanneroo District Planning Scheme No. 2 to the Western Australian Planning Commission for comment to advertise for public submissions.**
- c) **REFERS Amendment No. 46 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.**

**CARRIED
13/1**

For the motion: Mayor Kelly, Cr Blencowe, Cr Cvitan, Cr Goodenough, Cr Hughes, Cr McNamara, Cr Monks, Cr Newton, Cr Roberts, Cr Salpietro, Cr Steffens, Cr Stewart and Cr Treby.

Against the motion: Cr Loftus.

PD04-12/04 Adoption of Neerabup Industrial Area Local Structure Plan

File Ref: SP/0015/V01
Responsible Officer: Director, Planning and Development
Disclosure of Interest: Nil
Attachments: 7

Moved Cr Monks, Seconded Cr Hughes

That Council:-

1. Pursuant to Clause 9.6.1 of District Planning Scheme No.2, **RESOLVES** that the draft Neerabup Industrial Area Local Structure Plan as submitted by Taylor Burrell Barnett Town Planning Design on behalf of various landowners within the structure plan area and as outlined on Attachment 3 to this report is satisfactory as it addresses all the modifications requested by the Western Australian Planning Commission, and **FORWARDS** three copies of the draft Structure Plan to the Western Australian Planning Commission for its adoption and certification.

2. Pursuant to Clause 9.6.5 of District Planning Scheme No. 2, **ADOPTS, SIGNS and SEALS** the Structure Plan documents once certified by the Western Australian Planning Commission.
3. **REQUESTS** the North-West District Planning Committee and the Western Australian Planning Commission to initiate an amendment to the Metropolitan Region Scheme under the provisions of Section 33 of the Metropolitan Region Town Planning Scheme Act 1959 to reserve the section of Wattle Avenue between Wanneroo Road and the proposed westernmost North-South road in the draft Neerabup Industrial Area Local Structure Plan as a Other Regional Roads Reserve.

CARRIED UNANIMOUSLY

ATTACHMENT 3

Page 1 of 10

STRUCTURE PLAN NO. 17

NEERABUP INDUSTRIAL AREA

PART 1 - STATUTORY PLANNING SECTION

As provided for under the provisions of the scheme, this part of the Structure Plan has the same force and effect as if it were a provision, standard or requirements of the scheme.

1.0 STRUCTURE PLAN AREA

The Structure Plan applies to the land contained within the inner edge of the broken black line shown on the Structure Plan map.

Subject Area

The Structure Plan area comprises approximately 1,000 hectares.

2.0 LOCAL STRUCTURE PLAN MAP

Plan 1: The 'Structure Plan' illustrates the road structure and land use precincts proposed for the Structure Plan area. The map defines the following precincts:

1. General Industrial
2. Service Industrial
3. Business

In addition, an area of 5,000 m² of open space shall be located in or near the Business Park on either Lot 22 or Lot 4.

3.0 SURFACE CONTOUR LEVELS

Plan 2: The 'Final Surface Contour Plan' illustrates the final surface levels which must be achieved prior to subdivision and/or development on-site. Where any resource extraction is undertaken within the Structure Plan area, these levels must be complied with at the completion of extraction.

Council may approve a variation to the Final Surface Contour Plan, if it is satisfied that such a variation:

1. complies with the design criteria contained in section 6.5 of the Explanatory Report; and
2. will not adversely affect the ability of adjoining properties to conform to the Final Surface Contour Plan.

Council shall not approve any extraction where the proposed final surface level has a vertical separation distance of less than:

- 1.2 metres from Average Annual Maximum Groundwater Level; or
- 2.0 metres from groundwater contours shown in the Water and Rivers Commission Groundwater Atlas; or
- such other distance as approved or required by the Department of Environment Water and Rivers;

whichever is the greater distance.

4.0 MOVEMENT NETWORK MAP

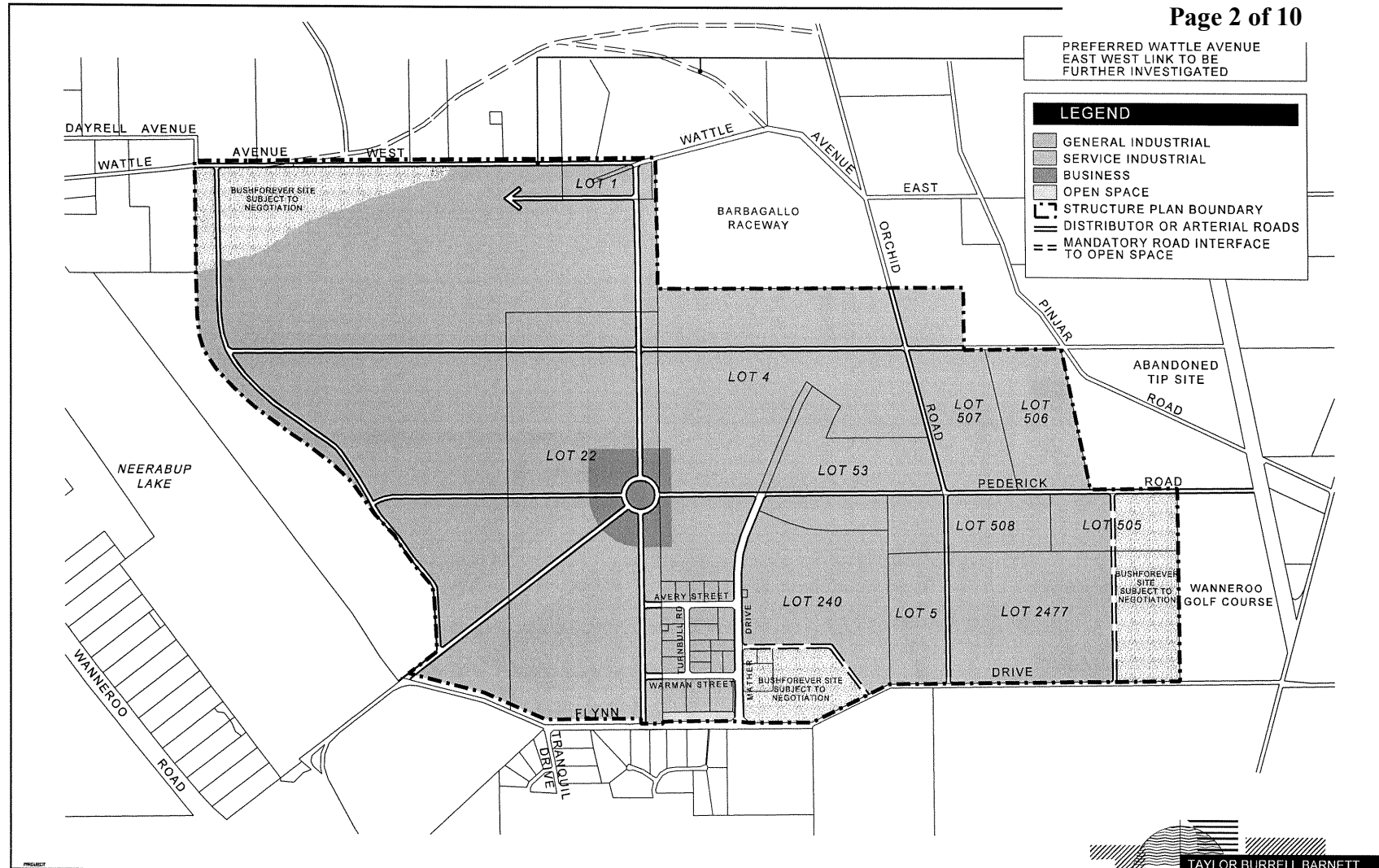
Plan 3: 'Indicative Movement Network', illustrates the internal road structure proposed within the Structure Plan area. This map is indicative and provides a guide to the detail road design. The movement network may be varied subject to Council and Western Australian Planning Commission approval through either the Structure Plan or subdivision process where consistent with principles of **Plan 3**.

5.0 LAND CLEARING

Prior to the clearing of natural vegetation and habitat, Council may require flora and fauna surveys to be undertaken.

If priority or threatened species are identified, the proponent will be required to liaise with CALM to ensure that appropriate management strategies are developed.

ATTACHMENT 3
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**NEERABUP INDUSTRIAL AREA
ZONING AND LOCAL STRUCTURE PLAN**

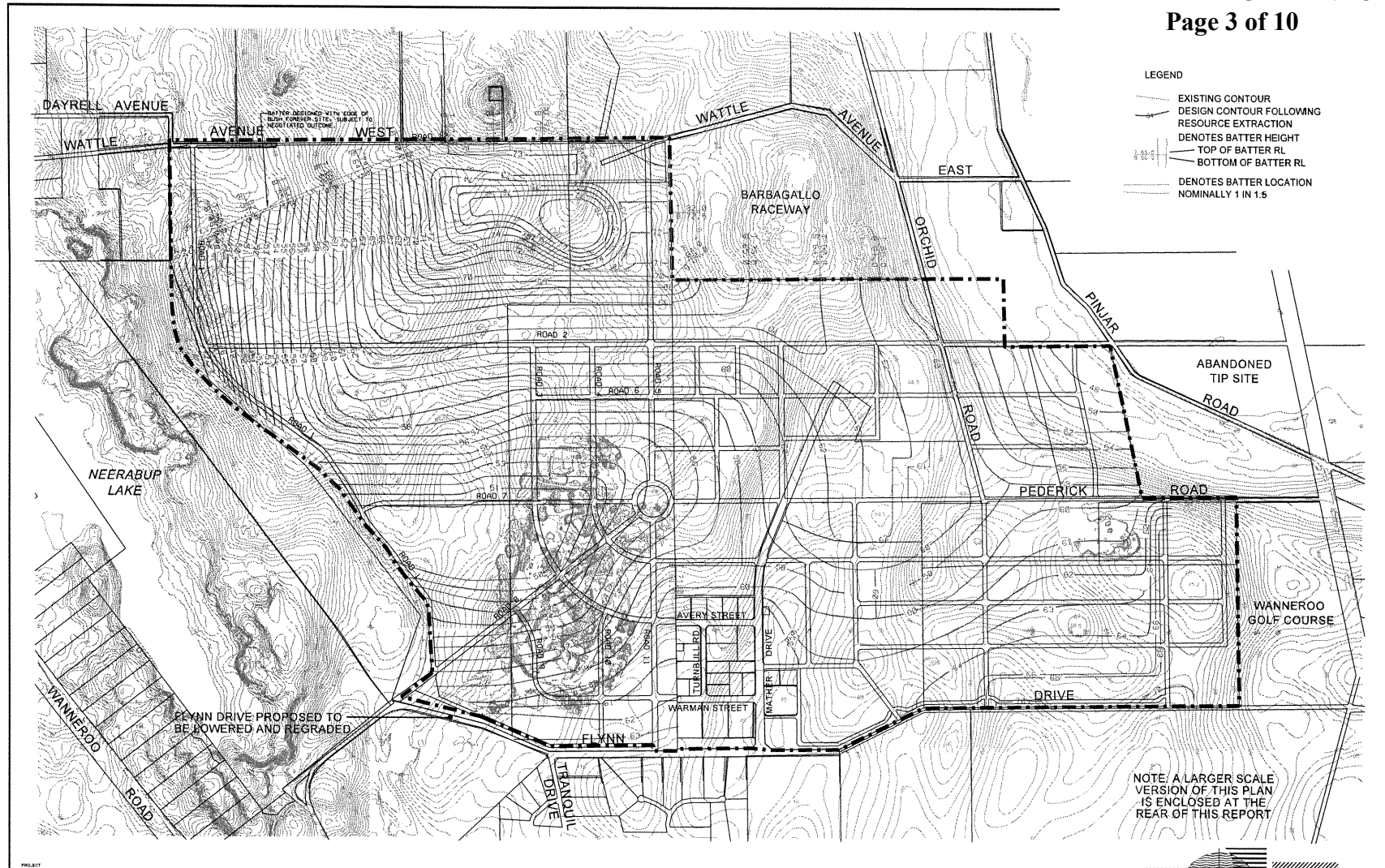


PLAN 1

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SINCLAIR KNIGHT MERZ

ATTACHMENT 3
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NEERABUP INDUSTRIAL AREA
FINAL SURFACE CONTOUR PLAN (SEPT 2004)

400m 200m 0m 200m 400m

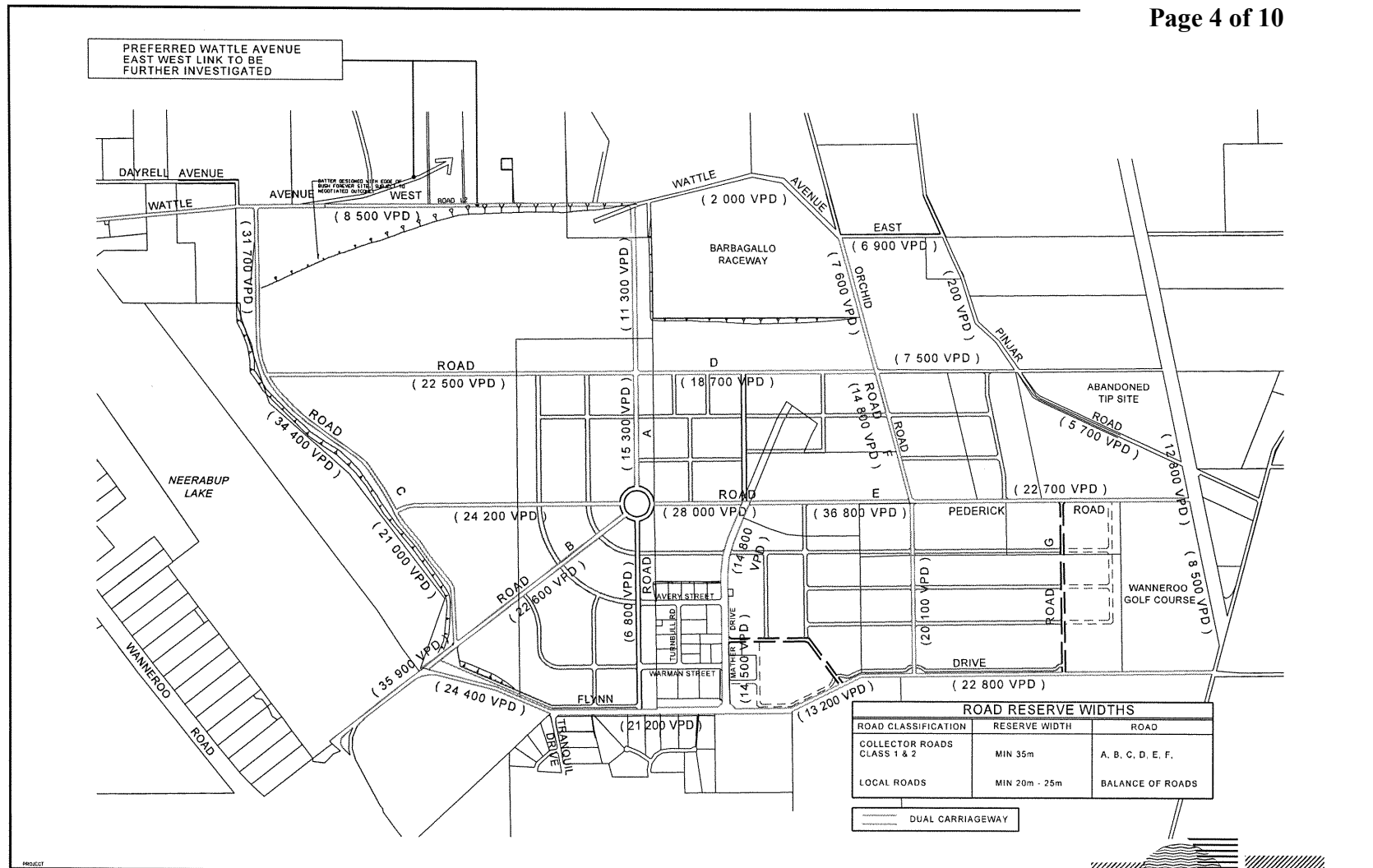
NORTH

PLAN 2

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ATTACHMENT 3
Page 4 of 10



NEERABUP INDUSTRIAL AREA
INDICATIVE MOVEMENT NETWORK



NORTH



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SINCLAIR KNIGHT MERZ

ATTACHMENT 3**Page 5 of 10**

STRUCTURE PLAN NO. 17

NEERABUP INDUSTRIAL AREA

6.0 PINJAR TIP SITE LEACHATE PLUME

Within the land identified as being affected by the Pinjar Tip Site Leachate Plume in Figure 5.1 of the Explanatory Report, or by such other subsequent study as may be undertaken by Council, conditions will be imposed on any development approval, and recommended on any subdivision application, to ensure that prospective purchasers of land or development are appropriately informed of the potential impacts of the plume.

7.0 CELL WORKS

Each owner within the Structure Plan area shall be responsible for contributions towards shared infrastructure costs, referred to as Cell Works. The final details of those infrastructure items for the Cell Works, for example road upgrading and engineering standards and the actual costs shall be determined through a separate Scheme Amendment process, in consultation with the landowners, Council and the Western Australian Planning Commission. Generally however, the contributions shall be in accordance with the principles of this part of the Structure Plan, as outlined below.

1. In accordance with the City of Wanneroo DPS the method of apportionment shall be on the basis of each owners proportion of the gross subdividable area.
2. The Cell Works shall generally include contributions to:
 - External and internal roads and upgrading as illustrated on **Plan 4**, including land, earthworks, construction costs and drainage
 - Major road intersection treatment i.e. lights or roundabout
 - Public Open Space
 - Cost of Structure Plan preparation and associated studies and Scheme Amt including Design Guidelines and Landscape Master Plan, Service Concept Plan, Drainage and Nutrient Management Plan and Flora and Fauna Study for strategic roads
 - Administration costs.

In relation to the Flynn Drive extension to the Freeway, Council considers a one-third contribution to be appropriate. The detail of the percentage contribution will be determined in more detail through the Scheme Amendment process.

8.0 ADDITIONAL PLANS AND GUIDELINES**8.1 Design Guidelines and Landscape Master Plan**

Prior to subdivision commencing within the Structure Plan Area, Design Guidelines and a Landscape Master Plan should be prepared, addressing the key elements of the Structure Plan, including, but not limited to:

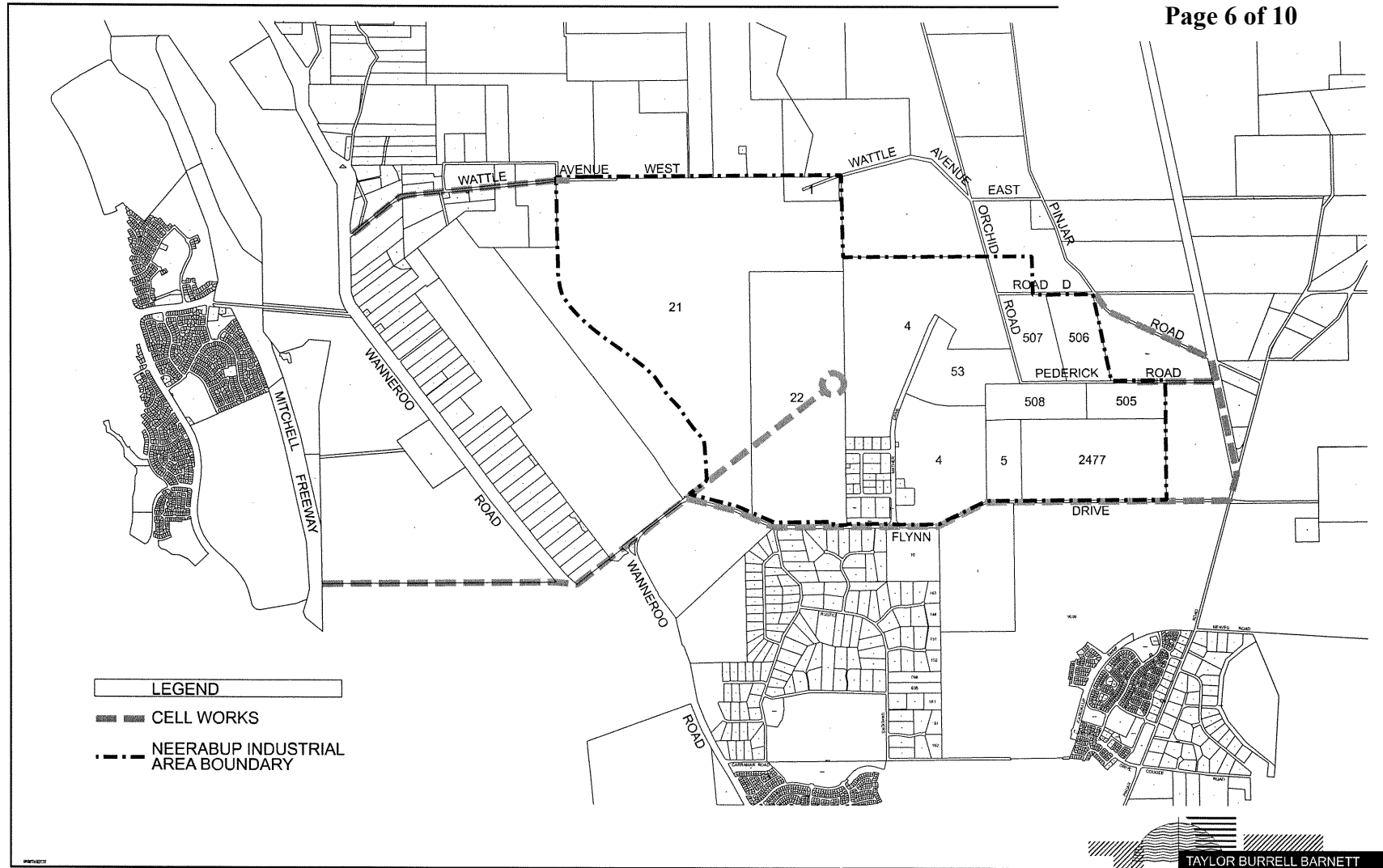
- Main estate entries;
- The core business area;
- Areas adjacent to the Lake Neerabup Parks and Recreation reserve; and
- Service Industrial areas fronting Flynn Drive.

The cost of preparing the Design Guidelines and the Landscape Master Plan shall be included as a Cell Work under the developer contribution arrangement.

8.2 Service Concept Plans

Prior to subdivision or development commencing within the Structure Plan area service concept plans should be prepared for sewer, water, electric power, drainage, gas and communication services, and such plans should be endorsed by the appropriate government authorities. The concept plans should be based on a total development philosophy and provide a basis for integrating individual developments.

The cost of preparing the concept plans and achieving government endorsements shall be included as a Cell Work under the developer contribution arrangement.



NEERABUP INDUSTRIAL AREA
CELL WORKS

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SINCLAIR KNIGHT MERZ

ATTACHMENT 3**Page 7 of 10**

STRUCTURE PLAN NO. 17

NEERABUP INDUSTRIAL AREA

8.3 Drainage, Nutrient and Water Management Plan

Prior to subdivision or development commencing within the Structure Plan area, a Drainage, Nutrient and Water Management Plan should be prepared, and such plan should, if considered necessary by Council, include a contingency plan to ensure the protection of Lake Neerabup.

The cost of preparing the Drainage and Nutrient Management Plan shall be included as a Cell Work under the developer contribution arrangement.

8.4 Dieback Hygiene Plan

Prior to subdivision or development commencing within the Structure Plan area, a Dieback Hygiene Plan should be prepared.

9.0 PROVISIONS**9.1 General Industrial**

The permissibility of uses and development shall be in accordance with the provisions of the General Industrial Zone. Notwithstanding the uses permitted under the Scheme, Industry - Hazardous shall be an 'X' use in this precinct.

9.2 Service Industrial

The permissibility of uses and development shall be in accordance with the provisions of the Service Industrial Zone.

9.3 Business

The permissibility of uses and development shall be in accordance with the provisions of the Business Zone. In addition to the uses permitted under the Scheme, Shop shall be an 'A' use in this precinct. The maximum floorspace per shop use is 300m² NLA.

9.3.1 Barbagallo Raceway Noise

In relation to land situated within the Raceway Noise Influence Area, as identified in Figure 5.1 of the Explanatory Report, it is possible that some noise sensitive uses may be affected by excessive noise levels if they operate on Sundays.

In the event that Council considers that a proposal involves a use which might be so affected, Council may require the proponent to prepare a suitable noise management strategy, or demonstrate that the use will not be adversely affected by the Raceway activities.

10.0 ROAD SUBDIVISIONAL REQUIREMENTS

All owners shall be required to construct Collector Roads A, C, D, E and F as illustrated in **Plan 3**.

Each owner's proportional contribution shall be generally as outlined in **Table 1** below; this may be in the form of a 100% contribution where it is wholly located on an individual's holding, or 50% where it is shared or merely a road upgrade and there is an existing carriageway and road reservation.

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NEERABUP INDUSTRIAL AREA

STRUCTURE PLAN NO. 17

Table 1: Landowners Contribution to Subdivisional Collector Roads

Lot No.	Road (refer Plan 5)	Road Width or Road Widening / Land Required	Comment No.
21	A2	35 m	1
	C	35 m	
	D1	35 m	
	E1	35 m	
22	A1	35 m	1
	D2	35 m	
	E2	35 m	
4	D3	35 m	1
	D4	7.5 m	2
	E3	35 m	1
	F1	15 m	
	F2	7.5 m	
53	E4	35 m	1
	E5	17.5 m	2
	F3	7.5 m	
240	NIL		
5	F5	17.5 m	2
505	E8	7.5 m	2
	E9	15 m	1
506	E7	7.5 m	2
	E8	7.5 m	
	D5	15 m	1

Lot No.	Road (refer Plan 5)	Road Width or Road Widening / Land Required	Comment No.
507	D4	7.5 m	2
	E6	7.5 m	
	F2	7.5 m	
	F3	7.5 m	
	D5	15 m	1
508	E5	17.5 m	1
	E6	7.5 m	2
	E7	7.5 m	
	F4	17.5 m	1
2477	F5	35 m	2
1	A3	35 m	1

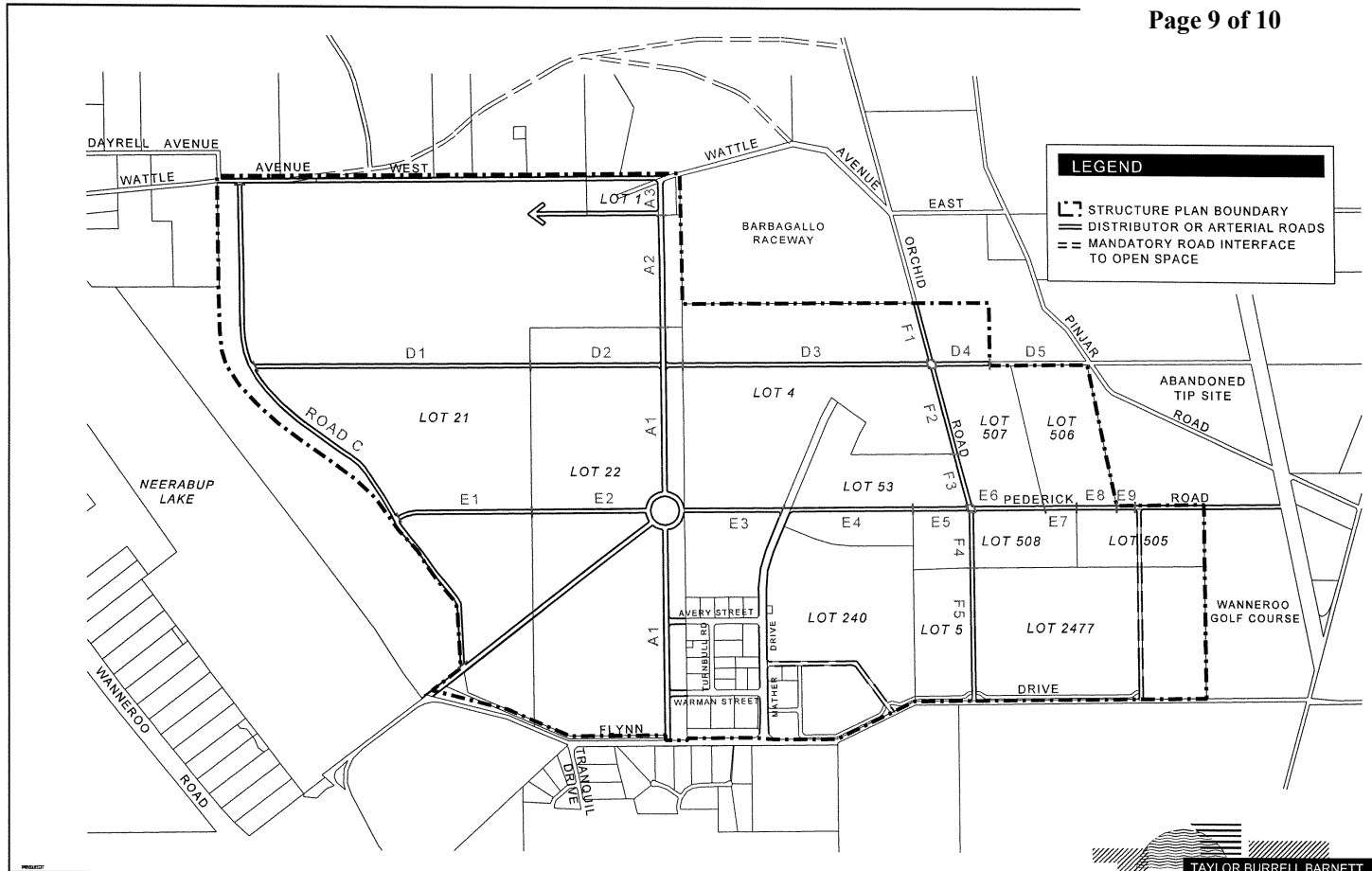
Comments:

- 1 Contribution to land in accordance with the width specified plus 100% contribution to full earthworks, one carriageway and drainage.
- 2 Contribution to land in accordance with the width specified plus 50% contribution to full earthworks, one carriageway and drainage.

Notes:

- a) Refer to **Plan 5** for road numbers.
- b) All other internal roads will be required as part of standard subdivisional requirements.
- c) This table must be updated where landowners create and sell superlots.

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**NEERABUP INDUSTRIAL AREA
COLLECTOR ROADS**



PLAN 5

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SINCLAIR KNIGHT MERZ

**PD05-12/04 Amendment No. 17 to District Planning Scheme No 2
(Omnibus Amendment 1): Ministerial Approval Subject to
Modifications**

File Ref: TPS/0017
Responsible Officer: Director, Planning and Development
Disclosure of Interest: Nil
Attachments: Nil

Moved Cr Monks, Seconded Cr Hughes

That Council:

- 1. Pursuant to Regulation 21(2) of the Town Planning Regulations MODIFIES Amendment No 17 to District Planning Scheme No 2 as required by the Hon. Minister for Planning and Infrastructure by:**
 - 1.1 Deleting Proposal 24d relating to Merriwa Christian College site.**
 - 1.2 Deleting Proposal 42 relating to category 2 and 3 home businesses.**
- 2. Pursuant to Town Planning Regulation 17(2) ADOPTS, the modified form of Amendment No. 17 to District Planning Scheme No.2 which proposes:**
 - 2.1. Modifying Subclause 3.18.3(e) by replacing the words “Clause 4.7” with “Clause 4.2”.**
 - 2.2. Modifying the Clause 4.2 heading and subclause 4.2.1 as follows:**
 - a) By replacing the term “design standards” with the term “development standards” in the Clause 4.2 heading (and including Contents page) and subclause 4.2.1.**
 - b) By replacing “Clause 3.13.4 and 3.13.5” with “Subclause 3.13.5 and 3.13.6” in subclause 4.2.1.**
 - c) By replacing the term “the density requirements of the Residential Planning Codes” with the term “housing density requirements of the Residential Design Codes” in subclause 4.2.1.**
 - 2.3. Modifying subclauses 4.5.1 and 4.6.3.2 by deleting the phrase “Minimum area of lot per dwelling prescribed in Column 3, Table 1 of” and replace it with “housing density requirements”.**
 - 2.4. Modifying Clause 4.8 as follows:**

By adding the phrase “of a high standard of architectural design and” following “non residential development shall be”.

- 2.5. a) **Modifying Clause 4.23 as follows:**
- i) **In subclause 4.23.5, add the following at the end of the last sentence “or other location on the lot as approved by Council under subclause 4.23.6.”**
 - ii) **In subclause 4.23.6, replace the words “subclause 4.23.3 (b), (d) and (l)” with “subclause 4.23.3 (b), (d), (e), (k) and (l)”, and replace the words “in writing” with “upon application for planning approval”.**
- b) **Amend the definition for “commercial vehicle” in Schedule 1 by moving the sentence commencing with the phrase “The term shall not include....” to the end of the definition.**
- 2.6. **Modifying Table 1 – The Zoning Table as follows:**
- a) **By introducing the use class “Market Garden Sales” into the Zoning Table as a discretionary (D) use in the General Rural and Rural Resource Zones only (and an X use in all other zones);**
 - b) **By adding “3.23 The Rural Community Zone” to the list at the end of the Table.**
- 2.7. a) **Modifying Schedule 1 – Interpretations as follows:**
- i) **By adding the following statement after the title Schedule 1 – Interpretations, “This Schedule comprises two sets of definitions, 1. General Definitions and 2. Land Use Definitions.”**
 - ii) **By adding “1.” Before the heading “General Definitions” and “2.” Before the heading “Land Use Definitions”.**
 - iii) **By adding the following new definition in the Land Use Definitions: “market garden sales: means the sale or offering for sale of fresh fruit and vegetables from a lot which is predominantly used as a market garden.”**
 - iv) **By adding the following new definition in the Land Use Definitions: “woodyard: means any land on which wood is stored, sawn, or cut.”**
 - v) **By amending the definition for “bed and breakfast” by replacing the word “breakfast” at the end of the definition with “meals for guests”.**
 - vi) **By deleting the definitions of “communication antenna – domestic”, and “Communication antenna – commercial”.**

- vii) By deleting the definition of “consulting rooms”, and replacing it with “consulting room: means a building used by not more than one health consultant at any one time for the investigation or treatment of human injuries or ailments and for general patient care.”
 - viii) By amending the definition of “storage yard” by deleting the phrase “related to a particular trade”.
 - ix) By amending the definition of “marina wall” by replacing the word “retail” with “retain”.
 - b) Modifying Table 1 – The Zoning Table and Table 2 – Car Parking Standards by amending the land use “consulting rooms” to read “consulting room”.
 - c) Modifying Table 1 – the Zoning Table by deleting reference to “Communication Antenna – Commercial” and “Communication Antenna – Domestic” and by listing the use “Mast and Antenna” with a “D” use symbol under all zones.
 - d) Modifying the Table of Contents to refer to Schedule 1 – Interpretations as comprising two sets of definitions, 1. General Definitions and 2. Land Use Definitions.
- 2.8.
- a) Modifying Schedule 2, Section 1 by deleting the listings under reference numbers 1.10, 1.11, 1.12, 1.13 and 1.22.
 - b) Amending the Scheme Maps in accordance with a. above.
 - c) Rezoning the portions of Lot 12 Marmion Avenue, Jindalee, zoned Residential (Additional Use – Corner Store) and Commercial to Urban Development zone, and delete the centre listed for Lot 12 from Schedule 3.
- 2.9. Modifying Schedule 9 as follows:
- a) In clause 2.0, point 3, add “, or in the administration of Part 10 of the Scheme” at the end of the clause.
 - b) In clause 2.0, point 4, add the words “treatments and” following the word “intersection”.
 - c) In clause 3.0, first paragraph, add the words “intersection treatments,” following “dual use paths,”.
- 2.10. Modifying the Legend to the Scheme Maps to remove the hatching to the General Industrial zone colour.
- 2.11 Modifying the MRS Public Purposes Reserves Codes on the Legend of the Scheme Maps to red typeface.

- 2.12. **Modifying the Scheme Maps as follows:**
- a) **By replacing the notation “EC” with “EC1” to Lots 201 and 202 Breakwater Drive, Two Rocks.**
 - b) **By adding the notation “EC2” to Lots 207, 206, 220, 320, 321, 204, 101, 303, 304, 302, 16, 102, 301, Part 103, 200, 221, 209, 8, 322, 310, 311, 312, 309, 315, 208, 205, 200, 201, Location 11353 and Reserve 11932 (as far as practicable to do so).**
- 2.13. **Modifying the Scheme Maps by adding the notation “RurComm 1” to Lots 201 and 202 Breakwater Drive, Two Rocks.**
- 2.14. **Modifying the Scheme Maps by adding a darker blue hatching to the Business Zone.**
- 2.15. **Including the following wording under the word ‘Index’ on the Index Map: “(This map also designates zones and reserves in respect to the portion of the district which is not covered by the following maps in this atlas.)”**
- 2.16. **Rezoning portion of Reserve 38260 Compass Circle, Yanchep from Local Scheme Reserve – Parks and Recreation to Residential.**
- 2.17. **Rezoning portion of Lot 221 Two Rocks Road, Two Rocks from Residential to Urban Development zone and remove the R20 coding shown on the Residential Density Codes Map.**
- 2.18. **Rezoning portion of Lot 2 Lagoon Drive, Yanchep from Residential to Local Scheme Reserve – Public Use (with code HS).**
- 2.19. **Rezoning portion of Lot 100 St Andrews Drive, Yanchep from Local Scheme Reserve – Parks and Recreation to Residential.**
- 2.20. **Rezoning several areas in Carramar (as boundary rationalisations) from Urban Development to Special Residential Zone 2.**
- 2.21. **Rezoning Lot 719 Mindarie Drive, Quinns Rocks from Residential to Mixed Use.**
- 2.22. **Modifying the Residential Density Coding Maps to remove the codings for the land south of Sovereign Drive and west of Lisford Avenue, Two Rocks.**
- 2.23. **Modifying the Residential Density Codes Maps as follows:**
- a) **To remove the R Codings of R5 and R15 shown for land west of James Spiers Drive and Tyne Crescent, Wanneroo.**
 - b) **To apply an R Coding of R2.5 to Lot 30 Wanneroo Road, Wanneroo.**

- 2.24 Modifying the Scheme Maps to:**
- a) Rezone Quinns Beach Primary School, Lot 773 Santa Barbara Parade, Quinns Rocks from Residential to Local Scheme Reserve – Public Use, with the code PS applied.**
 - b) Rezone Mindarie Senior Campus, portion of Pt Lot 965 Anchorage Drive, Mindarie from Residential to Local Scheme Reserve – Public Use, with the code HS applied.**
 - c) Rezone Lots 506, 507 and 509 Marmion Avenue and Anchorage Drive, Mindarie from Residential to Private Clubs/Recreation zone.**
- 2.25. Modifying Subclause 10.6.5 by deleting the following ‘which are zoned for General and Light Industry and Mixed Business purposes’;**
- 2.26. Rezoning Lot 253 Greenpark Road/Park Lane, Alexander Heights from Residential to Local Scheme Reserve - Parks and Recreation;**
- 2.27. Modifying Subclause 10.5.6 by replacing the words ‘shall only’ with ‘may’ and including the following text at the end of the first sentence ‘, or at a time as the Council determines having regard to the principles outlined in Clause 10.3 and within a 5 year period from the date of the contribution from the owner under Clause 10.10.6.’;**
- 2.28. Modifying Subclause 10.5.3 as follows:**
- a) delete the existing formula ‘ $S = G \div H \times 100$ ’ and insert ‘ $S = (G \div H) \times V$ ’;**
 - b) insert ‘V = value of the reserve, subject to subclause 10.5.3(b)’ after the description of value G;**
 - c) delete the words ‘...that the’ and insert the phrase ‘..., subject to subclause 10.5.3(b), that the area of the...’ after ‘...the Reserve’ in line 5;**
 - d) insert the phrase ‘..., subject to subclause 10.5.3(b),...’ after ‘...a Reserve’ in the description of value S;**
 - e) delete the description of value G and insert ‘G = the area of the owner’s land within the historic subdivision area.’;**
 - f) denote the last sentence of the subclause, commencing ‘The area of a reserve...’ as subclause (b), and the preceding section of the subclause as subclause (a).**
- 2.29. Replacing any reference to ‘BushPlan’ with ‘Bush Forever’ in the Scheme, including Subclause 3.17.2(g);**

- 2.30. **Rezoning Crown Reserves 46726 and 46727 in Special Rural Zone No.18 (Carabooda) from Special Rural to Local Scheme Reserve - Parks and Recreation;**
- 2.31. **Rezoning St Stephens School, Lot 1260 St Stephens Crescent, Tapping from Urban Development to Private Clubs and Recreation;**
- 2.32. **Rezoning the proposed government primary schools located on Lot 9010 Joondalup Drive Carramar and Portion of Lot 9022 Camborne Parkway Butler from Urban Development to Local Scheme Reserve – Public Use (Primary School);**
- 2.33. **Rezoning Lots 262 and 414 Manchester Drive, Hocking from Residential to Local Scheme Reserve - Parks and Recreation and Crown Reserve 45863 Heacham Drive, Hocking from Residential to Local Scheme Reserve – Public Use;**
- 2.34. **Rezoning Lot 600 Monaghan Circle, Darch from Urban Development to Local Scheme Reserve - Parks and Recreation and Lot 601 Monaghan Circle, Darch from Urban Development to Local Scheme Reserve – Public Use;**
- 2.35. **Rationalising the boundaries of Crown Reserve 38656 Coogee Road, Mariginiup (Local Scheme Reserve - Parks and Recreation) and Special Rural Zone No 13;**
- 2.36. **Including the eastern portion of Lot 888 Prindiville Drive, Wangara in site reference number 1.17 - Additional Use (Markets) of Section 1, Schedule 2, and amend the Scheme Map accordingly;**
- 2.37. **Renumbering subclauses 3.16.3 (a) and 3.17.3 (a) as subclauses 3.16.3 and 3.17.3, and renumbering the remainder of subclauses 3.16.3 (b), (c), (d) and (e) and 3.17.3 (b), (c), (d) and (e), including the preambles, as subclauses 3.16.4 (a), (b), (c) and (d) and 3.17.4 (a), (b), (c) and (d).**
- 2.38. **Modifying Part 10 and Schedule 9 as follows:**
 - a) **Modify subclause 10.10.4 by:**
 - i) **deleting the words commencing in line two “final approval by the Minister for Planning and publication of Amendment No. 816 in the Government Gazette and”;**
 - ii) **deleting the words “Amendment 816 and” from the seventh line;**
 - iii) **replacing the word “come” in the eighth line with the word “came”;**
 - iv) **deleting the words “Amendment No. 816 and” from the twelfth line;**

- v) replacing the words “have come” in the thirteenth line with the word “came”;
 - b) Modify subclause 10.10.5 by deleting the words “Amendment No. 816 and”;
 - c) Modify Clause 10.11 by deleting the phrase “Upon final approval by the Minister for Planning and publication of Amendment No. 816 in the Government Gazette and ...”;
 - d) Modify Schedule 9, section 2.0 point 8. by replacing the words “Scheme Amendment Nos 773 and 816 introducing these provisions” with “East Wanneroo planning and developer contribution arrangement provisions either under this scheme or former Town Planning Scheme No. 1”.
- 2.39. Modifying Schedule 15, Rural Community Zone 1, by deleting the current Special Provision 1.1.2(l) and adding “Nutrient attenuating onsite effluent disposal systems shall be required within this zone to the satisfaction of the City of Wanneroo.”.
- 2.40. Modifying Schedule 14 – Special Residential Provisions by deleting Special Provision No 2 to Special Residential Zone No 2.
- 2.41. Modifying the Residential Density Codes Maps to remove the R20 coding for portions of former Lots 2, 3 and 16 Connolly Drive Clarkson.
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 modified amendment documentation.
4. **FORWARDS** the modified amendment documentation to the Western Australian Planning Commission for its consideration requesting the Hon Minister for Planning and Infrastructure grant final approval to the amendment.

CARRIED UNANIMOUSLY

PD06-12/04 Amendment No. 32 to District Planning Scheme No. 2 to Rezone Part Lots 2 and 3 Wanneroo Road, Wanneroo - Consent to Advertise Withheld

File Ref: TPS/0032V01
Responsible Officer: Director, Planning and Development
Disclosure of Interest: Nil
Attachments: 1

Moved Cr Monks, Seconded Cr Hughes

That Council:

1. **NOTES the decision of the Minister for Planning and Infrastructure to withhold consent to advertise Amendment No.32 to District Planning Scheme No.2 as conveyed in correspondence dated 4 November 2004 from the Western Australian Planning Commission and DISCONTINUES the Amendment;**
2. **ADVISES the applicant of the Minister's decision and that the City will reconsider Part Lots 2 and 3 Wanneroo Road, Wanneroo, when it considers the final adoption of the Drovers Place Precinct Local Structure Plan.**

CARRIED UNANIMOUSLY

PD07-12/04 Close of Advertising : Amendment No.35 to District Planning Scheme No.2 - Review of Part 10 - East Wanneroo Planning & Developer Contribution Arrangements

File Ref: TPS/0035V01
Responsible Officer: Director, Planning and Development
Disclosure of Interest: Nil
Attachment(s): 1

Moved Cr Monks, Seconded Cr Hughes

That Council:-

1. **Pursuant to Town Planning Regulation 17(2) ADOPTS, the modified form of Amendment No. 35 to District Planning Scheme No. 2 to:**
 - 1.1 **Delete the words 'Gross' from the title of Clause 10.4, Clause 10.4 in the Table of Contents, Clauses 10.4.1, 10.4.2, 10.5.1(a), 10.6.2, 10.6.3(a) and Schedule 9, Section 2.0, Point 2;**

- 1.2 Modify Clauses 10.4.1(a), 10.7 and 10.11.2(c) by deleting the word ‘Agreed’ and replacing with the word ‘Local’ before the words ‘Structure Plan’ in each of the clauses;**
- 1.3 Delete the words ‘or owners’ from Clauses 10.5.3(a), 10.5.4 and 10.5.5;**
- 1.4 Modify Clause 10.4 as follows:**
- (i) Delete the word ‘regional’ from Clause 10.4.1(a);**
 - (ii) Insert the words ‘for the relevant Cell’ after the words ‘Structure Plan’ in Clause 10.4.1(a);**
 - (iii) Insert the following after the third dot point in Clause 10.4.1(a):**
 - ‘The public open space depicted on the Local Structure Plan for the relevant Cell;’;**
 - (iv) Delete the word ‘Any’ and replace with the words ‘The land areas of any’ at the start of Clause 10.4.1(b);**
 - (v) Delete the word ‘Agreed’ and replace with the words ‘the relevant Local’ before the words ‘Structure Plan’ in Clause 10.4.2;**
- 1.5 Modify Clause 10.5 as follows:**
- (i) Insert the following after the first sentence in Clause 10.5.1(a) ‘For the purpose of calculating public open space contributions for Cells 1 to 6 the area of public open space referred to in Clause 10.4.1 shall not be deducted from the area of a Cell.’;**
 - (ii) Delete the words ‘an Agreed’ and replace with the words ‘the relevant Local’ before the words ‘Structure Plan’ in Clause 10.5.1(b);**
 - (iii) Modify Clause 10.5.3(a) as follows:**
 - (a) Delete the words ‘paid a sum for the value of the Reserve’ and insert ‘allowed an appropriate adjustment in the Infrastructure Cost payable in respect of that landholding’;**
 - (b) Delete the word ‘sum’ and insert the word ‘allowance’;**
 - (c) Delete the words ‘subclause 10.5.3(b)’ and insert ‘the provisions of paragraphs (b), (c) and (d) of this subclause,’ in the first paragraph and ‘S’ of Clause 10.5.3(a);**
 - (d) Delete the word ‘are’ and replace with ‘is’ in ‘S’ of Clause 10.5.3(a);**
 - (e) Delete the words ‘market value’ and replace with ‘Assessed Value’ in ‘S’ of Clause 10.5.3(a);**

- (f) **Insert new subclauses 10.5.3(c) and (d) as follows:**
 - ‘(c) The value to be applied under paragraph (b) of this subclause shall be the same as the value established from time to time of public open space for the purpose of calculating the relevant Cell Costs.**
 - (d) Credit shall be allowed for public open space in historic subdivision once only. If public open space in an historic subdivision has been the subject of allowance under paragraph (c) of this subclause, no further allowance shall be made in respect of that public open space on any further subdivision of land from the historic subdivision, whether the further subdivision is a conventional green title, survey strata or strata subdivision.’;**
 - (iv) **Modify Clause 10.5.4 by deleting the following: ‘entitlement of the present owner or owners to be paid for the value of the Credit for that Reserve’ and inserting ‘allowance due to the present owner’ before the word ‘may’;**
 - (v) **Modify Clause 10.5.6 as follows:**
 - (a) modify the first sentence in Clause 10.5.6 to read as follows: ‘The allowance due to an owner may be paid or allowed at the time such owner subdivides or develops any part of the owner’s landholding generally in accordance with the Local Structure Plan for the Cell in which the landholding is situated.’;**
 - (b) Replace the word ‘cell’ with a capital letter to read as ‘Cell’;**
- 1.6 Modify Clause 10.6.3 as follows:**
- (i) Delete ‘6’ and replace with ‘12’ in Clause 10.6.3(a);**
 - (ii) Insert the word ‘inclusive’ after the ‘Cells 1 to 6’ and delete the words ‘and/or potential lots to be produced (as contemplated by subclause 10.6.4)’ in Clause 10.6.3(b);**
 - (iii) Delete Clause 10.6.3(c);**
 - (iv) Renumber Clause 10.6.3 ‘(d)’ to Clause 10.6.3 ‘(c)’;**
- 1.7 Modify Clause 10.6.4 as follows:**
- (i) Delete the words ‘Number of’ and insert ‘Potential’ after the words ‘Determination of’;**
 - (ii) Modify the first paragraph of Clause 10.6.4 to read as follows:**

‘In addition to the number of lots on which the Infrastructure Cost payable by each owner pursuant to subclause 10.6.3(b) is assessed, a further Infrastructure Cost Per Lot shall be payable on the potential lots/dwellings capable of being produced, assessed in accordance with the following provisions:’ ;

- (iii) Delete the following from Clause 10.6.4(a): ‘Except where Council is satisfied that the maximum subdivision potential of land for a given area or lot will not be achieved,’ and ‘Residential’;**
- (iv) Insert the word ‘density’ after ‘R20’ in Clause 10.6.4(a);**
- (v) Delete Clause 10.6.4(b) and renumber Clause 10.6.4 ‘(c)’ to ‘(b)’, Clause 10.6.4 ‘(d)’ to ‘(c)’ and Clause 10.6.4 ‘(e)’ to ‘(d)’;**
- (vi) Delete ‘and (c)’ from the new Clause 10.6.4(c);**
- (vii) Modify the new Clause 10.6.4(d) by changing reference to ‘10.6.4(d)’ to ‘10.6.4(c)’ and insert the word ‘subclause’ after the word ‘this’;**

1.8 Modify Clause 10.7 by:

- (i) Insert the words ‘and/or density’ after the words ‘any use’ and ‘for a purpose’;**
- (ii) Delete the words ‘proposed to be’;**

1.9 Modify Clause 10.10 as follows:

- (i) Delete ‘10.10.6’ and insert ‘10.10.5’ in Clause 10.10.3;**
- (ii) Delete ‘10.10.6(d)’ and insert ‘10.10.5(d)’ in the last sentence of Clause 10.10.4;**
- (iii) Delete the words ‘Agreed’ in Clause 10.10.4;**
- (iv) Delete Clause 10.10.5 and renumber Clause ‘10.10.6’ to ‘10.10.5’;**
- (v) Delete the word ‘the’ and insert the words ‘a conventional green title, survey strata or strata’ before the ‘subdivision’ in the new Clause 10.10.5;**
- (vi) Insert the words ‘deposited plan’ before the word ‘diagram’ and include the words ‘diagram of survey’ in brackets ‘(diagram of survey)’ in the new Clause 10.10.5;**
- (vii) Delete the word ‘of’ and insert the word ‘to’ before ‘Regulation’ in the new Clause 10.10.5;**
- (viii) Delete ‘10.10.6(d)’ and insert ‘10.10.5(d)’ in the new Clause 10.10.5(d);**

- (ix) **Insert a new Clause 10.10.6 as follows:**

‘Having regard to the availability of funds in the relevant Cell Account and the priority of Cell Works, the Council shall endeavour to offset any credit to which an owner is entitled under this Part against the Infrastructure Contribution first assessed to be payable by that owner after determination of the credit.’;

- 1.10 Modify Clause 10.11 as follows:**

- (i) **Delete the first two paragraphs between the title of Clause 10.11 and Clause 10.11.1;**

- (ii) **Modify Clause 10.11.3 as follows:**

- (a) **Delete the words ‘to be acquired’ and ‘fair market’;**

- (b) **Insert the following sentence after the last sentence: ‘The Council may also apply a further amount above the Assessed Value to recognize any compulsory taking of land and/or acquisition of structures.’;**

- (iii) **Modify Clause 10.11.6 as follows:**

- (a) **After the word ‘review’ insert the following: ‘, other than the Assessed Value which shall be dealt with under Clause 10.14. An owner who lodges an objection under this clause shall submit with the objection supporting evidence from a suitably qualified person in the specific field of the cost revision being objected to and can only object to those elements that have been altered as part of the review.’;**

- (b) **Between the words ‘Council’ and ‘during’ insert the words ‘in-accordance with this subclause’;**

- (c) **After the last sentence in Clause 10.11.6 insert the following: ‘The arbitrator shall be bound by the provisions of Part 10 and Schedule 9 of the Scheme and the Local Structure Plan for that Cell.’;**

- 1.11 Modify Clause 10.12 as follows:**

- (i) **Modify the last sentence of Clause 10.12.2 to read as follows: ‘Council will endeavour to respond to an owner’s claim within 60 days.’;**

- (ii) **Delete Clause 10.12.6(b) and renumber Clause ‘10.12.6(a)’ to ‘10.12.6’;**

1.12 Modify Clause 10.14 as follows:

- (i) Modify Clause 10.14.2 by replacing the word ‘shall’ with ‘may’ between the words ‘the Council’ and ‘claim compensation’;**
- (ii) Modify Clause 10.14.2 by deleting the words ‘Land Acquisition and Public Works Act 1902’ and inserting ‘Land Administration Act 1997’;**
- (iii) Delete Clause 10.14.3(a) and renumber the subclause 10.14.3(b) to ‘(a)’;**
- (iv) Modify the new Clause 10.14.3(a) as follows:**
 - (a) Delete the words ‘the carrying out of Cell Works’ and insert ‘any purpose’;**
 - (b) Delete the words ‘a licensed valuer’ and insert ‘two licensed valuers’;**
 - (c) Delete the word ‘Council’ and insert ‘City’;**
 - (d) Delete the words ‘Council Valuer’ and insert ‘Valuation Panel’;**
 - (e) Move the last two sentences of the new Clause 10.14.3(a) to a new subclause 10.14.8(c);**
 - (f) Insert the following at the end of the new Clause 10.14.3(a):**

‘The members of the Valuation Panel may confer as to value, and if they are unable to arrive at a consensus value, they shall confer with the Chief Executive Officer of the City (“CEO”) or the officer to whom the CEO delegates that function from time to time.

If the valuers with the officer cannot arrive at a consensus value then the officer shall select a value which represents the median value between the two values nominated by the valuers on the Valuation Panel and will be advertised under the next following paragraph (“the Proposed Value”).’;

- (g) **Insert new Clauses 10.14.3(b) to (e) as follows:**
- ‘(b) As soon as possible after the Proposed Value has been ascertained it shall be advertised at least once in each a newspaper circulating within the State and a newspaper only circulating locally, and an opportunity for submissions within a period of not less than 28 days from the latest advertisement shall be given. Additionally, a written notification to the same effect should be given to any owner of land within the relevant Cell who, at the time of advertising, has received approval to subdivide land within the Cell but who has not made a contribution to Cell Costs on that subdivision. That notification shall allow not less than 28 days from its date for submissions to be made in regard to the Proposed Value.**
- (c) The City shall as soon as possible consider all submissions made on the Proposed Value and may refer any submission to the Valuation Panel for comment, but where a submission is accompanied by expert valuation advice based on the valuation principles contained in this Part, it shall be referred by the City to the Valuation Panel for comment. Having considered the submissions and any comment from the Valuation Panel, the Council shall fix upon the value to be applied under this clause (“the Assessed Value”) until the next Assessed Value has been determined.**
- (d) It is intended that any Assessed Value should apply for no more than 12 months but while an Assessed Value remains current it shall stand as the value of land within the relevant Cell for all purposes under this Part.**
- (e) Where land is acquired, otherwise than by compulsory taking, for the purpose of determining the amount to be paid to the owner from whom the land is acquired the value of the land shall be calculated according to the same Assessed Value as was applied to the Infrastructure Contribution paid or payable by that owner on the subdivision of land in the same deposited plan as contains the land acquired.’;**

(v) Insert a new Clause 10.14.4 as follows:

‘10.14.4 In ascertaining the Assessed Value under Clause 10.14.3, all land shall be valued in its broad acre form as depicted on 1 January 1989, ignoring any services or infrastructure provided in-accordance with the provisions of the relevant Local Structure Plan and applying the following principles:

- (a) regard is to be had to the land classifications and zonings existing at the date of valuation;**
- (b) the date of valuation is to be the date on which the Council requests the Valuation Panel to provide the relevant Assessed Value;**
- (c) ignoring any improvements or works on the land;**
- (d) ignoring any condition of the land which might require rectification or remediation;**
- (e) in selecting relevant sales evidence, regard should be had first to values derived from land in the same Cell, and if that is not adequate evidence, from nearby or similar Cells in the East Wanneroo area, in priority to any other sales evidence;**
- (f) the method of valuation shall otherwise be in accordance with normal fair market valuation principles.’;**

(vi) Insert a new Clause 10.14.5 as follows:

‘10.14.5 Where land is acquired in the circumstances contemplated in Clause 10.14.3(e), the Council shall pay to the owner an additional amount not more than 10% of the amount calculated under that clause. This provision does not apply to public open space referred to in Clause 10.5.2(b).’;

(vii) Modify the existing Clause 10.14.4 as follows:

- (a) Renumber the existing Clause ‘10.14.4’ to ‘10.14.8(a)’, Clause 10.14.4 ‘(a)’ to 10.14.8(a) ‘(i)’, Clause 10.14.4 ‘(b)’ to 10.14.8(a) ‘(ii)’ and Clause 10.14.4 ‘(c)’ to 10.14.8(a) ‘(iii)’;**

- (b) **Insert the following new Clause 10.14.8:**

‘10.14.8 Where land required for Cell Works is ceded to the Crown prior to the Minister for Planning granting final approval and publication of Amendment No.35 in the Government Gazette and the appointment of the Valuation Panel by the City under Clause 10.14.3, the land shall be valued in accordance with the following subclauses by a licensed valuer appointed from time to time by the Council herein referred to as “the Council Valuer”.’;
- (c) **Delete the words ‘When the Council acquires land for any of the Cell Works the’ in the new Clause 10.14.8(a);**
- (d) **Insert the words ‘or Special Rural’ after the words ‘is zoned Rural’ in the new Clause 10.14.8(a)(ii);**
- (viii) **Modify the existing Clause 10.14.5 as follows:**

 - (a) **Renumber the existing Clause ‘10.14.5’ to ‘10.14.8(b)’, Clause 10.14.5 ‘(a)’ to 10.14.8(b) ‘(i)’ and Clause 10.14.5 ‘(b)’ to 10.14.8(b) ‘(ii)’;**
 - (b) **Delete the words ‘preceding subclause’ and insert the words ‘Clause 10.14.8(a)’ in the new Clause 10.14.8(b);**
 - (c) **Delete the words ‘in Cells 1 to 8’ in the new Clause 10.14.8(b);**
- (ix) **Insert a new subclause 10.14.8(d) as follows:**

 - ‘(d) Clauses 10.14.8 does not apply to those reserves previously transferred to the Crown for public open space on historic subdivisions as identified in Clause 10.5.2(b).’;**

1.13 Modify Schedule 9 as follows:

- (i) **Delete the word ‘PLANNING’ after the word ‘ARRANGEMENTS’ in the title of Schedule 9;**
- (ii) **Modify Schedule 9, Section 2.0, Point 2 as follows:**

 - (a) **Delete the words ‘a minimum of’ and inserting the word ‘approximately’;**
 - (b) **Insert the words ‘(including Community Purpose sites)’ between the words ‘public open space’ and ‘or the public open space’;**

- 1.14 Delete the word 'PLANNING' after the word 'ARRANGEMENTS' in the title of Schedule 9 in Contents Page.
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.
 4. **FORWARDS** the amendment documentation to the Western Australian Planning Commission for its consideration **REQUESTING** the Hon Minister for Planning and Infrastructure grant final approval to the amendment.
 5. **ENDORSES** the comments made in this report regarding the submission received on this scheme amendment for inclusion in the schedule of submissions to be forwarded to the Western Australian Planning Commission and **ADVISES** the submitters of its decision.

CARRIED UNANIMOUSLY

PD08-12/04 Disconnection of Backshall Place, Wanneroo

By resolution, this item was discussed as the first item of business.

PD09-12/04 Review of Cell Cost Estimates for East Wanneroo Cells 1 to 8.

File Ref: SP/0002V01, SP/0003V01, SP/0004V01, SP0005V01,
SP/0006V01, SP/0007V01, SP/0008V01 &
SP/0009/V01

Responsible Officer: Director, Planning and Development

Disclosure of Interest: Nil

Attachments: 1

Moved Cr Monks, Seconded Cr Hughes

That Council:-

1. **ADOPTS** a revised figure of \$17,224,722 as the current Nett Cell Costs applicable to East Wanneroo Cell No. 1.
2. **ADOPTS** a revised figure of \$16,870,617 as the current Nett Cell Costs applicable to East Wanneroo Cell No. 2.
3. **ADOPTS** a revised figure of \$460,566 as the current Nett Cell Costs applicable to East Wanneroo Cell No. 3.

4. **ADOPTS a revised figure of \$23,688,251 as the current Nett Cell Costs applicable to East Wanneroo Cell No. 4.**
5. **ADOPTS a revised figure of \$13,041,871 as the current Nett Cell Costs applicable to East Wanneroo Cell No. 5.**
6. **ADOPTS a revised figure of \$38,071,102 as the current Nett Cell Costs applicable to East Wanneroo Cell No. 6.**
7. **ADOPTS a revised figure of \$5,311,201 as the current Nett Cell Costs applicable to East Wanneroo Cell No. 7.**
8. **ADOPTS a revised figure of \$16,574,783 as the current Nett Cell Costs applicable to East Wanneroo Cell No. 8.**
9. **AUTHORISES public notification for a period of 42 days of the revised Estimated Nett Cell Costs for East Wanneroo Cells 1 to 8 inclusive in-accordance with the requirements of Part 10 of District Planning Scheme No. 2.**
10. **AUTHORISES a prefunding arrangement under Clause 10.12 with Hocking Land Company for the construction and upgrading of approximately 450 metres of Elliot Road, subject to the final cost being determined and approved by Administration prior to the commencement of the works.**

CARRIED UNANIMOUSLY

PD10-12/04 Payment of Compensation for Land Acquired for Hepburn Avenue and Public Open Space in Alexander Heights.

File Ref:	SP/0061V01
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	1

Moved Cr Monks, Seconded Cr Hughes

That Council AUTHORISES a further payment of \$56,000 plus interest thereon until date of payment to the Estate of the late Giuseppe Ricciardo to finalise the compensation claim for land taken from Lot 88 Goldsworthy Entrance, Alexander Heights, for Hepburn Avenue and public open space.

CARRIED UNANIMOUSLY

Delegated Authority Reports

PD11-12/04 Development Applications Determined by Delegated Authority for November 2004

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

Moved Cr Monks, Seconded Cr Hughes

That Council NOTES the determinations made by Planning & Development Services acting under delegated authority from Council on development applications processed between 1 November 2004 and 30 November 2004.

CARRIED UNANIMOUSLY

Development Applications determined for Period

City of Wanneroo

WHERE (Decision_date BETWEEN 01/11/2004 00:00:00 AND 30/11/2004

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

Ram Id	Date	Owners	Days	Est Cost	Decision
DA04/0774	11/11/2004	LEMON GROVE LANDSDALE PTY LTD	13	\$3,500.00	Approved
	<i>Prop address</i>	354 KINGSWAY LANDSDALE WA 6065			
	<i>Land</i>	Lot 24 D 18075			
	<i>Description</i>	USE NOT LISTED - ESTATE SIGNAGE X 2			
	<i>Applicants</i>	ALPHA PROPERTY & FACILITIES MANAGEMENT			
	<i>File Number</i>	P17/0952V01			
DA04/0809	26/11/2004	EVA B STRUTHERS	2	\$9,950.00	Approved
	<i>Prop address</i>	65 LEE-STEERE DRIVE MARIGINIUP WA 6065			
	<i>Land</i>	Lot 12 P 12887 Vol 2091 Fol 652			
	<i>Description</i>	SINGLE HOUSE - PATIO ADDITION			
	<i>Applicants</i>	THORN ROOFING CONTRACTORS			
	<i>File Number</i>	P20/0195V01			
DA04/0779	15/11/2004	DELYS R JOHNSTON & NEIL E JOHNSTON	9	\$8,000.00	Approved
	<i>Prop address</i>	100 MARIGINIUP ROAD MARIGINIUP WA 6065			
	<i>Land</i>	Lot 28 D 70510 Vol 1757 Fol 472			
	<i>Description</i>	SINGLE HOUSE - SHADE SAIL AND POOL PUMP SHED			
	<i>Applicants</i>	NE JOHNSTON			
	<i>File Number</i>	P20/0145V01			
DA04/0648	23/09/2004	EVELYN J SALPIETRO & SALVATORE SALPIETRO	33	\$300.00	Approved
	<i>Prop address</i>	3 ASHFORD COURT MARANGAROO WA 6064			
	<i>Land</i>	Lot 1051 P 12260 Vol 1500 Fol 0439			
	<i>Description</i>	COMMUNICATION ANTENNA - DOMESTIC - 1.9m DIAMETER SATELLITE DISH			
	<i>Applicants</i>	S SALPIETRO			
	<i>File Number</i>	P19/0079V01			
DA04/0783	16/11/2004	GAVIN A BRANSON & NATALIE A BRANSON	8	\$6,000.00	Approved
	<i>Prop address</i>	29 BUSHLAND RETREAT CARRAMAR WA 6031			
	<i>Land</i>	Lot 34 P 12964 Vol 1545 Fol 541			
	<i>Description</i>	SINGLE HOUSE - SWIMMING POOL ADDITION			
	<i>Applicants</i>	GA BRANSON			
	<i>File Number</i>	P07/0419V01			
DA04/0681	07/10/2004	GEORGE W MEASEL	18	\$8,000.00	Approved
	<i>Prop address</i>	24 CASSILDA WAY TWO ROCKS WA 6037			
	<i>Land</i>	Lot 50 P 10187 Vol 1962 Fol 184			
	<i>Description</i>	SINGLE HOUSE - BATHROOM ADDITION TO EXISTING DETACHED ROOM			
	<i>Applicants</i>	GW MEASEL			
	<i>File Number</i>	P32/0199V01			
DA04/0591	01/09/2004	QUITO PTY LTD	58	\$30,000.00	Approved
	<i>Prop address</i>	51 GRIFFITHS ROAD SINAGRA WA 6065			
	<i>Land</i>	Lot 12 D 71019 Vol 1753 Fol 452			
	<i>Description</i>	INTENSIVE AGRICULTURE - GROWING AREA			
	<i>Applicants</i>	JBT CORP			
	<i>File Number</i>	P29/0017V01			
DA04/0773	11/11/2004	QUITO PTY LTD	7	\$54,545.00	Approved
	<i>Prop address</i>	51 GRIFFITHS ROAD SINAGRA WA 6065			
	<i>Land</i>	Lot 12 D 71019 Vol 1753 Fol 452			
	<i>Description</i>	RURAL USE - DESPATCH SHED			
	<i>Applicants</i>	JBT CORP			
	<i>File Number</i>	P29/0017V01			

Development Applications determined for Period**City of Wanneroo***WHERE (Decision_date BETWEEN 01/11/2004 00:00:00 AND 30/11/2004**Note: Estimated cost not provided on applications for use only or where a flat fee is applicable*

Ram Id	Date	Owners	Days	Est Cost	Decision
DA04/0751	04/11/2004	SUSANNE M WATSON & WILLIAM B WATSON	6	\$14,000.00	Approved
	<i>Prop address</i>	5 POINCIANA PLACE WANNEROO WA 6065			
	<i>Land</i>	Lot 64 D 72381			
	<i>Description</i>	SINGLE HOUSE - ADDITIONS			
	<i>Applicants</i>	SM WATSON, WB WATSON			
	<i>File Number</i>	P34/0976V01			
DA04/0604	08/09/2004	PEET WANNEROO SYNDICATE LIMITED	55	\$1,300,000.00	Approved
	<i>Prop address</i>	289 PINJAR ROAD TAPPING WA 6065			
	<i>Land</i>	Lot 2706 DP 230239 Vol 1035 Fol 069			
	<i>Description</i>	PARK - POS - ASHTON HEIGHTS STAGES 1 AND 3 & ESTATE ENTRY SIGN			
	<i>Applicants</i>	MCNALLY NEWTON LANDSCAPE ARCHITECTS			
	<i>File Number</i>	P31/0330V01			
DA02/0573.03	11/10/2004	BUTLER LAND COMPANY PTY LTD & QUINNS	36	\$1,000.00	Approved
	<i>Prop address</i>	960 CONNOLLY DRIVE RIDGEWOOD WA 6030			
	<i>Land</i>	Part Lot 11 P 12469 Vol 2186 Fol 998			
	<i>Description</i>	RETIREMENT VILLAGE - MODIFICATION OF BOUNDARY FENCING			
	<i>Applicants</i>	MCDONALD JONES ARCHITECTS			
	<i>File Number</i>	P814/0004V02			
DA04/0719	26/10/2004	CROWN LAND-CITY OF WANNEROO MANAGEMENT	19	\$250,000.00	Approved
	<i>Prop address</i>	GUMBLOSSOM PARK-RES 28376 17 TAPPING WAY QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 8163 DP 28734 Vol 3046 Fol 22			
	<i>Description</i>	PARK – BULK EARTHWORKS & & REFURBISHMENTS			
	<i>Applicants</i>	CITY OF WANNEROO			
	<i>File Number</i>	PR27/0001V01			
DA04/0721	26/10/2004	PARENT CONTROLLED CHRISTIAN EDUCATION	5	\$7,480.00	Approved
	<i>Prop address</i>	KINGSWAY CHRISTIAN COLLEGE 157 KINGSWAY DARCH WA 6065			
	<i>Land</i>	Lot 300 D 79048 Vol 1172 Fol 819			
	<i>Description</i>	EDUCATION ESTABLISHMENT - SHADE SAIL ADDITION x 2			
	<i>Applicants</i>	N JOHNSTON			
	<i>File Number</i>				
DA04/0635	17/09/2004	ORPHIS PTY LTD & EPIIK PTY LTD	30	\$0.00	Approved
	<i>Prop address</i>	24 BUCKINGHAM DRIVE WANGARA WA 6065			
	<i>Land</i>	Lot 1 D 76761 Vol 1867 Fol 991			
	<i>Description</i>	CHANGE OF USE - HIRE SERVICE TO VEHICLE SALES/HIRE PREMISES			
	<i>Applicants</i>	R HUGHES			
	<i>File Number</i>	P33/03076V01			
DA04/0743	01/11/2004	ALANA P HUTCHINSON	13	\$3,790.00	Approved
	<i>Prop address</i>	61 AMBERTON AVENUE GIRRAWHEEN WA 6064			
	<i>Land</i>	Lot 1 Vol 2560 Fol 169 S/P 44801			
	<i>Description</i>	GROUPED DWELLING - PATIO ADDITION			
	<i>Applicants</i>	SWAN PATIOS & PERGOLAS			
	<i>File Number</i>	P11/0496V01			
DA04/0747	02/11/2004	KATHRYN M STUART	12	\$2,950.00	Approved
	<i>Prop address</i>	BANKSIA 24C PELHAM WAY GIRRAWHEEN WA 6064			
	<i>Land</i>	Lot 3 Vol 2513 Fol 188 S/P 41203			
	<i>Description</i>	GROUPED DWELLING - PATIO ADDITION			
	<i>Applicants</i>	WESTRAL OUTDOOR			
	<i>File Number</i>	P11/0096V01			

Development Applications determined for Period**City of Wanneroo***WHERE (Decision_date BETWEEN 01/11/2004 00:00:00 AND 30/11/2004**Note: Estimated cost not provided on applications for use only or where a flat fee is applicable*

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DA04/0753	05/11/2004	JAMES MA BRENNAN	9	\$1,350.00	Approved
	<i>Prop address</i>	PEPPERMINT GROVE 5 30A CASSERLEY AVENUE GIRRAWHEEN WA 6064			
	<i>Land</i>	Lot 4 Vol 1910 Fol 604 S/P 21594			
	<i>Description</i>	GROUPED DWELLING - PATIO ADDITION			
	<i>Applicants</i>	JMA BRENNAN			
	<i>File Number</i>	P11/0623V01			
DA04/0766	09/11/2004	GEORGE P SERTIS & VICTORIA SERTIS	11	\$0.00	Approved
	<i>Prop address</i>	1/12 O'CONNOR WAY WANGARA WA 6065			
	<i>Land</i>	Lot 1 Vol 1838 Fol 923 S/P 17391			
	<i>Description</i>	CHANGE OF USE - FACTORY UNIT TO VEHICLE SALES/HIRE PREMISES			
	<i>Applicants</i>	WA POCKETRACER PTY LTD			
	<i>File Number</i>	P33/0381V01			
DA03/0074.01	06/10/2004	ASH ROW PTY LTD	38	\$49,000.00	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 - RETROSPECTIVE APPROVAL FOR PLAYGROUND AREA			
	<i>Applicants</i>	R STEELE			
	<i>File Number</i>	P/0016V01			
DA04/0642	22/09/2004	RAMESHWARAN AMIRTHALINGAM, LANSDEN	38	\$2,900.00	Approved
	<i>Prop address</i>	949 WANNEROO ROAD WANNEROO WA 6065			
	<i>Land</i>	Lot 84 DP 223193 Vol 1029 Fol 0280			
	<i>Description</i>	CHANGE OF USE - SHOP TO RECREATION CENTRE			
	<i>Applicants</i>	AT DONOGHOE			
	<i>File Number</i>	P34/1258V01			
DA04/0750	01/11/2004	ROBERT S GREEN & ROSALEEN P GREEN	13	\$45,000.00	Approved
	<i>Prop address</i>	59 KNIGHT ROAD GNANGARA WA 6065			
	<i>Land</i>	Lot 1 Vol 1549 Fol 766 S/P 7592			
	<i>Description</i>	SINGLE HOUSE - ADDITION			
	<i>Applicants</i>	S MAY (ARCHITECT)			
	<i>File Number</i>	P12/0051V01			
DA04/0745	01/11/2004	CROWN LAND-CITY OF WANNEROO MANAGEMENT	9	\$0.00	Approved
	<i>Prop address</i>	WORKS DEPOT-RES 27366 1204 WANNEROO ROAD ASHBY WA 6065			
	<i>Land</i>	Lot 12302 DP 218998 Vol 3045 Fol 749			
	<i>Description</i>	CIVIC BUILDING (DEPOT) - COVERED WASHDOWN AREA/ COVERED MUSTER AREA/			
	<i>Applicants</i>	CROWN LAND-CITY OF WANNEROO MANAGEMENT ORDER			
	<i>File Number</i>	P/0010V01			
DA04/0746	01/11/2004	CHRISTOPHER R WILLIAMS & JEANETTE M	13	\$4,800.00	Approved
	<i>Prop address</i>	29 LAKELANDS DRIVE GNANGARA WA 6065			
	<i>Land</i>	Lot 8 D 77922 Vol 1883 Fol 712			
	<i>Description</i>	SINGLE HOUSE - SHED ADDITION			
	<i>Applicants</i>	POULTER INSTALLATIONS			
	<i>File Number</i>	P12/0183V01			
DA04/0672	05/10/2004	ROBERT N JACOBS & BRIDGET A JACOBS	24	\$25,000.00	Approved
	<i>Prop address</i>	41 LAKELANDS DRIVE GNANGARA WA 6065			
	<i>Land</i>	Lot 10 D 77922			
	<i>Description</i>	SINGLE HOUSE - SWIMMING POOL			
	<i>Applicants</i>	Regency Pools			
	<i>File Number</i>	P12/0207V01			

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DA04/0780	15/11/2004	DREAMCAST PTY LTD	6	\$0.00	Approved
	<i>Prop address</i>	IRWIN RD SHOPPING CENTRE 6/1 IRWIN ROAD WANGARA WA 6065			
	<i>Land</i>	Lot 6 Vol 1905 Fol 081 S/P 20752			
	<i>Description</i>	CHANGE OF USE - UNIT 6 TO HAIRDRESSER (RETROSPECTIVE APPROVAL)			
	<i>Applicants</i>	BA GATTI			
	<i>File Number</i>	P33/0012V01			
DA04/0684	08/10/2004	LEGEND ORGANISATION PTY LTD	25	\$13,700.00	Approved
	<i>Prop address</i>	2/61 BUCKINGHAM DRIVE WANGARA WA 6065			
	<i>Land</i>	Lot 3 Vol 1926 Fol 251 S/P 21865			
	<i>Description</i>	CHANGE OF USE- BAKERY TO LIGHT INDUSTRY - MEAT PROCESSING			
	<i>Applicants</i>	SH CHUA			
	<i>File Number</i>	P33/0105V01			
DA04/0702	19/10/2004	AARON M RAISSIS, JENNIFER M RAISSIS, LEE M	16	\$7,000.00	Approved
	<i>Prop address</i>	(service road access) 1974 WANNEROO ROAD NEERABUP WA 6031			
	<i>Land</i>	Lot 51 D 83542 Vol 1950 Fol 738			
	<i>Description</i>	SINGLE HOUSE - GARAGE/CARPORT ADDITION			
	<i>Applicants</i>	MINDARIE PATIOS			
	<i>File Number</i>	P23/0019V01			
DA04/0812	26/11/2004	RAAFA ASSOCIATION INC & AUSTRALIAN FLYING	2	\$6,990.00	Approved
	<i>Prop address</i>	RAAFA UNIT93 93/19 HUGHIE EDWARDS DRIVE MERRIWA WA 6030			
	<i>Land</i>	Part Lot 9010 DP 36790			
	<i>Description</i>	RETIREMENT VILLAGE - PATIO ADDITION & FLYSCREEN ENCLOSURE (UNIT 93)			
	<i>Applicants</i>	HERITAGE OUTDOOR LEISURE CENTRE			
	<i>File Number</i>	P21/0339V01			
DA04/0776	12/11/2004	DAVID H REARDON & GLENYS A REARDON	12	\$5,000.00	Approved
	<i>Prop address</i>	7/8 KEYS CLOSE MINDARIE WA 6030			
	<i>Land</i>	Lot 7 Vol 2139 Fol 992 S/P 34173			
	<i>Description</i>	GROUPED DWELLING - ENCLOSE EXISTING PATIO			
	<i>Applicants</i>	DH REARDON, GA REARDON			
	<i>File Number</i>	P22/0424V01			
DA04/0756	03/11/2004	CROWN - VESTED CITY OF WANNEROO	19	\$49,000.00	Approved
	<i>Prop address</i>	DRAINAGE-RES 44981 156 HEADINGLY CRESCENT BUTLER WA 6036			
	<i>Land</i>	Lot 12650 P 20990 Vol 3108 Fol 334			
	<i>Description</i>	USE NOT LISTED - RETAINING WALL & FENCING TO DRAINAGE SUMP			
	<i>Applicants</i>	MCNALLY NEWTON LANDSCAPE ARCHITECTS			
	<i>File Number</i>	P05/1613V01			
DA04/0765	09/11/2004	L D & R HOLDINGS PTY LTD	7	\$2,000.00	Approved
	<i>Prop address</i>	6 LANCASTER ROAD WANGARA WA 6065			
	<i>Land</i>	Lot 108 P 21718 Vol 2093 Fol 626			
	<i>Description</i>	USE NOT LISTED - TEMPORARY VEHICLE STORAGE YARD			
	<i>Applicants</i>	L D & R HOLDINGS PTY LTD			
	<i>File Number</i>	P33/0380V01			
DA04/0082.01	22/09/2004	FIROZ K PESTONJI	36	\$10,000.00	Approved
	<i>Prop address</i>	14 FINLAY PLACE WANGARA WA 6065			
	<i>Land</i>	Lot 15 P 22267 Vol 2125 Fol 845			
	<i>Description</i>	TRANSPORT DEPOT - HARDSTAND AND RETAINING WALL ADDITION			
	<i>Applicants</i>	MT CARRARA, FK PESTONJI			
	<i>File Number</i>	P33/0235V01			

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DA04/0716	25/10/2004	BERNARD D BOWERMAN & JANET C BOWERMAN	14	\$9,500.00	Approved
	<i>Prop address</i>	7 BRONZEWING GROVE MARIGINIUP WA 6065			
	<i>Land</i>	Lot 8 P 23141 Vol 2160 Fol 886			
	<i>Description</i>	SINGLE HOUSE - SHED ADDITION			
	<i>Applicants</i>	SUPERIOR SHEDS AND GARAGES			
	<i>File Number</i>	P20/0009V01			
DA04/0660	27/09/2004	CROWN LAND-CITY OF WANNEROO MANAGEMENT	27	\$25,000.00	Approved
	<i>Prop address</i>	CARRAMAR PARK GOLF COURSE-RES 46459 61 GOLF LINKS DRIVE CARRAMAR WA			
	<i>Land</i>	Lot 14009 P 23284 Vol 3104 Fol 426			
	<i>Description</i>	USE NOT LISTED - ENTRY STATEMENT - STAGE 1L CARRAMAR PARK			
	<i>Applicants</i>	MAUNSELL AUSTRALIA PTY LTD			
	<i>File Number</i>	P/0023V02			
DA04/0767	08/11/2004	SUZANNE LEHEMBRE, THIERRY N LEHEMBRE,	8	\$6,750.00	Approved
	<i>Prop address</i>	9A GILPIN CLOSE LANDSDALE WA 6065			
	<i>Land</i>	Lot 1 Vol 2553 Fol 769 S/P 43873			
	<i>Description</i>	GROUPED DWELLING - PATIO ADDITION			
	<i>Applicants</i>	PERTH HOME IMPROVEMENT CENTRE			
	<i>File Number</i>	P17/0510V01			
DA04/0725	27/10/2004	MIRELLA R COHEN	5	\$10,000.00	Approved
	<i>Prop address</i>	48 TURQUOISE LOOP BANKSIA GROVE WA 6031			
	<i>Land</i>	Lot 73 P 24258 Vol 2196 Fol 075			
	<i>Description</i>	SINGLE HOUSE - BUILDING ENVELOPE MODIFICATION			
	<i>Applicants</i>	MR COHEN			
	<i>File Number</i>	P04/0099V01			
DA04/0673	05/10/2004	MIRELLA R COHEN	11	\$12,000.00	Approved
	<i>Prop address</i>	48 TURQUOISE LOOP BANKSIA GROVE WA 6031			
	<i>Land</i>	Lot 73 P 24258 Vol 2196 Fol 075			
	<i>Description</i>	SINGLE HOUSE - SWIMMING POOL ADDITION			
	<i>Applicants</i>	Liner Pools (WA)			
	<i>File Number</i>	P04/0099V01			
DA04/0796	19/11/2004	DAVID L PARTRIDGE & GERALDINE M PARTRIDGE	6	\$220,000.00	Approved
	<i>Prop address</i>	17 KINGSDENE MEWS LANDSDALE WA 6065			
	<i>Land</i>	Lot 14 Vol 2205 Fol 455 S/P 38894			
	<i>Description</i>	GROUP DWELLINGS X 2			
	<i>Applicants</i>	DL PARTRIDGE			
	<i>File Number</i>	P17/0976V01			
DA04/0599	07/09/2004	CRAIG D HATCH & DEBORAH G HATCH	22	\$0.00	Approved
	<i>Prop address</i>	88 EMERALD DRIVE CARABOODA WA 6033			
	<i>Land</i>	Lot 25 DP 24939 Vol 2205 Fol 808			
	<i>Description</i>	BUILDING ENVELOPE MODIFICATION			
	<i>Applicants</i>	DG HATCH			
	<i>File Number</i>	P06/0095V01			
DA04/0683	07/10/2004	HOMESWEST RENTALS	38	\$420,000.00	Approved
	<i>Prop address</i>	SUBDIVIDED 650 CONNOLLY DRIVE CLARKSON WA 6030			
	<i>Land</i>	Lot 850 DP 32406			
	<i>Description</i>	PARK - SOMERLY TOWN SQUARE			
	<i>Applicants</i>	PLAN E LANDSCAPE ARCHITECTURE			
	<i>File Number</i>	P08/1422V01			

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DA04/0671	01/10/2004	LOGISTIC CONSTRUCTIONS PTY LTD	4	\$2,500,000.00	Approved
	<i>Prop address</i>	9 INSPIRATION DRIVE WANGARA WA 6065			
	<i>Land</i>	Lot 258 DP 34905 Vol 2529 Fol 389			
	<i>Description</i>	WAREHOUSE - 24 UNITS (INCLUDING INCIDENTAL OFFICE/ SHOWROOM)			
	<i>Applicants</i>	MEYER SHIRCORE & ASSOCIATES			
	<i>File Number</i>	P33/0296V01			
DA04/0755	05/11/2004	LESLEY A PEARN	13	\$1,350.00	Approved
	<i>Prop address</i>	17 PERIDOT TURN BANKSIA GROVE WA 6031			
	<i>Land</i>	Lot 5003 DP 35180 Vol 2537 Fol 289			
	<i>Description</i>	SINGLE HOUSE - PATIO ADDITION			
	<i>Applicants</i>	HERITAGE OUTDOOR LEISURE CENTRE			
	<i>File Number</i>	P04/0155V01			
DA04/0742	09/11/2004	DEBORAH A JESSAMINE & SCOTT J JESSAMINE	11	\$0.00	Approved
	<i>Prop address</i>	26 FARMHOUSE LINK TWO ROCKS WA 6037			
	<i>Land</i>	Lot 45 DP 36217 Vol 2541 Fol 737			
	<i>Description</i>	SINGLE HOUSE - SHED ADDITION AND BUILDING ENVELOPE MODIFICATION			
	<i>Applicants</i>	DA JESSAMINE			
	<i>File Number</i>	P32/0282V01			
DA04/0759	08/11/2004	HEATH A FRASER & JONELLE E FRASER	8	\$10,000.00	Approved
	<i>Prop address</i>	41 BUSHWOOD FOLLOW TWO ROCKS WA 6037			
	<i>Land</i>	Lot 74 DP 38231 Vol 2549 Fol 024			
	<i>Description</i>	SINGLE HOUSE - GARAGE ADDITION			
	<i>Applicants</i>	HIGHLINE BUILDING CONSTRUCTIONS			
	<i>File Number</i>	P32/0433V01			
DA04/0791	19/11/2004	ROLAND W SWEET & SUSAN H SWEET	5	\$2,500.00	Approved
	<i>Prop address</i>	45 HARVEST CIRCLE TWO ROCKS WA 6037			
	<i>Land</i>	Lot 103 DP 38231 Vol 2549 Fol 044			
	<i>Description</i>	SINGLE HOUSE - PATIO ADDITION			
	<i>Applicants</i>	ERECT-A-PAT			
	<i>File Number</i>	P32/0413V01			
DA04/0762	09/11/2004	OLIVER EINDORF & VICKI EINDORF	13	\$4,000.00	Approved
	<i>Prop address</i>	33 HARVEST CIRCLE TWO ROCKS WA 6037			
	<i>Land</i>	Lot 104 DP 38231 Vol 2549 Fol 045			
	<i>Description</i>	SINGLE HOUSE - SHED ADDITION			
	<i>Applicants</i>	O EINDORF			
	<i>File Number</i>	P32/0403V01			
DA04/0764	08/11/2004	BRIGHTWATER CARE GROUP	8	\$4,450.00	Approved
	<i>Prop address</i>	KINGSWAY COURT 18 REGENCY AVENUE MADELEY WA 6065			
	<i>Land</i>	Part Lot 103 Sec 17 DP 36095			
	<i>Description</i>	RETIREMENT VILLAGE - PATIO ADDITION			
	<i>Applicants</i>	THORN ROOFING CONTRACTORS			
	<i>File Number</i>	P18/0220V01			
DA04/0775	11/11/2004	BRIGHTWATER CARE GROUP	5	\$2,730.00	Approved
	<i>Prop address</i>	KINGSWAY COURT 17 VISCOUNT LOOP MADELEY WA 6065			
	<i>Land</i>	Part Lot 103 Sec 25 DP 36095			
	<i>Description</i>	RETIREMENT VILLAGE - PATIO ADDITION TO UNIT 25			
	<i>Applicants</i>	THORN ROOFING CONTRACTORS			
	<i>File Number</i>	P18/0371V01			

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DA04/0626	29/09/2004	CROWN LAND	22	\$45,000.00	Approved
	<i>Prop address</i>	DRAINAGE-RES 47970 13 IMPINGTON ROAD BUTLER WA 6036			
	<i>Land</i>	Lot 15374 DP 38457 Vol 3135 Fol 228			
	<i>Description</i>	USE NOT LISTED - RETAINING WALL & FENCING TO DRAINAGE SUMP			
	<i>Applicants</i>	MCNALLY NEWTON LANDSCAPE ARCHITECTS			
	<i>File Number</i>	P05/1164V01			
DA04/0693	13/10/2004	HOMESWEST	28	\$0.00	Approved
	<i>Prop address</i>	5 KINGSBRIDGE BOULEVARD BUTLER WA 6036			
	<i>Land</i>	Lot 79 DP 35592			
	<i>Description</i>	CHANGE OF USE - SHOP TO LIQUOR STORE & LIQUOR STORE TO SHOP			
	<i>Applicants</i>	JAMES COULTER YOUNG ARCHITECT			
	<i>File Number</i>	P05/1268V01			
DA04/0676	06/10/2004	ANTHONY F CLEARY & FIONA EH CRAWFORD	37	\$8,000.00	Approved
	<i>Prop address</i>	117 HARVEST CIRCLE TWO ROCKS WA 6037			
	<i>Land</i>	Lot 96 DP 39433 Vol 2559 Fol 423			
	<i>Description</i>	SINGLE HOUSE - BUILDING ENVELOPE MODIFICATION & SHED ADDITION			
	<i>Applicants</i>	AF CLEARY			
	<i>File Number</i>	P32/0504V01			
DA04/0710	21/10/2004	DIANE L JANSSEN & MARTINUS J JANSSEN	16	\$0.00	Approved
	<i>Prop address</i>	95 THE FAIRWAYS GNANGARA WA 6065			
	<i>Land</i>	Lot 38 DP 40244 Vol 2561 Fol 198			
	<i>Description</i>	BUILDING ENVELOPE MODIFICATION			
	<i>Applicants</i>	MJ JANSSEN			
	<i>File Number</i>	P12/0202V01			
DA04/0788	17/11/2004	DIANE L JANSSEN & MARTINUS J JANSSEN	9	\$288,000.00	Approved
	<i>Prop address</i>	95 THE FAIRWAYS GNANGARA WA 6065			
	<i>Land</i>	Lot 38 DP 40244 Vol 2561 Fol 198			
	<i>Description</i>	SINGLE HOUSE - INCLUDING SHED ADDITION			
	<i>Applicants</i>	DIMENSION CONSTRUCTIONS			
	<i>File Number</i>	P12/0202V01			
DA04/0423	22/06/2004	STATE HOUSING COMMISSION & UPL (WA) PTY LTD	103	\$550,000.00	Approved
	<i>Prop address</i>	SUBDIVIDED 119 NEERABUP ROAD CLARKSON WA 6030			
	<i>Land</i>	Lot 9009 DP 40109			
	<i>Description</i>	PARK - PUBLIC OPEN SPACE			
	<i>Applicants</i>	PLAN E			
	<i>File Number</i>	P08/1181v01			
DA04/0627	29/09/2004	CROWN LAND	22	\$55,000.00	Approved
	<i>Prop address</i>	DRAINAGE-RES 47939 7 BARMOUTH LOOP BUTLER WA 6036			
	<i>Land</i>	Lot 15458 DP 39565 Vol 3110 Fol 796			
	<i>Description</i>	USE NOT LISTED - RETAINING WALL & FENCING TO DRAINAGE SUMP			
	<i>Applicants</i>	MCNALLY NEWTON LANDSCAPE ARCHITECTS			
	<i>File Number</i>	P05/1274V01			
DA04/0397	11/06/2004	ADRINA PROPERTIES (WA) PTY LTD	41	\$500,000.00	Approved
	<i>Prop address</i>	5 EBB WAY CLARKSON WA 6030			
	<i>Land</i>	Lot 510 DP 39299 Vol 2564 Fol 288			
	<i>Description</i>	SHOP/ OFFICE			
	<i>Applicants</i>	ADRINA PROPERTIES (WA) PTY LTD			
	<i>File Number</i>	P08/1162V01			

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DA04/0757	08/11/2004	MARY L GRIERSON & PETER W GRIERSON	8	\$0.00	Approved
	<i>Prop address</i>	259 COUNTRYSIDE DRIVE TWO ROCKS WA 6037			
	<i>Land</i>	Lot 15 DP 40184 Vol 2560 Fol 69			
	<i>Description</i>	BUILDING ENVELOPE MODIFICATION			
	<i>Applicants</i>	ML GRIERSON			
	<i>File Number</i>	P32/0549V01			
DA04/0584	27/08/2004	LEONARD T BADMAN & PATRICIA B BADMAN	59	\$285,641.00	Approved
	<i>Prop address</i>	21 SWANSEA PROMENADE MINDARIE WA 6030			
	<i>Land</i>	Lot 345 DP 40524 Vol 2562 Fol 260			
	<i>Description</i>	SINGLE HOUSE - STRUCTURE PLAN VARIATION			
	<i>Applicants</i>	WEBB & BROWN NEAVES HOME BUILDERS			
	<i>File Number</i>	P22/1265V01			
DA04/0661	27/09/2004	CROWN LAND-CITY OF WANNEROO MANAGEMENT	38	\$3,900.00	Approved
	<i>Prop address</i>	DRAINAGE-RES47853 10 SHIRALEE BEND CARRAMAR WA 6031			
	<i>Land</i>	Lot 15569 DP 40569 Vol 3110 Fol 782			
	<i>Description</i>	USE NOT LISTED - ENTRY STATEMENT, DRAINAGE SUMP & FENCING (STAGE 6A			
	<i>Applicants</i>	MAUNSELL AUSTRALIA PTY LTD			
	<i>File Number</i>	P07/1030V01			
DA04/0629	29/09/2004	CROWN LAND	36	\$170,000.00	Approved
	<i>Prop address</i>	DEESIDE PARK-RES 47910 11 DEESIDE ROAD BUTLER WA 6036			
	<i>Land</i>	Lot 8006 DP 41390 Vol 3110 Fol 766			
	<i>Description</i>	PARK - POS - DEESIDE PARK			
	<i>Applicants</i>	MCNALLY NEWTON LANDSCAPE ARCHITECTS			
	<i>File Number</i>	PR05/0011V01			
DA04/0643	22/09/2004	STOCKLAND WA DEVELOPMENT PTY LIMITED	41	\$650,000.00	Approved
	<i>Prop address</i>	37 CARRIPAN ROAD DARCH WA 6065			
	<i>Land</i>	Lot 9034 DP 41710			
	<i>Description</i>	PARK - ASHDALE GARDENS - STAGE 10 - POS			
	<i>Applicants</i>	STOCKLAND WA DEVELOPMENT PTY LIMITED			
	<i>File Number</i>	P09/0148V01			
DA04/0625	14/09/2004	BUTLER LAND COMPANY PTY LTD & QUINNS	33	\$48,000.00	Approved
	<i>Prop address</i>	SUBDIVIDED 1100 CONNOLLY DRIVE BUTLER WA 6036			
	<i>Land</i>	Lot 9107 DP 41455			
	<i>Description</i>	USE NOT LISTED - RETAINING WALL & SUMP FENCING AT DRAINAGE SUMP			
	<i>Applicants</i>	MCNALLY NEWTON LANDSCAPE ARCHITECTS			
	<i>File Number</i>	P05/0656V01			
DA04/0700	14/10/2004	MICHAEL HOWICK	27	\$86,950.00	Approved
	<i>Prop address</i>	21 BOSTON QUAYS MINDARIE WA 6030			
	<i>Land</i>	Lot 348 DP 41382 Vol 2573 Fol 229			
	<i>Description</i>	SINGLE DWELLINGS - LOTS LESS THAN 350M2 (LOTS 348-351 & 379-383)			
	<i>Applicants</i>	CHAPPELL & LAMBERT PLANNING CONSULTANTS			
	<i>File Number</i>	P22/1410V01			
DA04/0754	04/11/2004	CROWN LAND	16	\$891,000.00	Approved
	<i>Prop address</i>	HOUGHTON PARK 93 HOUGHTON DRIVE CARRAMAR WA 6031			
	<i>Land</i>	Lot 15371 DP 38295			
	<i>Description</i>	PARK - HOUGHTON PARK			
	<i>Applicants</i>	CITY OF WANNEROO			
	<i>File Number</i>	PR07/0004V01			

Development Applications determined for Period

City of Wanneroo

WHERE (Decision_date BETWEEN 01/11/2004 00:00:00 AND 30/11/2004

Note: Estimated 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>
DA04/0668	29/09/2004	PEET & CO LTD ATF YATALA UNIT TRUST	40	\$335,000.00	Approved
	<i>Prop address</i>	961 JOONDALUP DRIVE CARRAMAR WA 6031			
	<i>Land</i>	Lot 9603 DP 42208			
	<i>Description</i>	PARK - POS (CARRAMAR HEIGHTS STAGE 6C)			
	<i>Applicants</i>	EPCAD CONSULTANTS			
	<i>File Number</i>	P07/1093V01			
DA04/0761	03/11/2004	HOMESWEST RENTALS	19	\$300,000.00	Approved
	<i>Prop address</i>	650 CONNOLLY DRIVE CLARKSON WA 6030			
	<i>Land</i>	Lot 9015 DP 42713			
	<i>Description</i>	DISPLAY HOME CENTRE - 3 HOME SITES & TEMPORARY CARPARK			
	<i>Applicants</i>	TAYLOR BURRELL BARNETT			
	<i>File Number</i>	P08/0789V01			

Economic Development

PD12-12/04 Ecosmart Housing Program

File Ref: S41/0006V01
 Responsible Officer: Director, Planning and Development
 Disclosure of Interest: Nil
 Attachments: Nil

Moved Cr Monks, Seconded Cr Hughes

That Council:-

1. Pursuant to Section 6.8 (1) (b) of the Local Government Act 1995, APPROVE BY ABSOLUTE MAJORITY the expenditure of \$10 000 for the introduction of an Eco Smart Household Programme.
2. NOTES the following budget variation in the 2004/05 financial year to fund the above program.

GL	From	To	Description
05101 0001 1999	\$5 000		Other Miscellaneous Reimbursements (to accommodate \$5000 grant from Sustainable Energy Development Office
05601 0001 4201		\$5 000	Consultancy Smart Growth

**CARRIED UNANIMOUSLY &
BY ABSOLUTE MAJORITY**

Other Matters

PD13-12/04 Petition - Abandoned House on Lot 5 (4) East Road Pearsall.

File Ref: P25/0094V01
Responsible Officer: Director, Planning and Development
Disclosure of Interest: Nil
Attachments: 1

Moved Cr Monks, Seconded Cr Hughes

That Council:

1. **NOTES** the Petition received for the Abandoned House on Lot 5 (4) East Road, Pearsall and advise the Petition Elect of the Council's actions and decision; and
2. **TAKES** no further action for a period of 3 months to allow for the land and house to be sold, at which time the matter is to be reviewed by the City's Administration.

CARRIED UNANIMOUSLY

PD14-12/04 Proposed Licence for Feed Mill – Ingham's Enterprises: Lot 1665 (1040) Wanneroo Road, Sinagra

File Ref: P29/0034V01
Responsible Officer: Director, Planning and Development
Disclosure of Interest: Nil
Attachments: 1

Moved Cr Monks, Seconded Cr Hughes

That Council:

1. **ADVISES** Ingham's Enterprises Pty Ltd, the Department of Environment and the Minister for Environment that the City opposes the licensing of the feed mill and related operations. The City did not support the most recent development applications for the feed mill and this position remains unchanged based on:
 - a) concerns that it would create a further nuisance with respect to pollution emissions and impact on the amenity of the general surrounding area;
 - b) that such a facility would be contrary to the orderly and proper planning of the intended land uses of the subject land and surrounding area.
2. **Further ADVISES** the Department of Environment that should it consider issuing the licence to the feed mill on Lot 1665 (1040) Wanneroo Road, Sinagra (Ingham's Enterprises Pty Ltd), contrary the City's wishes, the City request that such a licence be issued on the basis of a binding exit strategy of the facility and subject to the following conditions:

- a) **Feed mill operations be restricted to the times from Monday to Saturday 7.00am to 7.00pm only and would not include Sundays or any public holidays;**
 - b) **Compliance with the Environmental Protection (Noise) Regulations 1997, in regards to noise emission control;**
 - c) **That an odour control plan is to be submitted and implemented to eliminate offensive odours and monitored in accordance with the relevant legislation;**
 - d) **The applicant is to control dust so as to ensure that nuisance from dust does not affect surrounding properties.**
3. **AUTHORISES the Chief Executive Officer to enter into negotiations with Ingham's Enterprises Pty Ltd in respect to its exit strategy and relocation to an alternative and more appropriately situated site within the City of Wanneroo.**
 4. **REQUESTS Ingham's Enterprises Pty Ltd to conduct a thorough odour modelling study for Lot 1665 (1040) Wanneroo Road, Sinagra (in accordance with normal DoE criteria) to establish the full area of influence of odour emanating from the site.**
 5. **WRITES to all residents/landowners surrounding Lot 1665 (1040) Wanneroo Road, Sinagra seeking comment in respect to the operation of the subject facility and extent of odour nuisance experienced and convey the outcome of this survey to the Minister for the Environment and DoE for its consideration.**
 6. **REFERS this matter to the Wanneroo Townsite Revitalisation Steering Group for consideration of the available options in respect to mitigation of nuisance emanating from the site.**

CARRIED UNANIMOUSLY

**PD15-12/04 Retaining Wall Encroachment within Reserve No 33797,
Location 9412 (19) Shamrock Court, Two Rocks**

File Ref: P32/0142V01
Responsible Officer: Director, Planning and Development
Disclosure of Interest: Nil
Attachments: 2

Moved Cr Blencowe, Seconded Cr Treby

That Council:

1. **APPROVES the remedial works involving the removal of the encroaching retaining wall onto Reserve 33797, Location 9412 (19) Shamrock Court, Two Rocks known as "Shamrock Park" by battering the area to create a gentle slope to the natural ground level of the Reserve;**

2. NOTIFIES the landowner of Lot 13 (27) Valkyrie Place, Two Rocks of the City's decision to undertake works on the adjoining Reserve No. 33797, Location 9412, Shamrock Park, Two Rocks.
3. ADVISES the landowner of Lot 13 (27) Valkyrie Place, Two Rocks, that it is not prepared to initiate proposed Amendment No.51 to District Planning Scheme No. 2 to rezone a portion of Reserve No. 33797 Shamrock Park, Shamrock Court, Two Rocks from 'Local Authority Reserve – Parks and Recreation' to 'Residential' and agree to the closure of a portion of Reserve No. 33797 for the following reasons:
 - a) The proposal will result in the loss of a community asset and is unlikely to be supported by the local community;
 - b) The proposal will create a precedent for similar undesirable proposals for the closure of Recreation Reserves within the City;
 - c) There are more appropriate methods of resolving the encroachment into Reserve No. 33797 – Shamrock Park.

LOST
13/1

For the motion: Cr Blencowe.

Against the motion: Mayor Kelly, Cr Cvitan, Cr Goodenough, Cr Hughes, Cr Loftus, Cr McNamara, Cr Monks, Cr Newton, Cr Roberts, Cr Salpietro, Cr Steffens, Cr Stewart and Cr Treby.

Alternative Motion

Moved Cr Salpietro, Seconded Cr Loftus

With the agreement of the mover and seconder a point 2. was added to the recommendation.

That Council:-

1. **AGREE to dispose by private treaty (in accordance with the requirements of the Local Government Act 1995) of a portion not exceeding 25 square metres of Reserve No. 33797 Shamrock Park, Shamrock Court, Two Rocks (for the purposes of parking a small domestic trailer) to the owners of Lot 13 (27) Valkyrie Place, Two Rocks subject to the:**
 - a) **ADVERTISING of the proposal for the cancellation of a portion of Reserve No. 33797 Shamrock Park, Shamrock Court, Two Rocks in accordance with current Department for Planning and Infrastructure guidelines for the disposal of Section 20A Reserves for a 42 day period;**
 - b) **PREPARATION of Amendment No. 51 to District Planning Scheme No. 2 to rezone a portion of Reserve No. 33797 Shamrock Park, Shamrock Court, Two Rocks from 'Local Authority Reserve – Parks and Recreation' to 'Residential' Pursuant to Section 7 of the Town Planning and Development Act 1928 (as amended);**

- c) **REFERRING of Amendment No. 51 to District Planning Scheme No. 2 to the Environmental Protection Authority (EPA) pursuant to Section 7A1 of the Town Planning and Development Act 1928. Should the EPA advise that the amendment does not require assessment, ADVERTISE the amendment for a period of 42 days;**
 - d) **OWNERS AGREEING to construct at their cost, a suitable boundary fence between their property and Reserve No. 33797 Shamrock Park, Shamrock Court, Two Rocks to the satisfaction of the Director Planning & Development.**
2. **LIST for consideration in the 2005/06 budget the removal of the retaining wall encroachment onto portion of Reserve No. 33797 Shamrock Park, Shamrock Court, Two Rocks**

CARRIED UNANIMOUSLY

Reason for Alternative Motion

Council views the issue of encroachment on public open space seriously. Whilst it is acknowledged that the area that was sought by the owner was in excess of 100 square metres, Council did allow a small portion, the equivalent of approximately 20 square metres to be sold off as remanent land to the home owner on compassionate grounds. Had Council not done so it may have rendered a significant portion of the house useless and the house itself possibly unsaleable.

**PD16-12/04 WA Cleaner Production Statement - City of Wanneroo
Action Plan**

File Ref:	S09/0156
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	1

Moved Cr Treby, Seconded Cr Loftus

That Council:-

1. **ENDORSES the 'WA Cleaner Production Statement - City of Wanneroo Action Plan 2004-2006', as included in Attachment 1.**
2. **NOTES that the Action Plan satisfies the requirement of the Memorandum of Understanding between the Western Australian Sustainable Industry Group and the City of Wanneroo dated 2 July 2004 to develop an Action Plan within six months of becoming a signatory.**

CARRIED UNANIMOUSLY



WA CLEANER PRODUCTION STATEMENT

CITY OF WANNEROO ACTION PLAN

2004 - 2006

ATTACHMENT 1
Page 2 of 7**OUR ORGANISATION**

The new City of Wanneroo (the City) became an entity in its own right when the former City of Wanneroo was divided into two local governments in July 1998 (City of Wanneroo and City of Joondalup). In July 1999, the City established its own administration and Council members were subsequently elected in December of that year.

The directorates within Council for delivery of services include:

- Office of the CEO
- Corporate Services
- Community Development
- Technical Services
- Planning & Development.

Located 22 kilometres from Perth, the City represents most of the north-west corridor of the Perth Metropolitan Region and is one of the fastest growing municipalities in Western Australia. The City covers an area of 687.5 square kilometres, which includes over 32 km of coastline, large tracts of untouched bushland, market gardens, industrial and commercial estates and housing for its rapidly growing population. The City's population as at January 2004 was estimated at 101,526 and this is forecast to grow to just over 147,000 by 2011, representing an average annual growth rate of around 5.9% compared to the State average of 1.3%.

Supporting the principles of Cleaner Production will assist the City in managing this growth in a sustainable manner and ensure we can provide leadership by example.

The City is guided by its **Strategic Plan 2002-2005 'Our People, Our Future'**. One of the four goals is 'Environmental Sustainability', which aims to *'Value, protect and enhance our natural environment in harmony with the growth and progress of our city'*. Within this overall goal, the City has committed to 'Develop sustainable waste management options', 'Support efficient use of water, energy and other resources', and 'Foster a culture of environmental awareness, ownership and action within the community and the organisation'.

Mission Statement

Our Mission Statement outlines the purpose and core business of the City-

'The City of Wanneroo provides the services and facilities to meet the changing needs of our community through:

- *Visionary leadership*
- *Community consultation and involvement*
- *Responsible resource management* '

'Responsible resource management' is an area that is key to supporting the principles of Cleaner Production.

ATTACHMENT 1
Page 3 of 7**Vision**

Our Vision Statement describes what we want to achieve for the future-

'By the year 2007, the City of Wanneroo will be a vibrant centre of creative growth known for the quality of lifestyle choices and development patterns, which enhance sustainability.'

OUR COMMITMENT

The City of Wanneroo is a Signatory to the WA Cleaner Production Statement as we value a clean and competitive Western Australia and recognise our responsibilities in this area. The City is committed to the objectives of the WA Cleaner Production Statement and integrates Cleaner Production and Eco-Efficiency principles in the way it operates. The City, through a number of different initiatives such as the Cities for Climate Protection program, buildings and parks energy and water audits, and working to reduce the quantity of waste to landfill, has been attempting to reduce the environmental impacts of its operations where possible.

The City is currently undertaking some strategic initiatives that are proactive in raising environmental awareness and that contribute to Cleaner Production, including:

- **Local Environmental Strategy**

The City is committed to responsible environmental management, and has prepared a Local Environmental Strategy (LES) that provides strategic direction for action on environmental issues. The LES was adopted by Council in 2002, and contains 62 actions. Six Key Focus Areas were identified, of which three relate directly to Cleaner Production: The Enhanced Greenhouse Effect; Waste (Reduction, Re-use, Recycling, Cleaner Production); and Resource Conservation and Management. The LES is reviewed annually, and progress is reported on each action, available on the City's website www.wanneroo.wa.gov.au.

- **Energy Action Plan**

The City is participating in the Cities for Climate Protection™ (CCP™) Program, and its Energy Action Plan (EAP), representing Milestone 3, was adopted by Council in May 2004. It contains 55 actions in both the corporate and community sectors, many of which support the principles of Cleaner Production and Eco-Efficiency. The City is in the process of implementing the EAP (Milestone 4) and has set up an Energy Steering Team to coordinate this. The EAP can also be viewed on the City's website.

- **Draft Smart Growth Strategy**

The City has developed a draft Smart Growth Strategy and Policy. Smart Growth recognises that growth will continue and, therefore, needs to be managed through the effective use of resources to: i) improve the quality of life for current and future residents, ii) support the local economy, and iii) minimise environmental impact.

ATTACHMENT 1
Page 4 of 7

Principle 3 in the draft Smart Growth Strategy is: 'Long Term Health of the Environment', which states 'Smart Growth promotes development that minimises environmental impact, together with practices that conserve and enhance natural areas'. Included in this Principle are items 3c 'promoting more efficient use of water, energy and other resources', 3d 'encouraging sustainable waste management options and improving resource recovery' and 3f 'developing integrated water management strategies to increase water efficiency'.

The City is committed to developing effective strategies for managing growth and using our essential resources in a responsible manner. Within these strategies are included a range of specific actions that support the principles of Cleaner Production.

OUR PLAN

This Action Plan fulfils part of our commitment to the WA Sustainable Industry Group expressed in our Memorandum of Understanding signed on 2 July 2004. The plan is for two years and outlines current and planned future activities and initiatives that we will undertake to promote the adoption of Cleaner Production and Eco-Efficiency in Western Australia.

In developing this Action Plan, we have drawn on existing or planned initiatives and strategies, and have also further developed actions that are specific to Cleaner Production, such as implementing a Cleaner Production awareness campaign.

OUR CONSTITUENCIES

The constituencies that we aim to promote Cleaner Production and Eco-Efficiency to include our staff, the community and other stakeholders including local businesses and industry.

OUR OBJECTIVES

The City of Wanneroo is seeking to:

1. Incorporate Cleaner Production principles into core business decision-making.
2. Promote Cleaner Production principles and efficient resource use to our constituencies.

OUR CLEANER PRODUCTION INITIATIVES

ATTACHMENT 1
Page 5 of 7

The key areas in which we will focus our efforts to promote Cleaner Production and Eco - Efficiency have been divided into the City's constituency targets of the organisation (corporate) and the community. Key actions are summarised in the table below.

ORGANISATION					
Source Strategy	Action/Program	Milestone	Outcome/ Indicator	Timing	Unit responsible
EAP 13	Energy Audits	8 audits completed- Civic Centre and 7 Community Buildings	Completion of audits/improved energy efficiency	Complete 2004	Building & Fleet
EAP 14/ LES 26	Lighting Retrofits	Civic Centre works completed	60 tonnes greenhouse gas emissions saved	Complete 2004	Building & Fleet
EAP 21	Mechanical Retrofits	Civic Centre works completed	60 tonnes greenhouse gas emissions saved	Complete 2004	Building & Fleet
LES 35	Water Audits	City works, depot works completed	2 bores installed for reticulation and standpipes/ improved water efficiency	Complete 2004	Building & Fleet
LES 35	Irrigated Reserves Water and Energy Audit	Audit of 6 active reserves	Improved efficiency of irrigation systems	Complete 2004	Operations
LES 35/ EAP 36	New pump and motor installations	New pumps, motors and one bore installed in 4 reserves	Reduction in energy/water use	Complete 2004	Operations
LES 35	Koondoola Park	Redesign of irrigation for presentation as capital works upgrade	Reduction in energy /water use	2004 -2005	Operations
LES 35/ EAP 37	Bore Water Meters	Purchase of 19 hydrometers for various bores to monitor water use	Effective monitoring of water/ energy use	2004 -2005	Operations
LES 35	Irrigation Benchmarking Project	Irrigation audit of Kingsway Baseball (Benchmarked against 21 other sites in metropolitan area)	Improved efficiency and effectiveness of irrigation systems	2003 -2004 and 2004 -2005	Operations
LES 35	Irrigation Staff Training	Training on methods to increase water efficiency carried out	Improved water use and optimal energy use	Complete 2004	Operations
EAP 41	Internal Recycling Program	Implementation of program	Reduced waste to landfill/ tonnes recycled annually	Ongoing 2004 -2006	Waste Services
EAP 30-35, 40	Fleet	Specific actions in EAP	Reduction in energy/fuel use	2004-2006	Building & Fleet
EAP 26-29	Streetlights	Specific actions in EAP	Reduction in energy use	2004-2006	Infrastructure Services/ Operations
EAP 10	Staff Energy	Publication of	Increased staff	2004 -2005	Planning

ORGANISATION					
Source Strategy	Action/Program	Milestone	Outcome/ Indicator	Timing	Unit responsible
	Awareness Campaign	series of 'Energy Talk' articles in monthly staff newsletter 'Kangaroo Paw', supported by email and intranet	awareness of energy use/ efficiency		Services/ Energy Steering Team
LES 59	Environmental Purchasing Policy	Policy adopted	Establishment of environmental purchasing policy indicators	2005 -2006	Planning Services/ Contracts & Property
EAP 7	Consider establishing Revolving Energy Fund	Feasibility investigated, discussion paper developed	(if endorsed) Establishment of fund, % savings from energy saving initiatives reinvested	2006	Finance Services

COMMUNITY					
Source Strategy	Action/program	Milestone	Outcome/ Indicator	Timing	Unit responsible
LES 21	Cleaner Production Awareness Campaign for local businesses (in partnership with Wanneroo Business Association (WBA))	Business news-letters, flyers, letter-drops, website and newspapers items etc. produced	Increased awareness of Cleaner Production	2005	Economic Development/ Marketing Services
LES 21	Joint hosting with WBA of Cleaner Production seminars/ workshops for local businesses	Delivery of workshops/ seminars	No. businesses participating	2005	Economic Development
LES 21	Support initiatives relating to Cleaner Production e.g. Wangara Industry Project	Dependent on initiative	Increased awareness of Cleaner Production	2005 -2006	Relevant Units
LES 42	Environmental Awards Scheme	Annual environmental award for Business/ Industry	No. businesses entering	Annual from 2004	Planning Services/ Marketing Services
EAP 46	Residents' Packs: include energy efficiency tips	Residents' packs issued	Increased community awareness of energy efficiency	2004 -2005	Planning Services/ Marketing Services
EAP 48	Incorporate energy efficiency initiatives into design of new developments	Adoption of energy efficient principles in planning controls; seminars; development of the City's Smart Growth Assessment Tool (SGAT)	Reduction in energy consumption by new development, % approvals meeting SGAT standards	2004 -2006	Development & Health Services/ Planning Services/ Strategic & Executive Services
EAP 53	Education program to encourage recycling and waste	Leaflets, recycling calendars distributed, website	Increased community awareness of	Ongoing 2004 -2006	Waste Services

COMMUNITY					
Source Strategy	Action/program	Milestone	Outcome/Indicator	Timing	Unit responsible
	minimisation efforts by residents and businesses	and newspaper items produced	recycling and waste minimisation		
LES 32	Support construction of a Resource Recovery Facility by Mindarie Regional Council	Commencement of operations (expected end 2006)	% of total domestic waste stream diverted from landfill per annum (60% anticipated)	2004 -2006	Waste Services

Source Strategies:

LES: Local Environmental Strategy, A New Direction, City of Wanneroo 2002

EAP: Energy Action Plan, City of Wanneroo 2004, (Cities for Climate Protection™)

OUR WAY FORWARD

The City will annually review and update this Action Plan, and communicate the results of our review and update to the WA Sustainable Industry Group, and our community, stakeholders and staff as appropriate.

Signed: _____ Date: _____

Charles Johnson
CHIEF EXECUTIVE OFFICER

Technical Services

Tenders

TS01-12/04 Amendment to the Collaborative Infrastructure Agreement

File Ref: C04392
Responsible Officer: Director Technical Services
Disclosure of Interest: Nil
Attachment: 1

Moved Cr Treby, Seconded Cr Loftus

That Council:-

- 1. ENDORSES a revised Form of Agreement for the Collaborative Infrastructure Agreement between the City of Wanneroo and Ocean Springs Pty Ltd relating to the future maintenance of open space and streetscape infrastructure in Butler-Brighton Stage 1 as outlined in Attachment 1.**
- 2. AUTHORISES the Mayor and Chief Executive Officer to execute and affix the common seal of the City of Wanneroo to the revised Collaborative Infrastructure Agreement between the City of Wanneroo and Ocean Springs Pty Ltd relating to the future maintenance of open space and streetscape infrastructure in Butler-Brighton Stage 1 as outlined in Attachment 1.**
- 3. NOTES that the initial payment of \$512,000 by Ocean Springs Pty Ltd will be credited to the Butler Collaborative Infrastructure Agreement Reserve Account to enable payment of progress claims for the Kingsbridge Park civil and landscape works.**
- 4. NOTES that the final payment of \$1,385,277 on 1 October 2005 will be credited to the Butler Collaborative Infrastructure Agreement Reserve Account.**

CARRIED UNANIMOUSLY

Collaborative Infrastructure Agreement

Between:

The City of Wanneroo, 23 Dundobar Road, Wanneroo ('the City')

and

Ocean Springs Pty Ltd, 18 Bowman Street, South Perth ('Ocean Springs')

- 1 This agreement governs the long-term management and maintenance of the open space and streetscape infrastructure in Stage 1 of the Brighton development. –Brighton Stage 1 Project.
- 2 An essential part of this agreement is the document produced by Syme Marmion & Co entitled: *Collaborative Infrastructure Agreement between The City of Wanneroo and Ocean Springs Pty Ltd, Background Paper, April 2004 (Rev 5)* ("the Background Paper"). The parties acknowledge and adopt all of the methodology, conclusions, specifications and other points contained in that document.
- 3 The extent of Stage 1 of the Brighton development is shown as the area marked as "Gross Subdividable Area" and the adjacent Marmion Avenue works shown on the maps in Appendix 1(a) and (b) of the Background Paper. The extent and location of the open space that is the subject of this agreement is also shown on that map.
- 4 The date of the commencement of the Brighton Stage 1 project is 1 July 2002.
- 5 Ocean Springs Pty Ltd:
 - i) Acknowledges its liability of \$1,897,277 to the City of Wanneroo arising from the difference in provision of open space infrastructure at Brighton Stage 1 compared with Council benchmarks.
 - ii) Agrees that this liability in favour of the City can be met by cash payments of the amounts of \$128,000, payable on 1 February 2005 1 March 2005, 1 April 2005 and 1 May 2005 and the amount of \$1,385,277 payable on 1 October 2005.
- 6 Following transfer of the open space from the developer to the City of Wanneroo, the City agrees to maintain the open space and streetscapes described in Section 3 above and contained on maps in Appendix 1(a) and (b) of the Background Paper for a period of 40 years from 2002/2003, according to the following specifications:

Local Parks and Central Public Open Space landscape works

Item	Events per annum
Mow / path sweep	36 mows
Garden (weed, litter, prune)	26
Garden fertilise	2
Turf Fertilise	4
Broadleaf weed spray	1
Reticulation (check, adjust, report)	36
Furniture (oil timbers)	1
Vandalism	Repair promptly

Lake Works

Item	Events per annum
Weekly check of all lake surface edges	52
3 Monthly Water Quality Monitoring Testing and Reporting	4
Full monthly operational inspection of Lake, re-circulation pump, screens and hydraulics. Provide written status report of system.	12
3 Monthly full service of lake pump include written status report of pump and screens	4
3 Monthly full service of central lake aerator	4
Preventative Maintenance Regime inspections at 2 monthly intervals.	6
Underwater SCUBA lake inspection of liner, plant, hydraulics at 6 month intervals by nominated lake construction contractor. Provide comprehensive report.	2

Marmion Ave

Item	Events per annum
Mow / path sweep	36 mows
Garden (weed, litter, prune)	26
Garden fertilise	2
Turf Fertilise	4
Broadleaf weed spray	1
Reticulation (check, adjust report)	36
Bus furniture (oil timbers)	1
Vandalism	Repair promptly

Internal Road Medians and Roundabouts

Item	Events per annum
Weed, check reticulation, fertilise	24

Conservation Bushland

Item	Events per annum
Remove rubbish	2

Lake works and irrigation maintenance shall consistent with the terms of the extract of specification contained in Appendix 2 of the Background Paper. Where external contractors are utilised by the City, the contract should contain provisions consistent with Appendix 2.

7 Timing of Handover

The City will take responsibility for the management and maintenance of the open space in accordance with this agreement according to the following schedule:

- Central lake and adjacent open space: 1 July 2007
- Marmion Avenue road reserve landscaping: 1 July 2007
- All other open space and streetscape landscape works: 1 October 2005.

8 Rights to Water

Ocean Springs Pty Ltd ensures that prior to the handover of the Central Lake and adjacent open space that the volume of water suitable for irrigation purposes to enable the City to meet its obligations under this agreement is supplied at all times, and agrees in consultation with the City to identify location/s on the irrigation reticulation pipe network that clearly establishes maintenance responsibility for each party to this agreement.

9 Pre-handover Conditions

Prior to the transfer of responsibility of open space management and maintenance to the City, Ocean Springs will undertake the following works to the satisfaction of the City:

Comberton Loop

- Gazebo roof padlocked - needs to be welded
- Modifications to the horizontal slats on the side of gazebo

Soham/Wadhurst

- Guide wires not to be removed

Coniston POS and Throwly Ave POS

- Dethatch/scalp turf - end of August 04 or early September 04

Honeymyrtle Park

- Provide City with plan indicating fire hydrant.

Irrigation System

- Modifications to the irrigation control system

THE COMMON SEAL of the CITY OF)
WANNEROO was hereunto affixed by)
authority of a resolution of Council in the)
presence of:)

Mayor

Chief Executive Officer

Signed on behalf of Ocean Springs Pty Ltd by its duly authorised representative:

Date: _____

TS02-12/04 Tender No. 04416 - The Refurbishment of the Old Civic Centre, Civic Drive, Wanneroo

File Ref: PA7/0003V01
 Responsible Officer: Director, Technical Services
 Disclosure of Interest: Nil
 Attachment: Nil

Moved Cr Treby, Seconded Cr Loftus

That Council ACCEPTS the tender sum of \$1,213,784 from PS Structures Pty Ltd for Tender No 04416 for the Refurbishment of the Old Civic Centre, Lot 156 Civic Drive, Wanneroo.

CARRIED UNANIMOUSLY

TS03-12/04 Tender No 04415 - The Construction of The Old Civic Centre Gardens and Civil Works, Civic Drive, Wanneroo

File Ref: PA7/0003V01
 Responsible Officer: Director, Technical Services
 Disclosure of Interest: Nil
 Attachment: Nil

Moved Cr Treby, Seconded Cr Loftus

That Council

- 1. ACCEPTS the tender sum of \$635,724 from PS Structures Pty Ltd for Tender No 04415 for the construction of the Old Civic Centre Memorial Gardens and Civil Works, Lot 156 Civic Drive, Wanneroo.**
- 2. NOTES the following budget variation to accommodate the shortfall in funding for the construction of the Old Civic Centre Memorial Gardens and Civil Works.**

Project No	From	To	Description
81 5014	\$183,529		Refurbishment of the Old Civic Centre
81 5015		\$183,529	Construction of the Old Civic Centre Gardens and Civil Works

CARRIED UNANIMOUSLY

TS04-12/04 Tender No 04418 - Construction of Five Bus Shelters at Various Locations within the City Of Wanneroo

File Ref: R/0016V01
 Responsible Officer: Director Technical Services
 Disclosure of Interest: Nil
 Attachment: Nil

Moved Cr Treby, Seconded Cr Loftus

That Council: -

1. **ACCEPTS the Tender No 04418 from Sign Supplies (1984) Pty Ltd for the Construction of Five conforming bus shelters at various locations within the City of Wanneroo for the price of \$ 65,880.00**
2. **NOTES the following budget variation to reflect the additional expenditure of \$6,780 required to complete the construction works for five bus shelters at various locations within the City of Wanneroo**

Cost Code	From	To	Description
Project No 845164	\$4,000		Parking Facility, Sovereign Drive, Two Rocks
Project No 845275	\$2,780		Beach Road/Mirrabooka Avenue Koondoola
Project No 845205		\$6,780	Construction of five bus shelters

CARRIED UNANIMOUSLY

TS05-12/04 Tender No 04417 - Gumblossom Reserve Upgrade - Earthworks, Irrigation, Turfing and Electrical Works

File Ref: PR27/0001V01
 Responsible Officer: Director, Technical Services
 Disclosure of Interest: Nil
 Attachment(s): Nil

Moved Cr Treby, Seconded Cr Loftus

That Council:

1. **DOES NOT ACCEPT a tender submission for Tender 04417: Gumblossom Reserve Upgrade- Earthworks, Irrigation, Turfing and Electrical Works.**
2. **SUPPORTS the proposal by Administration to:**
 - (a) **Readvertise the tender to reflect the earthworks component only.**

- (b) Undertake the remaining reviewed scope of works on an individual quotation basis in the following priority order subject to approved budget.

Priority	Item
1	Clearing of existing vegetation
2	Removal of fitness track and 2 of the existing floodlights
3	Earthworks by tender
4	Modification of irrigation
5	Reinstallation of floodlights
6	Turfing in earth worked areas
7	Mulching of future building pad and car park site
8	Installation of safety fencing
9	Removal of existing and Installation of new match cricket wicket and practice cricket wicket
10	Signage and Cricket Wicket Cover
11	Vertimowing
12	Topdressing
13	Fertilising

3. NOTES that the request associated with the earthwork component of the Gumblossom Reserve Upgrade will be presented to Chief Executive Officer in accordance with delegated authority as per Report TS05-12/04.
4. NOTES the following budget variation to provide additional funding for the proposed works outlined in 2 above:

Project No:	From:	To:	Description:
815003	\$35,000		Gumblossom Reserve – Bushland
815004	\$35,000		Gumblossom Reserve – Signage and Cricket Wicket Cover
815002		\$70,000	Gumblossom Reserve – Upgrade Program

5. LISTS the works not able to be completed as per the Priority Schedule in Item 2(b). within the revised project budget for Council consideration in the draft 2005/2006 Capital Works Budget.

CARRIED UNANIMOUSLY

Traffic Management

TS06-12/04 Roadwise Grant - Shade for Driver Reviver Caravan

File Ref: S2/0009V01
 Responsible Officer: Director Technical Services
 Disclosure of Interest: Nil
 Attachments: Nil

Moved Cr Treby, Seconded Cr Loftus

That Council:-

1. **ACCEPTS** the Community Road Safety Grant of \$1,727 from WALGA RoadWise for the provision of a shade awning for the Wanneroo RoadWise Driver Reviver Caravan.
2. **ACKNOWLEDGES** the support of the community and business donations obtained through the members of the RoadWise Advisory Committee.
3. **NOTES** the following budget variation to reflect receipt of the Community Road Safety Grant:

INCOME

Cost Code	Present Budget	Additional Amount	Revised Budget
62801-0001-1599 Other Government Grants and Subsidies	\$6,500	\$1,727	\$8,227

EXPENDITURE

Cost Code	From	To	Description
62801-0001-1599	\$1,727		Road Wise Community Road Safety Grant (WALGA)
62801-0001-4101		\$1,727	Infrastructure Traffic Public Relations (RoadWise)

CARRIED UNANIMOUSLY

TS07-12/04 Traffic Management Pinjar Road, Neaves Road And Joondalup Drive - Banksia Grove

File Ref: R20/0050
 Responsible Officer: Director, Technical Services
 Disclosure of Interest: Nil

Moved Cr Cvitan, Seconded Cr Salpietro

That Council:-

1. DOES NOT SUPPORT the construction of a left turn lane from Neaves Road for westbound traffic into Pinjar Road (South)
2. ENDORSES the action of Main Roads Western Australia to reduce the speed limit on sections of Neaves Road, Pinjar Road (south), Coogee Road, Adams Road, Dempster Place, Lee-Steere Drive, Pennygum Place and Bronzewing Grove and to post Joondalup Drive east of Wanneroo Road at 70km/h.
3. NOTES that the realignment of Pinjar Road from Yandella Promenade through to Joondalup Drive and subsequently to Flynn Drive is subject to the progression of subdivisional land development with the cost of construction being the responsibility of the land developers.
4. REQUESTS Administration to prepare a concept design and costing for an intersection treatment at Pinjar Road/Tumbleweed Drive/Coogee Road for consideration in the draft 4 Year Capital Works Budget.
5. CONTINUES to support safe crossing places for children particularly on the City's Distributor Road Network.
6. Pursuant to Section 6.8(1)(b) of the Local Government Act 1995, APPROVE BY ABSOLUTE MAJORITY the installation of advisory road closure signage associated with the extension of Joondalup Drive and the closure of Pinjar Road (south) at Neaves Road.
7. NOTES the following budget variation to fund the installation of the advisory road closure signage outlined in 6 above:

Project No	From	To	Description
845159	\$9,835		Neerabup Road Street Lighting
845283		\$9,835	Pinjar Road – Advisory Road Closure Signage

Amendment

Moved Cr Blencowe, Seconded Mayor Kelly

That Points 5, 6 and 7 be added to the recommendation and the following points be renumbered accordingly.

That Council:-

1. **DOES NOT SUPPORT** the construction of a left turn lane from Neaves Road for westbound traffic into Pinjar Road (South)
2. **ENDORSES** the action of Main Roads Western Australia to reduce the speed limit on sections of Neaves Road, Pinjar Road (south), Coogee Road, Adams Road, Dempster Place and Lee-Steere Drive, and to post Joondalup Drive east of Wanneroo Road at 70km/h.
3. **NOTES** that the realignment of Pinjar Road from Yandella Promenade through to Joondalup Drive and subsequently to Flynn Drive is subject to the progression of subdivisional land development with the cost of construction being the responsibility of the land developers.
4. **REQUESTS** Administration to prepare a concept design and costing for an intersection treatment at Pinjar Road/Tumbleweed Drive/Coogee Road for consideration in the draft 4 Year Capital Works Budget.
5. **REQUESTS** Main Roads Western Australia to implement stop signs on Pinjar Road at Tumbleweed Drive/Coogee Road intersection as a temporary measure until the Pinjar extension to Joondalup Drive is completed. *The intent of this is to change the main direction of traffic flow to allow for the future Cul-de-sacs in Pinjar Road.*
6. **INVESTIGATE** placing a barrier between the roundabout and the cycle path at the intersection of Tumbleweed Drive and Viridian Drive on the corner zoned for the shop.
7. **MONITORS** the change to traffic flow through Banksia Grove following the change and implements further temporary safety measure if required.
8. **CONTINUES** to support safe crossing places for children particularly on the City's Distributor Road Network.
10. Pursuant to Section 6.8(1)(b) of the Local Government Act 1995, **APPROVE BY ABSOLUTE MAJORITY** the installation of advisory road closure signage associated with the extension of Joondalup Drive and the closure of Pinjar Road (south) at Neaves Road.

11. **NOTES the following budget variation to fund the installation of the advisory road closure signage outlined in 6 above:**

Project No	From	To	Description
845159	\$9,835		Neerabup Road Street Lighting
845283		\$9,835	Pinjar Road – Advisory Road Closure Signage

**CARRIED UNANIMOUSLY &
BY ABSOLUTE MAJORITY**

The amendment became the substantive motion

**CARRIED UNANIMOUSLY &
BY ABSOLUTE MAJORITY**

Land Development

TS08-12/04 Extension of Approval for the Temporary Access Off Ocean Reef Road to Regency Grove Estate, Wanneroo

File Ref: SD118466V01 & R34/0056V01
 Responsible Officer: Director, Technical Services
 Disclosure of Interest: Nil
 Attachment: 1

Moved Cr Treby, Seconded Cr Blencowe

That Council approve an extension of time for the temporary access road off Ocean Reef Road to the Regency Grove Estate, Wanneroo through to June 2006, conditional upon no further time extensions being granted and subject to the following:

- a) **The City of Wanneroo to be formally advised by Cedar Woods of closure if proposed prior to June 2006.**
- b) **Signage on site identifying the temporary nature of the access and noting that the access will be closed by no later than June 2006, to be installed before 28 February 2005 and maintained by Cedar Woods.**
- c) **Continued operation of the gate to restrict vehicular access to the times when the display homes are officially open for public viewing, to the satisfaction of the Director Technical Services.**
- d) **On closure, that Cedar Woods remove the pavement and associated infrastructure (ie: gate, kerb, etc.) and reinstate the verge to the satisfaction of the Director Technical Services either within one month following the City's confirmation of early closure or by no later than 31 July 2006.**

CARRIED UNANIMOUSLY

Waste Management

TS09-12/04 Variation to the Domestic Rubbish Service Agreement with the City of Joondalup

File Ref: S08/0008v01
Responsible Officer: Dennis Blair
Disclosure of Interest: Nil
Attachment: Nil

Moved Cr Treby, Seconded Cr Blencowe

That Council:-

- 1. SUPPORTS the extension of the City of Wanneroo and City of Joondalup Service Agreement Relating to Supply of Domestic Refuse Collection Services for the period 1 July 2005 to 30 June 2011.**
- 2. APPROVES the deletion of clause 7.4 “Customer to Pay Redundancy Sum on Early Termination” of the Service Agreement Relating to Supply of Domestic Refuse Collection Services.**
- 3. APPROVES a variation to Schedule 3 of the Service Agreement Relating to Supply of Domestic Refuse Collection Services to set the Adjusted Service Fee at \$10.00, effective from 1 January 2005 for the following items:**
 - New MGB delivery**
 - MGB replacement including delivery**
 - MGB repair on site.**

CARRIED UNANIMOUSLY

Infrastructure

TS10-12/04 Utilisation of Western Power - Street Vision Decorative Street Lighting

File Ref: S16/0049V01
Responsible Officer: Director Technical Services
Disclosure of Interest: Nil
Attachment: 2

Moved Cr Treby, Seconded Cr Blencowe

That Council:

- 1. ACKNOWLEDGES that the City of Wanneroo is responsible for the tariff associated with new Decorative Street Lighting approved through the land subdivisional development process and following commissioning is invoiced on a quarterly basis as a variation to the City’s StreetVision Contract with Western Power.**

2. **RECOVERS** by way of invoice direct to the land developer the first 12 months of tariff in accordance with Western Power's Decorative Street Lighting tariff current at the time of approval of this standard of street lighting, inclusive of an Administration charge.
3. **ENSURES** payment of each invoice raised in recovery of the first 12 months of tariff arising from new Decorative Street Lighting approved through the land subdivisional development process is made prior to issue of Subdivision Clearance by the City of Wanneroo.
4. **APPLIES** recovery of the first 12 months of tariff arising from new Decorative Street Lighting approved through the land subdivisional development process retrospectively as from 1 July 2004.
5. **ADVISES** the Urban Development Institute of Australia (WA Division) and all land developers and engineering consultants operating in the City of Wanneroo of Council's decision.

CARRIED UNANIMOUSLY

Funding and Budget

TS11-12/04 Bloodwood Drive/Rawlinson Drive Intersection Treatment, Marangaroo

File Ref:	R19/0040V01
Responsible Officer:	Director Technical Services
Disclosure of Interest:	Nil
Attachment:	1

Moved Cr Treby, Seconded Cr Blencowe

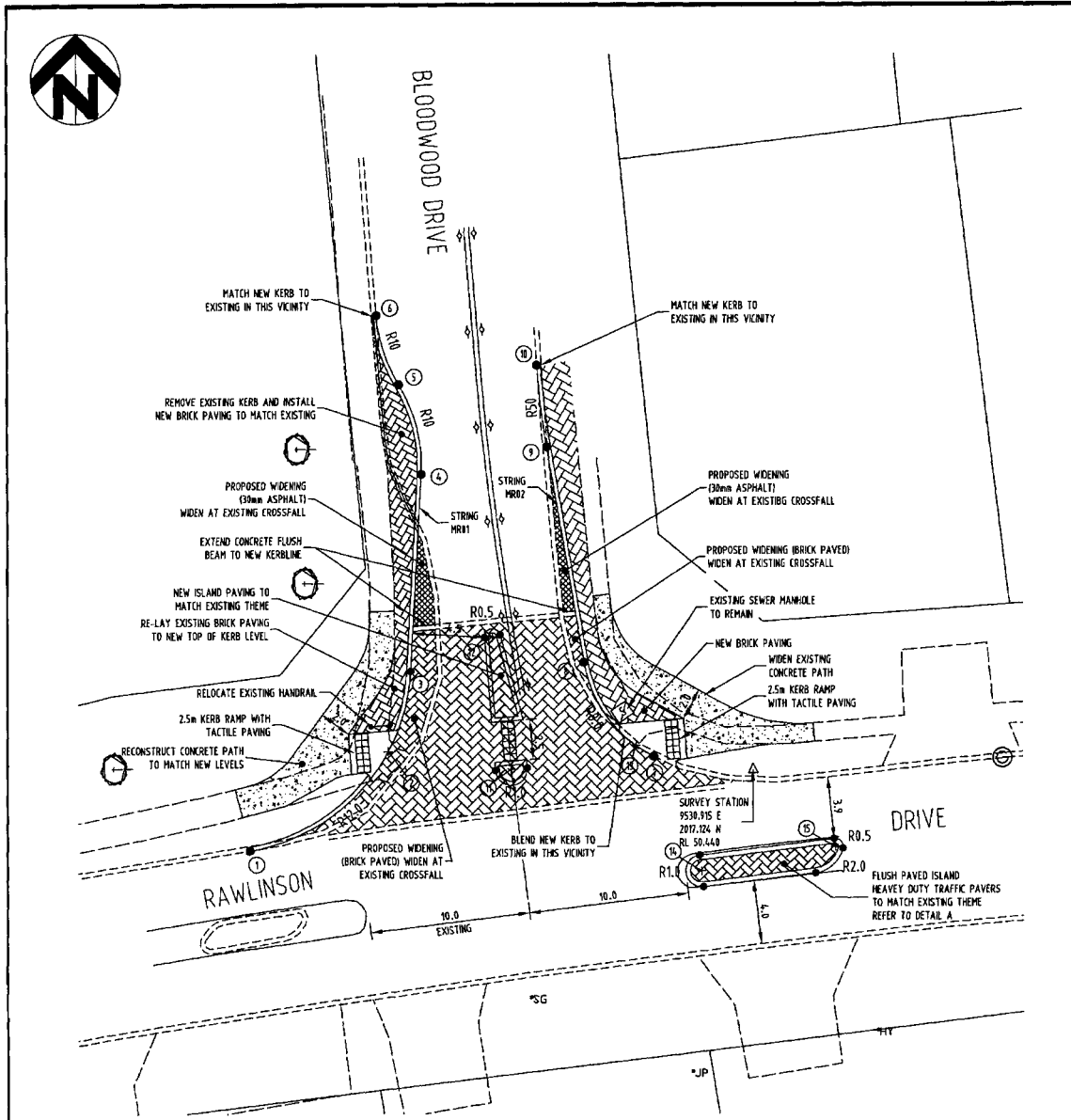
That Council:-

1. **ENDORSES** the intersection treatment works at Rawlinson Drive / Bloodwood Drive intersection as shown on Attachment 1.
2. **NOTES** the following budget variation to reflect the budget shortfall of \$13,350 required to complete the construction works for the Rawlinson Drive/Bloodwood Drive intersection treatment

Cost Code	From	To	Description
Project No 845277	\$10,350		Parin Road, Marangaroo Traffic Management (STAGE 2)
Project No 845275	\$3,000		Beach Road/Mirrabooka Avenue Koondoola
Project No 845276		\$13,350	Bloodwood Drive, Marangaroo

CARRIED UNANIMOUSLY

ATTACHMENT 1



CITY OF WANNEROO



BLOODWOOD DRIVE / RAWLINSON DRIVE PROPOSED INTERSECTION WORKS

MARANGAROO

LOCATION PLAN

NOT TO SCALE

TS12-12/04 Revision to Roadworks Capital Works Program - Budget Variation

File Ref: R/0006V01
 Responsible Officer: Director, Technical Services
 Disclosure of Interest: Nil
 Attachment: Nil

Moved Cr Treby, Seconded Cr Blencowe

That Council:-

1. NOTES that the approved Metropolitan Regional Road Grant funding for the Alexander Drive dual carriageway project has resulted in a reallocation of \$313,333 from the 2004/2005 financial year to the 2005/2006 financial year.
2. NOTES the following amendment to the 2004/2005 Budget to reflect the change in the Metropolitan Regional Road Grant:

INCOME

Account No	Present Budget	Decrease	Revised Budget
72405.0001.1630	\$1,596,176	\$313,333	\$1,282,837

EXPENDITURE

Project/Account No	From	To	Description
72405.0001.1630	-\$313,333		Main Roads - MRRG
Project No 844100		-\$313,333	Alexander Drive Dual Carriageway

3. NOTES that Main Roads WA will project manage the Wanneroo road/Joondalup Drive intersection with a special funding allocation of \$2M from the State Government and the \$300,000 contribution towards the Joondalup Drive dual carriageway project is no longer required.
4. NOTES the following amendment to the 2004/2005 Budget to reflect the change in funding for the Wanneroo Road/Joondalup Drive intersection:

INCOME

Account No	Present Budget	Decrease	Revised Budget
72405.0001.1801	\$1,230,000	\$300,000	\$930,000

EXPENDITURE

Project/Account No	From	To	Description
72405.0001.1801	-\$300,000		Main Roads - Contribution
Project No 844109		-\$300,000	Joondalup Drive Dual Carriageway

CARRIED UNANIMOUSLY

Other Matters

TS13-12/04 Northern Metropolitan Coastcare Officer

File Ref: PR/0004V01
 Responsible Officer: Director Technical Services
 Disclosure of Interest: Nil
 Attachment(s): Nil

Moved Cr Treby, Seconded Cr Blencowe

That Council:-

1. Pursuant to Section 6.8(1)(b) of the Local Government Act 1995, **APPROVE BY ABSOLUTE MAJORITY** the expenditure of \$3,000 for the annual contribution of the Northern Metropolitan Coastcare Officer.
2. **NOTES** the following budget variation in the 2004/05 financial year to fund the employment of the Northern Metropolitan Coastcare Officer.

GL	FROM	TO	DESCRIPTION
72901.0001.4615	\$3,000		Conservation Parks Maintenance – Materials Purchases & Issues
72901.0001.4401		\$3,000	Parks Conservation – Contribution

3. Lists for consideration in the 2005/06 and 2006/07 Budget process the allocation of \$3,000 annual contributions towards the employment of the Northern Metropolitan Coastcare Officer.
4. **NOTES** that Administration will ensure that Council receives the required outcomes for the City of Wanneroo through the part funding of the Northern Metropolitan Coastcare Officer.

**CARRIED UNANIMOUSLY &
 BY ABSOLUTE MAJORITY**

Corporate Services

Finance

CS01-12/04 Budget Timetable 2005/2006

File Ref: S13/0027V01
Responsible Officer: Director, Corporate Services
Disclosure of Interest: Nil
Attachments: 1

Moved Cr Treby, Seconded Cr Blencowe

That Council:-

- 1. ENDORSES the proposed timetable (Attachment 1 refers) for the 2005/2006 Annual Budget of the City of Wanneroo;**
- 2. ADOPTS the following financial parameters as broad guidelines for the preparation of the 2005/2006 Annual Budget of the City of Wanneroo: -**
 - a) Budget provisions for existing operations of the City should be restricted (in real terms) to not more than the 2004/2005 Budget allocations;**
 - b) The 2005/2006 Budget will aim to maintain the City's minimal debt status by constructing its budget on the basis of nil loan borrowings;**
 - c) Although the principles of zero based budgeting are to be applied throughout the budget process, there are certain circumstances where it is appropriate to apply an inflationary factor. In these circumstances any increase should be limited to 3.0%; and**
 - d) Each Business Unit to undertake a review of all fees and charges.**

CARRIED UNANIMOUSLY

ATTACHMENT 1

Page 1 of 3

Proposed 2005-06 Budget Timetable		
Date	Item	
Monday 31-Jan-05	Directorate Budget Workshops	
Tuesday 01-Feb-05	Directorate Budget Workshops	
Wednesday 02-Feb-05	Directorate Budget Workshops	
Thursday 03-Feb-05	Directorate Budget Workshops	
Friday 04-Feb-05	Directorate Budget Workshops	
Saturday 05-Feb-05		
Sunday 06-Feb-05		
Monday 07-Feb-05	Budget Information - Available Electronically (as at January Month End)	
Tuesday 08-Feb-05		
Wednesday 09-Feb-05		
Thursday 10-Feb-05		
Friday 11-Feb-05		
Saturday 12-Feb-05		
Sunday 13-Feb-05		
Monday 14-Feb-05		
Tuesday 15-Feb-05		
Wednesday 16-Feb-05		
Thursday 17-Feb-05		
Friday 18-Feb-05		
Saturday 19-Feb-05		
Sunday 20-Feb-05		
Monday 21-Feb-05		
Tuesday 22-Feb-05		
Wednesday 23-Feb-05		
Thursday 24-Feb-05		
Friday 25-Feb-05		
Saturday 26-Feb-05		
Sunday 27-Feb-05		
Monday 28-Feb-05		
Tuesday 01-Mar-05		
Wednesday 02-Mar-05		
Thursday 03-Mar-05		
Friday 04-Mar-05	Budget Information - Deadline (Direct Budgets including Discretionary Items, Staffing Lists, Cascading %'s, Fees and Charges, Assets Listing, Strategic Initiatives, Elected Member Requests & other misc items)	
Saturday 05-Mar-05		
Sunday 06-Mar-05		
Monday 07-Mar-05	Labour Day Public Holiday	
Tuesday 08-Mar-05		
Wednesday 09-Mar-05		
Thursday 10-Mar-05		
Friday 11-Mar-05		
Saturday 12-Mar-05		
Sunday 13-Mar-05		
Monday 14-Mar-05		
Tuesday 15-Mar-05		
Wednesday 16-Mar-05		
Thursday 17-Mar-05		
Friday 18-Mar-05		
Saturday 19-Mar-05		
Sunday 20-Mar-05		
Monday 21-Mar-05	Budget Phase 1 - Direct Budgets (Including Discretionary Items and Schedule of Fees and Charges) - to Executive Services for printing	
Tuesday 22-Mar-05	Budget Phase 1 - Direct Budgets (Including Discretionary Items and Schedule of Fees and Charges) - Distributed to EMT	
Wednesday 23-Mar-05		
Thursday 24-Mar-05	Budget Phase 1 - Direct Budgets (Including Discretionary Items and Schedule of Fees and Charges) - Presented at EMT Budget Workshop 9.00AM	
Friday 25-Mar-05	Good Friday Public Holiday	
Saturday 26-Mar-05		
Sunday 27-Mar-05		
Monday 28-Mar-05	Easter Monday Public Holiday	
Tuesday 29-Mar-05		
Wednesday 30-Mar-05		
Thursday 31-Mar-05	Budget Phase 1 - Direct Budgets (Including Discretionary Items and Schedule of Fees and Charges) - to Executive Services for printing	
Friday 01-Apr-05	Budget Phase 1 - Direct Budgets (Including Discretionary Items and Schedule of Fees and Charges) - Distributed to Elected	
Saturday 02-Apr-05		
Sunday 03-Apr-05		
Monday 04-Apr-05	Budget Phase 1 - Direct Budgets (Including Discretionary Items and Schedule of Fees and Charges) - Presented at Council Budget Workshop 6.00PM	
Tuesday 05-Apr-05		
Wednesday 06-Apr-05		
Thursday 07-Apr-05		
Friday 08-Apr-05		

ATTACHMENT 1
Page 2 of 3

Proposed 2005-06 Budget Timetable		
Date	Item	
Saturday	09-Apr-05	
Sunday	10-Apr-05	
Monday	11-Apr-05	Budget Phase 2 - Strategic Initiatives (Staff, Programmes & Other) and Councillor Requests - to Executive Services for printing
Tuesday	12-Apr-05	Budget Phase 2 - Strategic Initiatives (Staff, Programmes & Other) and Councillor Requests - Distributed to EMT
Wednesday	13-Apr-05	
Thursday	14-Apr-05	
Friday	15-Apr-05	Budget Phase 2 - Strategic Initiatives (Staff, Programmes & Other) and Councillor Requests - Presented at EMT Budget Workshop 9.00AM
Saturday	16-Apr-05	
Sunday	17-Apr-05	
Monday	18-Apr-05	
Tuesday	19-Apr-05	
Wednesday	20-Apr-05	
Thursday	21-Apr-05	Budget Phase 2 - Strategic Initiatives (Staff, Programmes & Other) and Councillor Requests - to Executive Services for printing
Friday	22-Apr-05	Budget Phase 2 - Strategic Initiatives (Staff, Programmes & Other) and Councillor Requests - Distributed to Elected Members
Saturday	23-Apr-05	
Sunday	24-Apr-05	
Monday	25-Apr-05	ANZAC Day Public Holiday
Tuesday	26-Apr-05	
Wednesday	27-Apr-05	Budget Phase 2 - Strategic Initiatives (Staff, Programmes & Other) and Councillor Requests - Presented at Council Budget Workshop 6.00PM
Thursday	28-Apr-05	
Friday	29-Apr-05	
Saturday	30-Apr-05	
Sunday	01-May-05	
Monday	02-May-05	Budget Phase 3 - Capital Items (Including any Strategic Initiatives and Councillor Requests) - to Executive Services for printing
Tuesday	03-May-05	Budget Phase 3 - Capital Items (Including any Strategic Initiatives and Councillor Requests) - Distributed to EMT
Wednesday	04-May-05	
Thursday	05-May-05	
Friday	06-May-05	Budget Phase 3 - Capital Items (Including any Strategic Initiatives and Councillor Requests) - Presented at EMT Budget Workshop 9.00AM
Saturday	07-May-05	
Sunday	08-May-05	
Monday	09-May-05	
Tuesday	10-May-05	
Wednesday	11-May-05	
Thursday	12-May-05	Budget Phase 3 - Capital Items (Including any Strategic Initiatives and Councillor Requests) - to Executive Services for printing
Friday	13-May-05	Budget Phase 3 - Capital Items (Including any Strategic Initiatives and Councillor Requests) - Distributed to Elected Members
Saturday	14-May-05	
Sunday	15-May-05	
Monday	16-May-05	Budget Phase 3 - Capital Items (Including any Strategic Initiatives and Councillor Requests) - Presented at Council Budget Workshop 6.00PM
Tuesday	17-May-05	
Wednesday	18-May-05	
Thursday	19-May-05	
Friday	20-May-05	
Saturday	21-May-05	
Sunday	22-May-05	
Monday	23-May-05	
Tuesday	24-May-05	
Wednesday	25-May-05	
Thursday	26-May-05	
Friday	27-May-05	
Saturday	28-May-05	
Sunday	29-May-05	
Monday	30-May-05	Budget Phase 4 - Preliminary Budget (Complete Operating and Capital Budgets with Funding - excluding carry forwards) - to Executive Services for printing
Tuesday	31-May-05	Budget Phase 4 - Preliminary Budget (Complete Operating and Capital Budgets with Funding - excluding carry forwards) - Distributed to EMT
Wednesday	01-Jun-05	
Thursday	02-Jun-05	
Friday	03-Jun-05	Budget Phase 4 - Preliminary Budget (Complete Operating and Capital Budgets with Funding - excluding carry forwards) - Presented at EMT Budget Workshop 9.00AM
Saturday	04-Jun-05	
Sunday	05-Jun-05	
Monday	06-Jun-05	Foundation Day Public Holiday

ATTACHMENT 1

Page 3 of 3

Date		Item
Tuesday	07-Jun-05	
Wednesday	08-Jun-05	
Thursday	09-Jun-05	Budget Phase 4 - Preliminary Budget (Complete Operating and Capital Budgets with Funding - excluding carry forwards) - to Executive Services for printing
Friday	10-Jun-05	Budget Phase 4 - Preliminary Budget (Complete Operating and Capital Budgets with Funding - excluding carry forwards) - Distributed to Elected Members
Saturday	11-Jun-05	
Sunday	12-Jun-05	
Monday	13-Jun-05	Budget Phase 4 - Preliminary Budget (Complete Operating and Capital Budgets with Funding - excluding carry forwards) - Presented at Council Budget Workshop 6.00PM
Tuesday	14-Jun-05	
Wednesday	15-Jun-05	
Thursday	16-Jun-05	
Friday	17-Jun-05	Carry Forward Requests - Returned (as at May Month End)
Saturday	18-Jun-05	Differential Rating Information, Refuse Charges and Swimming Pool Fees - Advertise and Gazette - 3 weeks
Sunday	19-Jun-05	
Monday	20-Jun-05	
Tuesday	21-Jun-05	
Wednesday	22-Jun-05	
Thursday	23-Jun-05	
Friday	24-Jun-05	
Saturday	25-Jun-05	
Sunday	26-Jun-05	
Monday	27-Jun-05	
Tuesday	28-Jun-05	
Wednesday	29-Jun-05	
Thursday	30-Jun-05	
Friday	01-Jul-05	
Saturday	02-Jul-05	
Sunday	03-Jul-05	
Monday	04-Jul-05	Budget Phase 5 - Statutory Budget - to Executive Services for printing
Tuesday	05-Jul-05	Budget Phase 5 - Statutory Budget - Distributed to EMT
Wednesday	06-Jul-05	Budget Phase 5 - Statutory Budget - Presented at EMT Budget Workshop 9.00AM
Thursday	07-Jul-05	Budget Phase 5 - Statutory Budget - to Executive Services for printing
Friday	08-Jul-05	Budget Phase 5 - Statutory Budget - Distributed to Elected Members
Saturday	09-Jul-05	
Sunday	10-Jul-05	
Monday	11-Jul-05	
Tuesday	12-Jul-05	
Wednesday	13-Jul-05	
Thursday	14-Jul-05	
Friday	15-Jul-05	Budget Phase 5 - Statutory Budget - Adoption at SPECIAL COUNCIL MEETING 6.00PM
Saturday	16-Jul-05	
Sunday	17-Jul-05	
Monday	18-Jul-05	
Tuesday	19-Jul-05	
Wednesday	20-Jul-05	
Thursday	21-Jul-05	
Friday	22-Jul-05	
Saturday	23-Jul-05	
Sunday	24-Jul-05	
Monday	25-Jul-05	
Tuesday	26-Jul-05	
Wednesday	27-Jul-05	
Thursday	28-Jul-05	
Friday	29-Jul-05	
Saturday	30-Jul-05	
Sunday	31-Jul-05	
Monday	01-Aug-05	Rate Notices - Posted Out
Tuesday	02-Aug-05	
Wednesday	03-Aug-05	
Thursday	04-Aug-05	
Friday	05-Aug-05	
Saturday	06-Aug-05	
Sunday	07-Aug-05	
Monday	08-Aug-05	
Tuesday	09-Aug-05	
Wednesday	10-Aug-05	
Thursday	11-Aug-05	
Friday	12-Aug-05	Adopted Statutory Budget - Copy to have been forwarded to the Department of Local Government

**CS02-12/04 Change Basis for Valuation of Land - Lots 67 and 69
Landsdale Road, Lansdale**

File Ref: S28/0007V02
Responsible Officer: Director, Corporate Services
Disclosure of Interest: Nil
Attachments: 1

Moved Cr Treby, Seconded Cr Blencowe

That Council:-

1. **NOTES the change in predominant use of Lots 201-209, 217-220, 224-248 and 9000 on Deposit Plan 42127 and Lots 9002, 214-215 on Deposited Plan 42128, Landsdale from rural to non-rural use;**
2. **RECOMMENDS to the Director General of the Department of Local Government and Regional Development that pursuant to *Section 6.28 of the Local Government Act 1995*, that the method of valuation for Lots 201-209, 217-220, 224-248 and 9000 on Deposit Plan 42127 and Lots 9002, 214-215 on Deposited Plan 42128, Landsdale be changed from unimproved value to gross rental value; and**
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.**

CARRIED UNANIMOUSLY

**CS03-12/04 Monthly Financial Report for the Period ended
31 October 2004**

File Ref: S13/0002V01
Responsible Officer: Director, Corporate Services
Disclosure of Interest: Nil
Attachments: 2

Moved Cr Treby, Seconded Cr Blencowe

That Council NOTES the Monthly Financial Report for the period ended 31 October 2004.

CARRIED UNANIMOUSLY

ATTACHMENT 1
Page 1 of 6



MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 OCTOBER 2004

ATTACHMENT 1
Page 2 of 6

CITY OF WANNEROO
OPERATING STATEMENT BY PROGRAM
FOR THE 4 MONTHS ENDED 31 OCTOBER 2004

	31-Oct YTD-Actual \$	2004/05 Budget \$
OPERATING REVENUES		
Governance	170,095	407,325
General Purpose Funding	33,198,909	37,157,489
Law, Order, Public Safety	162,885	577,703
Health	40,268	156,400
Education and Welfare	1,279,099	3,178,147
Community Amenities	7,322,977	13,488,701
Recreation and Culture	1,000,185	3,207,872
Transport	485	48,450
Economic Services	975,663	2,130,680
Other Property and Services	463,273	1,676,643
	<u>44,613,839</u>	<u>62,029,410</u>
EXPENSES FROM ORDINARY ACTIVITIES EXCLUDING BORROWING COSTS EXPENSE		
Governance	1,327,855	3,379,172
General Purpose Funding	227,529	880,477
Law, Order, Public Safety	877,827	3,747,973
Health	264,530	1,137,388
Education and Welfare	1,386,333	5,546,389
Community Amenities	3,434,088	15,247,577
Recreation & Culture	2,833,578	18,343,123
Transport	3,596,909	12,885,720
Economic Services	696,355	3,196,309
Other Property and Services	6,334,707	16,914,016
	<u>20,979,710</u>	<u>81,278,144</u>
BORROWING COSTS EXPENSE		
Recreation & Culture	23,775	47,550
	<u>23,775</u>	<u>47,550</u>
GRANTS/CONTRIBUTIONS FOR THE DEVELOPMENT OF ASSETS		
Governance	12,500	-
Education and Welfare	25,151	-
Community Amenities	623,722	-
Recreation & Culture	314,000	1,404,903
Transport	1,278,987	34,693,603
Other Property and Services	4,455,879	10,180,000
	<u>6,710,239</u>	<u>46,278,506</u>
PROFIT/(LOSS) ON DISPOSAL OF ASSETS		
Governance	-	5,000
Other Property and Services	406,281	3,592,066
	<u>406,281</u>	<u>3,597,066</u>
NET PROFIT OR LOSS/RESULT	<u><u>30,726,874</u></u>	<u><u>30,579,288</u></u>

ATTACHMENT 1
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CITY OF WANNEROO		
OPERATING STATEMENT BY NATURE		
FOR THE 4 MONTHS ENDED 31 OCTOBER 2004		
	31-Oct-04	2004/05
	\$	Budget
		\$
OPERATING REVENUES		
Rates	31,669,700	32,206,825
Grants and Subsidies - operating	2,039,338	6,112,241
Grants and Subsidies - non operating	1,416,600	3,723,006
Contributions, Reimbursements and Donations	5,463,314	43,329,182
Profit on Asset Disposals	415,176	3,848,478
Fees and Charges	8,481,342	15,777,752
Interest Earnings	1,185,538	2,878,910
Other Revenue	1,068,247	4,285,000
	51,739,255	112,161,394
 OPERATING EXPENSES		
Employee Costs	7,029,849	28,327,672
Materials and Contracts	8,541,200	37,470,412
Utilities	695,659	2,192,730
Depreciation on Non-current Assets	4,215,008	12,432,415
Loss on Asset Disposals	8,894	256,412
Insurance	497,996	840,915
	20,988,606	81,520,556
 Interest/Borrowing Costs	 23,775	 61,550
 NET PROFIT OR LOSS/RESULT	 30,726,874	 30,579,288

ATTACHMENT 1
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CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
AS AT 31 OCTOBER 2004

	31-Oct-04	30-Jun-04
	\$	\$
CURRENT ASSETS		
Cash Assets	56,970,955	45,906,391
Receivables	19,468,321	4,630,750
Inventories	90,697	77,446
TOTAL CURRENT ASSETS	<u>76,529,973</u>	<u>50,614,587</u>
NON-CURRENT ASSETS		
Receivables	4,516,190	4,517,258
Property, Plant and Equipment	64,700,473	62,154,225
Infrastructure	427,597,423	428,051,372
TOTAL NON-CURRENT ASSETS	<u>496,814,086</u>	<u>494,722,855</u>
TOTAL ASSETS	<u>573,344,059</u>	<u>545,337,442</u>
CURRENT LIABILITIES		
Payables	9,918,258	10,162,859
Interest-bearing Liabilities - Overdraft	-	1,561,664
Interest-bearing Liabilities - Other	86,000	86,000
Provisions	3,302,986	4,216,978
TOTAL CURRENT LIABILITIES	<u>13,307,244</u>	<u>16,027,501</u>
NON-CURRENT LIABILITIES		
Interest-bearing Liabilities	600,500	600,500
Provisions	646,610	646,610
TOTAL NON-CURRENT LIABILITIES	<u>1,247,110</u>	<u>1,247,110</u>
TOTAL LIABILITIES	<u>14,554,354</u>	<u>17,274,611</u>
NET ASSETS	<u>558,789,705</u>	<u>528,062,831</u>
EQUITY		
Retained Profits (Surplus)	525,887,214	495,575,560
Reserves - Cash Backed	12,382,132	11,966,912
Town Planning Schemes	20,520,359	20,520,359
TOTAL EQUITY	<u>558,789,705</u>	<u>528,062,831</u>

ATTACHMENT 1
Page 5 of 6

CITY OF WANNEROO
STATEMENT OF CASH FLOWS

FOR THE 4 MONTHS ENDED 31 OCTOBER 2004

	31-Oct YTD-Actual \$	2004/05 Budget \$
Cash Flows From Operating Activities		
Receipts		
Rates	19,376,718	31,860,471
Grants and Subsidies - operating	2,039,338	7,849,190
Contributions, Reimbursements & Donations	169,673	652,341
Fees and Charges	5,637,761	16,774,856
Interest Earnings	1,185,538	2,878,910
Other	4,834,127	11,925,916
	<u>33,243,155</u>	<u>71,941,684</u>
Payments		
Employee Costs	(8,621,094)	(28,667,942)
Materials and Contracts	(11,646,857)	(44,953,194)
Utilities (gas, electricity, water, etc)	(497,996)	(2,413,960)
Insurance	(695,659)	(940,544)
Interest	(23,775)	(61,550)
Other	-	-
	<u>(21,485,381)</u>	<u>(77,037,190)</u>
Net Cash Provided By Operating Activities	<u>11,757,774</u>	<u>(5,095,506)</u>
Cash Flows from Investing Activities		
Payments for Purchase of Property, Plant & Equipment	(4,263,759)	(18,751,163)
Payments for Construction of Infrastructure	(2,214,417)	(19,364,930)
Grants/Contributions for the Development of Assets	6,776,438	16,778,506
Proceeds from Sale of Property, Plant & Equipment	<u>570,191</u>	<u>1,503,508</u>
Net Cash Provided By (Used In) Investing Activities	868,453	(19,834,079)
Cash Flows from Financing Activities		
Repayment of Loans	-	(86,000)
Proceeds from New Loans	-	-
Net Cash Provided By (Used In) Financing Activities	-	(86,000)
Net Increase (Decrease) in Cash Held	12,626,227	(25,015,585)
Cash at Beginning of Year	<u>44,344,728</u>	<u>51,383,642</u>
Cash at End of Year	<u>56,970,955</u>	<u>26,368,057</u>

ATTACHMENT 1
Page 6 of 6

INVESTMENT REPORT AS AT 31 OCTOBER 2004						
Performance	Amount Invested \$Million	Portfolio Allocation %	Net Returns for Periods ending 31/10/2004			
			1 mth	3mths	6mths	1 year
<i>Cash (0-3 mths time horizon)</i>						
COMMONWEALTH CASH DEPOSIT	4.75%	\$0.00	0.00%			
COMMONWEALTH TERM DEPOSIT	5.42%	\$2.50	4.39%			
COMMONWEALTH TERM DEPOSIT	5.41%	\$2.50	4.39%			
COLONIAL FLOATING RATE NOTE	BBSW+0.28%	\$2.22	3.90%			
COLONIAL FLOATING RATE NOTE	BBSW+0.31%	\$2.03	3.56%			
COMMONWEALTH TERM DEPOSIT	5.41%	\$3.50	6.14%			
ANZ BANK TERM DEPOSIT	5.46%	\$5.00	8.78%			
Indicative 11am Cash Rate				4.75	4.75	4.75
<i>Cash Plus (3 - 12 mths time horizon)</i>						
ANZ CASH PLUS FUND		\$16.23	28.49%	5.22	5.73	5.79
DEUTSCHE CASH PLUS FUND		\$15.40	27.03%	6.33	6.25	6.12
MACQUARIE DIVERSIFIED TREASURY FUND		\$5.06	8.88%	5.50	5.77	5.72
MACQUARIE INCOME PLUS		\$2.53	4.44%	5.76	6.13	6.12
		\$56.97	100.00%			
Council's Cash Plus Portfolio				5.71	5.95	5.90
UBSWA Bank Bill Index				5.51	5.55	5.60
						5.83
						5.53
Performance against Investment Policy	Minimum Credit Rating	Actual Credit Rating		Maximum % of Total Funds	Actual % of Funds	
<i>Cash (0-3 mths time horizon)</i>						
COMMONWEALTH CASH DEPOSIT		A	AAA	50.00%	0.00%	
COMMONWEALTH TERM DEPOSIT	5.42%	A	AAA	50.00%	4.39%	
COMMONWEALTH TERM DEPOSIT	5.41%	A	AAA	50.00%	4.39%	
COLONIAL FLOATING RATE NOTE	BBSW+0.28%	A	AA	50.00%	3.90%	
COLONIAL FLOATING RATE NOTE	BBSW+0.31%	A	AA	50.00%	3.56%	
<i>Cash Plus (3 - 12 mths time horizon)</i>						
ANZ CASH PLUS FUND		A	AA	50.00%	28.49%	
DEUTSCHE CASH PLUS FUND		A	A	40.00%	27.03%	
MACQUARIE DIVERSIFIED TREASURY FUND		A	A	40.00%	8.88%	
MACQUARIE INCOME PLUS		A	A	40.00%	4.44%	



CAPITAL WORKS SUMMARY
FOR THE FOUR MONTHS ENDED 31 OCTOBER 2004

ATTACHMENT 2
Page 1 of 2

2004/2005 CAPITAL WORKS PROGRAMME

WORKS ITEM	Budget 2004/2005	Management Budget 04/05	Actual YTD	Commitment YTD	Total YTD Act & Committed	% Actual & Committed Expended	Comments
REGIONAL INFRASTRUCTURE PROJECTS							
Access & Inclusive Playgrounds	336,625	336,625	-	-	-	0%	Consulting brief for sketch and cost estimates currently being prepared.
Gumblossom Reserve	490,380	490,380	6,000	1,988	7,988	2%	Design of civil and landscape works well advanced. Tenders to be advertised in November 04.
Kingsway Sporting Complex	608,000	607,684	164,337	86,369	250,705	41%	Phase 1 design consultancy complete. Phase 2 preliminary design approaching 85%.
Koondoola Plaza Redevelopment	120,000	120,000	-	-	-	0%	Planning stage.
Quinns Caravan Park	200,000	200,000	-	-	-	0%	Awaiting development approval for the access road. Negotiations continuing on Café' lease
Wanneroo Townsite Redevelopment	2,261,911	2,257,311	60,077	64,375	124,452	6%	Tenders for the Old Civic Centre Refurbishment and Memorial Park advertised on 9 October 04.
Wanneroo Showgrounds	165,000	165,000	-	-	-	0%	Draft Infrastructure Upgrade Plan currently being prepared.
TOTAL REGIONAL INFRASTRUCTURE PROJECTS	4,181,916	4,177,000	230,414	152,732	383,145	9%	
BUILDING WORKS							
Building Minor Works	213,060	217,060	3,782	13,948	17,730	8%	Works proceeding in accordance with the construction program.
District Building Works	3,258,036	3,240,523	656,205	339,625	995,830	31%	Quinns Mindarie Surf Club nearing completion. Public consultation proceeding with Butler Community Centre. Consultancy brief currently being prepared for Girrawheen Community Centre.
Local Building Works	1,619,230	1,861,871	69,228	19,930	89,158	5%	Planning stages for Ridgewood Park changerooms and Carramar Community Centre.
Refurbishments & Restorations	360,364	360,364	165,470	4,730	170,200	47%	Works proceeding in accordance with construction program.
Regional Building Works	2,834,434	2,834,434	1,143,443	262,970	1,406,413	50%	Clarkson Library construction proceeding in accordance with program.
TOTAL BUILDING WORKS	8,285,124	8,514,252	2,038,128	641,204	2,679,331	31%	
ENGINEERING WORKS							
Black Spot Projects	697,079	697,079	182,806	60,462	243,268	35%	Works proceeding in accordance with construction program.
Bus Shelters	78,000	78,000	-	-	-	0%	Tenders were advertised on 23 October 2004 for the supply and installation of bus shelters
Coastal Management	570,000	570,000	5,728	560,424	566,152	99%	Tenders for Quinns Beach Coastal Management works closed on 6 October 2004.
Footpath-Replacement	113,500	113,500	14,278	-	14,278	13%	Works in progress
Foreshore Management	445,000	445,000	-	23,865	23,865	5%	Subject to detailed investigation, planning & design.
Land Acquisition	163,000	154,000	-	-	-	0%	Land requirement drainage for Alexander Drive being prepared
Parking Facilities	361,900	361,900	49,881	-	49,881	14%	Parking facilities programmed for 2005
Pathway Facilities - New	520,126	522,313	75,905	60,836	136,741	26%	Works proceeding in accordance with construction program.
Pedestrian Access Ways	30,000	30,000	-	5,871	5,871	20%	Works in progress.
Road Construction	6,304,299	6,283,467	119,616	35,881	155,497	2%	Hepburn Avenue project delayed due to environmental approvals. Joondalup Drive and Alexander Drive programmed for later in the program.
Road Preservation	2,216,400	2,001,942	779,866	184,738	964,604	48%	Works proceeding in accordance with program. Flynn Drive project well advanced.
Stormwater Drainage Upgrade	240,000	240,000	-	-	-	0%	Planning stage.
Street Lighting	258,470	253,437	3,963	29,535	33,498	13%	Design and quotation stage.
Traffic Management	1,535,800	1,521,007	433,844	75,468	509,207	33%	Works proceeding in accordance with the construction program.
TOTAL ENGINEERING WORKS	13,533,574	13,271,645	1,665,886	1,037,079	2,702,860	20%	



**CAPITAL WORKS SUMMARY
FOR THE FOUR MONTHS ENDED 31 OCTOBER 2004**

**ATTACHMENT 2
Page 2 of 2**

2004/2005 CAPITAL WORKS PROGRAMME

WORKS ITEM	Budget 2004/2005	Management Budget 04/05	Actual YTD	Commitment YTD	Total YTD Act & Committed	% Actual & Committed Expended	Comments
PARKS WORKS							
Conservation Reserve	489,372	566,304	25,548	27,025	52,573	9%	Works proceeding in accordance with the construction program. Aboriginal Heritage Act issues still need to be resolved before works on the Lake Gnarara reserve can proceed.
Golf Course Improvements	240,000	240,000	260	11,497	11,757	5%	Planning and design stage.
Irrigation Systems	145,000	145,000	7,951	1,800	9,751	7%	Design and quotation stage.
Landscaping Works	620,994	731,833	284,463	4,015	288,479	39%	2004 winter works complete. Remaining works programmed for mid 2005.
Parks Furniture	409,500	406,500	79,598	89,269	168,867	42%	Works proceeding in accordance with construction program.
Passive Parks Development	309,000	309,000	15,693	91,234	106,927	35%	Design and documentation phase.
Sports Facilities	2,134,985	2,035,572	117,817	111,596	229,414	11%	Design and documentation phase.
TOTAL PARKS WORKS	4,348,851	4,434,209	531,331	336,437	867,768	20%	
PLANT AND EQUIPMENT - PURCHASES							
Plant Replacement Purchases	2,824,700	2,824,700	157,444	211,809	369,253	13%	Progressing in accordance with Plant Replacement Program
Carry Forward Plant from 2003/04.	2,053,728	2,053,728	1,437,774	370,370	1,808,144	88%	Progressing in accordance with Plant Replacement Program
TOTAL PLANT AND EQUIPMENT PURCHASES	4,878,428	4,878,428	1,595,218	582,179	2,177,397	45%	
PLANT AND EQUIPMENT - SALES							
Plant Sales	(839,050)	(839,050)	(79,003)	-	(79,003)	9%	
Carry Forward Sales	(622,213)	(622,213)	(491,188)	-	(491,188)	79%	
TOTAL PLANT AND EQUIPMENT SALES	(1,461,263)	(1,461,263)	(570,191)	-	(570,191)	39%	
STRATEGIC PROJECTS - CAPITAL							
Strategic Projects	2,378,810	2,374,510	169,795	1,278,694	1,448,489	61%	
Carry Forward 2003/04	489,690	498,640	247,404	31,125	278,529	56%	
TOTAL STRATEGIC PROJECTS - CAPITAL	2,868,500	2,873,150	417,199	1,309,819	1,727,018	60%	
DEVELOPER'S CONTRIBUTIONS							
	30,380,650	30,380,650					
TOTAL CAPITAL WORKS PROGRAMME	67,015,780	67,068,071	5,907,985	4,059,450	9,967,329	15%	

Contracts and Property

CS04-12/04 Badminton Association of WA Inc - Lease Variation

File Ref: P/0031V02
Responsible Officer: Director, Corporate Services
Disclosure of Interest: Nil
Attachments: 1

Moved Cr Treby, Seconded Cr Blencowe

That Council:

- 1. AGREES to the variation to the lease agreement between the City and BAWA to excise that portion of the leased area set aside for the construction of public car parking bays as part of the Kingsway Sporting Complex Master Plan; and**
- 2. AUTHORISES the Mayor and Chief Executive Officer to affix the Common Seal of the City of Wanneroo and to execute a Deed of Variation to Lease, prepared by the City's solicitor at the City's expense, between the City and BAWA.**

CARRIED UNANIMOUSLY

CS05-12/04 Proposed Lease - Koondoola Community Kindergarten Inc - Part Lot 250 Burbridge Avenue, Koondoola

File Ref: P/0046V01
Responsible Officer: Director, Corporate Services
Disclosure of Interest: Nil
Attachments: 1

Moved Cr Treby, Seconded Cr Blencowe

That Council:-

- 1. APPROVES the leasing of portion of the land and buildings at Lot 250 Burbridge Avenue, Koondoola to Koondoola Community Kindergarten Inc for a period of five (5) years commencing 1 January 2005; and**
- 2. AUTHORISES the Mayor and Chief Executive Officer to affix the Common Seal of the City of Wanneroo to and execute the lease between the City and Koondoola Community Kindergarten Inc.**

CARRIED UNANIMOUSLY

CS06-12/04 Proposed Lease of Portion of the Jenolan Way Community Centre to Ngala Inc

File Ref: PA6/0006V01
Responsible Officer: Director, Corporate Services
Disclosure of Interest: Nil
Attachments: 1

Moved Cr Treby, Seconded Cr Blencowe

That Council:-

- 1. APPROVES the leasing of portion of the Jenolan Way Community Centre, Merriwa to Ngala Inc for a period of three (3) years commencing 1 January 2005;**
- 2. AUTHORISES the Mayor and Chief Executive Officer to affix the Common Seal of the City of Wanneroo to and execute the lease between the City and Ngala Inc.**

CARRIED UNANIMOUSLY

Community Development

Community Services

CD01-12/04 Request for a Waiver of Fees

File Ref: S07/057V01
Responsible Officer: Fiona Bentley
Disclosure of Interest: Nil
Attachments: 1

Moved Cr Treby, Seconded Cr Blencowe

That Council APPROVE a donation of \$325.00 to the North Metropolitan Health Service for a waiver of fees for the hire of the large activity room in the Jenolan Way Community Centre for parenting groups until the 30 June 2005.

CARRIED UNANIMOUSLY

Leisure & Library Services

CD02-12/04 'Finding My Place' Grants - Girrawheen and Clarkson Libraries

File Ref: PA11/0003V03
 Responsible Officer: Director, Community Development
 Disclosure of Interest: Nil
 Attachments: Nil

Moved Cr Treby, Seconded Cr Blencowe

That Council:-

1. Pursuant to Section 6.8(1) (b) of the Local Government Act 1995, APPROVES BY ABSOLUTE MAJORITY the expenditure of \$12,000 for the provision of the 'Finding My Place' programmes to be run from Girrawheen and Clarkson Libraries in 2005.
2. NOTES the following budget variation in the 2004/05 financial year to fund the above programme:

GL	From	To	Description
84301.0001.1599	\$12,000		Grant from Department of Education and Training
84301.5625.5131		\$6,000	Programme activities – Girrawheen Library
84301.5430.5131		\$6,000	Programme activities – Clarkson Library

**CARRIED UNANIMOUSLY &
BY ABSOLUTE MAJORITY**

CD03-12/04 Proposed Tennis Court Development at John Moloney Reserve, Marangaroo.

File Ref: PR19/0002V01
Responsible Officer: Director Community Development
Disclosure of Interest: Nil
Attachments: 2

Moved Cr Treby, Seconded Cr Blencowe

That Council:-

- 1. UNDERTAKE investigations into suitable sites, other than John Moloney Park, but within the Alexander Ward for the development of the proposed two court tennis facility.**
- 2. INVESTIGATE the potential public use of the two tennis courts being built as a part of the Rawlinson Primary School development in Marangaroo.**

CARRIED UNANIMOUSLY

CD04-12/04 Shared Heritage Collection

File Ref: PA9/0001V01
Responsible Officer: Director, Community Development
Disclosure of Interest: Nil
Attachment(s): 2

Moved Cr Treby, Seconded Cr Blencowe

That Council:-

- 1. AGREES to establish an officer level Heritage Collections Advisory Group that will advise the Councils on:-**
 - a) Policy drafting**
 - b) Negotiation of possible solution where access arrangements cannot be agreed**
 - c) Recommendations regarding the disposal of items that are jointly owned.**
- 2. ENDORSES the Terms of Reference as per Attachment 2.**

3. **REQUESTS a loan from the Joint Heritage Collection as listed in Attachment 3 and the former Mayoral Chain of the old City of Wanneroo.**
4. **NOTES the Protocol for borrowing items from the jointly owned Heritage Collection as outlined in Attachment 1 to this report.**
5. **APPOINTS BY ABSOLUTE MAJORITY the Chief Executive Officer and the City's Heritage Officer to the Heritage Collections Advisory Group.**

**CARRIED UNANIMOUSLY &
BY ABSOLUTE MAJORITY**

Heritage Collections
Protocols for items held in the Heritage Collections
jointly owned by
the Cities of Joondalup and Wanneroo

ATTACHMENT 1
PAGE 1 OF 2

Background :

Following the abolition of the former City of Wanneroo at 30 June 1998, the Joint Commissioners of the interim body determined at a meeting on 7 December 1999 that the report referring to the Heritage Collections be accepted. This meant that :

- The Heritage Collections of the former City of Wanneroo are a regional resource.
- The Heritage Collections be jointly owned by the City of Joondalup and the new city of Wanneroo as tenants in common in equal shares.

Definitions :

From the report considered by the Joint Commissioners at the 7 December 1999 meeting :

- The 'Heritage Collection' means the local studies collection together with the collections of memorabilia and artefacts, owned prior to the division of the two cities in 1999.
- The Cities of Wanneroo and Joondalup agreed that the 'Local Studies Collection' includes memorabilia displayed by the former City of Wanneroo.
- The 'Artefacts' collection includes those artefacts held at various locations, including Gloucester Lodge, Cockman House and Buckingham House all of which are in the district of the new City of Wanneroo.
- Artefacts, memorabilia and other items acquired by the two Cities individually since 1999 are not subject to this protocol.

Financial and Custodial Responsibilities :

The City of Wanneroo is charged with the care, control and maintenance of the Artefact collection.

The City of Joondalup is charged with the care, control and maintenance of the Local Studies collection.

Loan of Items :

Both parties are entitled to borrow items for display.

- The permanent display of certain objects could be detrimental to their conservation and so loans would be alternated with appropriate conservation storage.
- At all times the safety, protection and preservation of items will govern access.
- The home base would be as determined previously by the Commissioners and so appropriate conservation storage is to continue to be provided by the managing authority.
- Loans will be facilitated through the joint Heritage Collection Advisory Group and will ensure free and equitable access.
- The borrowing body should provide appropriate storage, care and protection of the items loaned and cover extra costs incurred.

**ATTACHMENT 1
PAGE 2 OF 2**

- A standard loan form (as for loans to other agencies) that specifies any conditions of a loan and that must be signed is to be used.
- Conditions are to relate to the protection of the items in the collection, eg display conditions, length of the loan, insurance and movement of items.
- The wellbeing of the items is to be the only criteria to limit access unless the item is an integral part of a display by the custodial agency.
- Every endeavour is to be made to satisfy requests for the loan of items, made by the non-custodial agency.

Recognition of Items :

All items jointly owned by the two Cities pre-1999 are to be identified as such where possible. For example :

- Signage on external buildings where commonly-owned items are housed.
- Agreed individual artefacts and memorabilia on display to have acknowledgement on signage of joint ownership.
- Publications featuring photographs, memorabilia on display to have acknowledgement on signage of joint ownership.
- Commercial use by outside parties should include acknowledgement.
- Guidelines of appropriate use to be developed and overseen by the Heritage Collection Advisory Committee.

Implementation of recognition will occur progressively over a two year period.

Dispute Resolution

The Heritage Collection Advisory Group will be responsible for any dispute resolution over borrowing of items by non-custodial partner.

Administration

The Heritage Collection Advisory Group will be responsible for the administration of the loans and will meet as required to ensure that operational issues are addressed at officer level.

Jointly owned items to be removed from the register must be approved by both Councils.

Media and Publicity

Acknowledgement to be made where appropriate in any media or publicity featuring items jointly owned by the two Cities.

Terms of Reference**ATTACHMENT 2
PAGE 1 OF 2****Introduction**

This committee is established under the powers given in Section 5.8 of the Local Government Act 1995, the committee to be known as the Heritage Collections Advisory Group (the “Committee”).

The Cities of Wanneroo and Joondalup appoint to the Committee those persons whose names appear in Section 4.0 below. Membership of the Committee shall, unless otherwise specified, be for a term ceasing on the first Saturday in May in the year that the City’s local government elections are held, after which time the Council may appoint members for a further term.

Name

The name of the Committee is the Heritage Collections Advisory Group.

Objectives:-

- Recommend a policy to Council in relation to the access arrangements between the Cities of Wanneroo and Joondalup pertaining to the jointly owned heritage collections.
- Negotiate solutions where access arrangements between the two cities cannot be agreed.
- Make recommendations to Council on the disposal of items that are jointly owned.

Tasks:-

To make recommendations on the following:

- Policy development
- Collection development
- Dispute resolution
- Acquisition standards
- Access arrangements between the two cities.

Membership

Council Officers: Chief Executive Officer, City of Wanneroo or nominee
Chief Executive Officer, City of Joondalup or nominee
Heritage Officer, City of Wanneroo
Manager Libraries & Information Services – City of Joondalup

**ATTACHMENT 2
PAGE 2 OF 2****Presiding Member**

The Committee shall appoint a Presiding Member and Deputy Presiding Member to conduct its business. The Presiding Member shall ensure that minutes of the proceedings are kept.

Meetings

- a) The Committee shall meet as required.
- b) Notice of meetings including an agenda shall be given to members at least 3 days prior to each meeting.
- c) The Presiding Member shall ensure that detailed minutes of all meetings are kept and shall, not later than 5 days after each meeting provide the members and Council with a copy of such minutes.
- d) The Committee is not a decision-making forum and is therefore not open to members of the public.

Quorum

Quorum for a meeting shall be at least 50% of the number of officers from each of the Cities of Wanneroo and Joondalup, whether vacant or not. A decision of the Committee does not have effect unless it has been made by a simple majority.

Delegated Powers

The Committee has no specific powers under the Local Government Act and is to advise and make recommendations to the Cities only.

Termination of Committee

Termination of the Committee shall be:

- a) in accordance with the Local Government Act 1995; or
- b) at the direction of Council.

Officer(s) responsible for Management of Committee

Director Community Development, City of Wanneroo.

ATTACHMENT 3

Proposed Loan from the Joint Heritage Collection of Sister City Memorabilia

Etching	Sinagra – Etching Medieval Castle
Certificate	Sinagra – Certificate of Sister City Relationship 1987
Agreement	Sinagra – Sister City Agreement
Certificate	Certificate 1992
Document	Kastoria, Greece. Document Sister City of Wanneroo
Plaque	Kastoria, Plaque. Mayor
Agreement	Kastoria Sister City Agreement 1992
Plaque	Kastoria, Momento Plaque in case 1991
Certificate	Sinagra, Certificate
Costumes	Three Greek costumes

CD05-12/04 Wanneroo Library Relocation

File Ref: PA11/0002V01
Responsible Officer: Director Community Development
Disclosure of Interest: Nil
Attachments: 2

Recommendation

That Council:

1. NOTES that the following Elected Members support a motion to revoke a decision made on 06 April 2004:

- a) Cr _____
- b) Cr _____
- c) Cr _____
- d) Cr _____
- e) Cr _____

2. REVOKES BY ABSOLUTE MAJORITY the decision of Council made at the Ordinary Council Meeting on the 6 April 2004 as detailed below:

“That Council APPROVES BY AN ABSOLUTE MAJORITY the temporary relocation of the Wanneroo Library into the Wanneroo Central Shopping Centre on a limited service basis for a period of approximately four (4) months with the relocation costs estimated at \$15,000 being funded from the Wanneroo Townsite Reserve.”

3. NOTES that the Wanneroo Library will not proceed with a temporary relocation to premises in the Wanneroo Shopping Centre.

4. APPROVES of the relocation of the Wanneroo Library into premises located at 10 Rocca Way, Wanneroo, until such time as the proposed Wanneroo Regional Museum, Library and Exhibition Centre is constructed.

5. AUTHORISES the Chief Executive Officer to negotiate a lease agreement with the owners of Lot 10 Rocca Way, Wanneroo, for the purpose of relocating the Wanneroo Library.

6. NOTES that other staff to be relocated to 10 Rocca Way, Wanneroo, will include Heritage Services and Arts and Cultural Services.

7. NOTES the anticipated costs for relocation of the Wanneroo Library to 10 Rocca Way, Wanneroo, amount to \$99,000.

8. NOTES the following budget variation to transfer funds from the Clarkson Library Construction account to enable the relocation of the Wanneroo Library to 10 Rocca Way, Wanneroo.

EXPENDITURE

Amount	From Cost Code	To Cost Code	Description
\$100,000	Project 815032		Clarkson Library –Completion of construction
\$100,000		Project 815035	Wanneroo Library Relocation to 10 Rocca Way Wanneroo

9. NOTES the following budget variation to transfer funds to the Wanneroo Library account for lease rental until 30 June 2005.

Amount	From Cost Code	To Cost Code	Description
\$12,100	84301.0001.4240		Contract Staff
\$9,163	84301.0001.4230		External Contract Staff
\$2,500	84301.0001.4601		Purchase of Trading Stock
\$2,000	84301.5625.4531		Purchase of Office Equipment
\$1,637	84301.1001.4810		Newspapers, Publications and Brochures
\$1,000	84301.5430.5131		Programming Activities
\$600	84301.1001.3770		Interpreter and Translation Services
\$25,000		94301.7103.3630	Wanneroo Library Rental/Hire of Accommodation

10. NOTES that the annual rental for 10 Rocca Way Wanneroo will be added to the annual operating for the Wanneroo Library

MOTION LAPSED

**(DUE TO NOT RECEIVING SUPPORT TO REVOKE COUNCIL'S DECISION
TAKEN ON 06 APRIL 2004)**

CD06-12/04 Wanneroo Regional Museum/Library and Exhibition Centre

File Ref: SP/0020V01
 Responsible Officer: Director, Community Development
 Disclosure of Interest: Nil
 Attachment(s): Nil

Moved Cr Newton, Seconded Cr Monks

That Council ENDORSES the preparation of a concept plan and preliminary costs estimates for a library, regional museum and exhibition centre on Lot 506 in the Wanneroo Town Centre.

CARRIED UNANIMOUSLY

CD07-12/04 Yanchep Surf Life Saving Club and Coastal Management Services

File Ref: S25/0057V01
Responsible Officer: Director Community Development
Disclosure of Interest: Nil
Attachments: 4

Moved Cr Newton, Seconded Cr Monks**That Council:-**

- 1. NOTES the Yanchep Surf Life Saving Club and Coastal Management Services Report as prepared by Arbor Vitae and as recommended by the Yanchep Surf Life Saving Club Relocation Reference Groups.**
- 2. NOTES the preferred option for the permanent location of the Yanchep Surf Life Saving Club as recommended in the Arbor Vitae report and supported by the Yanchep Surf Life Saving Club Relocation Project Reference Group is on the fore dune adjacent to Club Capricorn as depicted in Attachment 2.**
- 3. REFERS the Arbor Vitae report together with the recommendations of the Yanchep Surf Life Saving Club Relocation Project Reference Group for consideration in the Yanchep Foreshore Management Plan currently being prepared in consultation with the Capricorn Village Joint Venture.**
- 4. NOTES that further discussions will be entered into with the Yanchep Surf Life Saving Club and the Capricorn Village Joint Venture to determine cost effective short term solutions for additional support infrastructure.**

CARRIED UNANIMOUSLY

Site A: The Groyne

ATTACHMENT 2
PAGE 1 OF 2

SITE A



Site B: Ridge
SITE B



CD08-12/04 Yanchep Two Rocks Library Communication Connection

File Ref: PA11/0004V01
 Responsible Officer: Director Community Development
 Disclosure of Interest: Nil
 Attachments: Nil

Moved Cr Newton, Seconded Cr Monks

That Council:-

- 1. Pursuant to Section 6.8 (1) (b) of the Local Government Act 1995, APPROVE BY ABSOLUTE MAJORITY the expenditure of \$50 000 for the provision of a communication link to the Yanchep/Two Rocks Library.**
- 2. NOTES the following budget variation in the 2004/05 financial year to fund the above program.**

GL	From	To	Description
84301.6390.1699	\$50 000		Grant from the Department of Local Government & Regional Development
84301.6930.8721		\$50 000	Supply and Installation of Microwave link to Yanchep/Two Rocks Library

**CARRIED UNANIMOUSLY &
BY ABSOLUTE MAJORITY**

Ranger & Safety Services

CD09-12/04 Annual Donation - Ruby Benjamin Animal Foundation Inc.

File Ref: S25/002V01
Responsible Officer: Director Community Development
Disclosure of Interest: Nil
Attachment(s): Nil

Moved Cr Newton, Seconded Cr Monks

That Council:-

1. **APPROVES** a donation of \$3000.00 from account 82301-0001-4402 (Ranger and Safety Services Administration-Donations) to the Ruby Benjamin Animal Foundation (conditional upon the Foundation acquitting the funds and providing an annual summary of service to the City), which will support the provision of pet sterilisation services for low income and disadvantaged families across the City of Wanneroo.
2. **GIVES NOTICE** that the Ruby Benjamin Foundation will be required to vacate their premises at 935 Wanneroo Road no later than 30 June 2005.

CARRIED UNANIMOUSLY

CD10-12/04 Applications to Keep More Than Two Dogs - Various Addresses

File Ref: P11/1186V01, P19/1349V01, P12/0059V01,
P20/0143V01, P34/2121V01
Responsible Officer: Director Community Development
Disclosure of Interest: Nil

Moved Cr Newton, Seconded Cr Monks

That Council:-

1. **GRANTS** an exemption to the City of Wanneroo Animal Local Laws 1999 made under Section 26(3) of the Dog Act 1976 to keep three dogs at the following listed properties subject to the specified conditions:

- 62 Amberton Avenue, Girrawheen
- 11 Degree Court, Marangaroo
- 250 Badgerup Road, Gnangara
- 31 Wells Street, Mariginiup
- 48 Shillington Way, Wanneroo

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

CARRIED UNANIMOUSLY

Chief Executive Office

CE01-12/04 Appointment of Acting Chief Executive Officer

File Ref: S24/0023V01
Responsible Officer: Chief Executive Officer
Disclosure of Interest: Nil
Attachment(s): Nil

Moved Cr Newton, Seconded Cr Monks

That Council APPOINT the Director Community Development, Fiona Bentley to the position of Acting Chief Executive Officer for the period 25 December 2004 to the 16 January 2005.

CARRIED UNANIMOUSLY

CE02-12/04 Delegation of Authority over the Council Recess

File Ref: S09/0126
Responsible Officer: Chief Executive Officer
Disclosure of Interest: Nil

Moved Cr Newton, Seconded Cr Monks

That Council by ABSOLUTE MAJORITY:-

1. **DELEGATE to the Chief Executive Officer the power to make decisions on behalf of the local government with the exemption of those powers or decisions that are detailed in *Section 5.43 of the Local Government Act 1995*, commencing on 14 December 2004 and concluding on 01 February 2005. The delegation is subject to any decisions being made by agreement with the Mayor (or his nominee) and a report on those decisions being provided to Council at the conclusion of the delegation period.**

2. **DELEGATE to the Chief Executive Officer the authority to award and reject tenders in accordance with the Local Government (Functions & General) Regulations 1996 to a maximum value of \$300,000 for the period commencing on 14 December 2004 and concluding on 01 February 2005. At completion of this period the delegation will return to a maximum value of \$100,000.**

**CARRIED UNANIMOUSLY &
BY ABSOLUTE MAJORITY**

Procedural Motion

Moved Cr Treby, Seconded Cr Stewart

That Item CE03-12/04 be withdrawn from the open agenda and moved to Item 11 – Confidential Section for discussion under the terms of the Local Government Act 1995 Section 5.23 (2) as it relates to a staff matter.

CARRIED UNANIMOUSLY

CE03-12/04 Proposal for Establishment of a Governance and Strategy Directorate

This matter was considered at Item 11 under the Confidential Section.

Strategic & Executive Services

CE04-12/04 Acquisition and Use of Products Sourced from James Hardie Industries Limited

File Ref:	S21/0012
Responsible Officer:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachment(s):	Nil

Moved Cr Cvitan, Seconded Cr Blencowe

That the City of Wanneroo and its Contractors are encouraged to review products available from the competitors of James Hardie Industries and to include, as part of their criteria of choice:

- (a) the relative corporate reputations of those suppliers; and
- (b) the relative acceptance of those suppliers in delivering secure occupational health and safety outcomes (for victims of industrial injury).

CARRIED UNANIMOUSLY

CE05-12/04 City of Wanneroo After Hours Call Service

File Ref: S07/0005V01
 Responsible Officer: Director, Community Development
 Disclosure of Interest: Nil
 Attachments: 1

Moved Cr Cvitan, Seconded Cr Blencowe

That Council:

1. Pursuant to section 6.8 (1) (b) of the Local Government Act 1995, **APPROVE BY ABSOLUTE MAJORITY** the expenditure of \$11,911 associated with the engagement of Insight to undertake the City's After Hours Contact Service for an initial period of twelve months; and
2. **NOTES** the following budget variation in the 2004/2005 financial year to fund the above program.

GL	To	From	Description
82301-0001-3001		\$11,911	Ranger Services Salaries
05401-0001-4230	\$11,911		External Contract Services Customer Services

**CARRIED UNANIMOUSLY &
BY ABSOLUTE MAJORITY**

CE06-12/04 Amendment to Instrument of Delegation: Disposal of Property

File Ref: S09/00056
 Responsible Officer: Chief Executive Officer
 Disclosure of Interest: Nil

Moved Cr Cvitan, Seconded Cr Blencowe

That Council BY ABSOLUTE MAJORITY DELEGATE to the Chief Executive Officer the authority to dispose of local government property in accordance with Section 30 (2) (a) to a maximum value of \$5,000 as detailed below:

13. DISPOSING OF PROPERTY

Function to be performed: A local government may dispose of property to the highest bidder at public auction, public tender or by private treaty.

Power or Duty Assigned: Local Government

Power to Delegate: Yes

Delegation Recommended: Yes, limit to \$5,000 for property Including the deposition of land to the value of \$5,000 in accordance with Section 30 (2) (a) and 30 (c) of the Local Government (Functions and General) Regulations 1996.

Delegation to: Chief Executive Officer

Chief Executive Officer delegates to: Director Corporate Services - \$5,000
 Manager Contracts and Property - \$1,000

Reference: *Section 3.58 Local Government Act 1995 & the Local Government (Functions and General) Regulations 1996 Clause 30.*

**CARRIED UNANIMOUSLY &
 BY ABSOLUTE MAJORITY**

Cr Stewart declared a financial interest in Item CEO7-12/04 as he is the President of the Wanneroo Cricket Association and receives an honorarium and left the Chamber at 8.29pm.

CE07-12/04 Community Funding Allocations - October 2004 Round

File Ref: S17/0102V01
Responsible Officer: Chief Executive Officer
Disclosure of Interest: Nil
Attachments: 1

Moved Cr Hughes, Seconded Cr Steffens

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, 30 November 2004, as indicated below:-

- a) **ENDORSES funding of \$2,500.00 to the Aboriginal International Friendship Foundation Inc T/A PGT Enterprises to support the preparation of a business plan for the Program for Parolees Economic Development in conjunction with Council's Economic Development Services.**
- b) **DOES NOT SUPPORT funding via Community Development Funding to the Ashdale Gardens Residents Association Inc for the Ashdale Gardens Shade for the Sun project as it does not meet the guidelines, however LIST the amount of \$4,600.00 for consideration as a budget item for 2005/2006.**
- c) **DOES NOT SUPPORT funding via Community Development Funding to the Canine Association of WA Inc for the Canine Good Companions Program.**
- d) **ENDORSES funding of \$3,040.00 to the Girrawheen-Koondoola Senior Citizens Club Inc to support the purchase of a new nine foot pool table on the condition that the current eight foot pool table is donated to the Hainsworth Youth Centre free of charge.**
- e) **DOES NOT SUPPORT funding via Community Development Funding to the King's Way Perth WA Inc for the "On Becoming Childwise" Parenting Course.**
- f) **DOES NOT SUPPORT funding via Community Development Funding to the Koondoola Community Kindergarten for the erection of shade sails, however LIST the amount of \$1,000.00 for consideration as a budget item for 2005/2006.**
- g) **ENDORSES funding of \$500.00 to the Merriwa Mudlarks to support the Mudlarks Sausage Sizzle.**
- h) **ENDORSES funding of \$600.00 to Mofflyn House – Merriwa to support a community vegetable garden project.**
- i) **DOES NOT SUPPORT funding via Community Development Funding to the North Metropolitan Community Drugs Service Team for the Healthy Alternatives to Drug Use Calendar Art Project.**

- j) **DOES NOT SUPPORT funding via Community Development Funding to the Perth Accordion Orchestra Inc for a CD Project.**
- k) **ENDORSES funding of \$1,300.00 to the Quinns Rocks RSL Sub Branch to support Vietnam Day and Remembrance Day 2005.**
- l) **DOES NOT SUPPORT funding via Community Development Funding to RAAFA Inc for a Sensory Garden.**
- m) **DOES NOT SUPPORT funding via Community Development Funding to the South Sudan Community Association of WA to support the South Sudanese Youth Development Project, however this group are eligible for free use of the Hainsworth Recreation Centre under Councils Fees and Charges Policy.**
- n) **DOES NOT SUPPORT funding via Community Development Funding to St Mark and St George Coptic Orthodox Church for a Sunday School Camp.**
- o) **DOES NOT SUPPORT funding via Community Development Funding to the Sun City Access Centre for the Y2R Enterprise Hubs.**
- p) **ENDORSES funding of \$2,500.00 to the Sunshine Children's to support the Club J Easter Camp 2005 on the condition of proof of adequate public liability insurance.**
- q) **DOES NOT SUPPORT funding via Community Development Funding to The Nicholson Library Committee – Cambrai Veteran's Memorial Village for funding for large print books.**
- r) **DOES NOT SUPPORT funding via Community Development Funding to the Yanchep Two Rocks Arts and Craft Group for a jewellery workshop.**
- s) **ENDORSES funding of \$1,397.70 to the Alexander Heights Senior Citizens Club Inc support a 10th Anniversary Luncheon.**
- t) **ENDORSES funding of \$1,316.50 to the Irene McCormack Catholic College Parent Council Inc to support the Brighton Easter Fair and Rally on the condition of proof of adequate public liability insurance.**
- u) **ENDORSES funding of \$450.00 to Kingsway Little Athletics Centre Inc to support the City of Wanneroo Twilight Field Relay Challenge.**
- v) **DOES NOT SUPPORT funding via Community Event Sponsorship to the Lakes Christian Life Centre for the "Impact" Lakes Kids Camp 2005.**
- w) **ENDORSES funding of \$770.00 to the Macquarie Heights and Neighbours Community Association Inc to support an Advanced Dog Obedience for Beginners class on the condition of proof of adequate public liability insurance and the submission and subsequent approval of an Event Approval Form with the City.**

- x) **ENDORSES funding of \$500.00 to the Quinns Rocks Cricket Club to support a Day/Night Cricket Match to be held on 15 January 2005 on the condition of proof of adequate public liability insurance specifically noting this event.**
- y) **DOES NOT SUPPORT funding via Community Event Sponsorship to St Mark and St George Coptic Orthodox Church for a church fete.**
- z) **DOES NOT SUPPORT funding via Community Event Sponsorship to Swan and Flippers Inc for The Big Sing.**
- aa) **ENDORSES funding of \$500.00 to The Arts and Cultural Centre of Two Rocks Yanchep Association Inc to support the Variety Show June 2005 on the condition of proof of adequate public liability insurance.**
- bb) **DOES NOT SUPPORT funding via Community Event Sponsorship to the Two Rocks Yanchep Region Environment Group for the Oldham Bush Fair.**
- cc) **ENDORSES funding of \$1,830.00 to the West Coast Cricket Club Inc to support the Combined Metal Industries Annual Day/Night Cricket Match to be held on 8 January 2005.**
- dd) **ENDORSES funding of \$2,000.00 to the Yanchep District High School P & C Committee to support the Yanchep District High School 30 Years – Mucky Duck Bush Band to be held on 18 February 2005 on the condition that details of how the City’s contribution will be acknowledged be submitted to the City to the satisfaction of the Chief Executive Officer.**
- ee) **ENDORSS funding to a maximum of \$5,000.00 to the Rawlinson Primary School P & C Association to support the Rawlinson Primary School Open Day to be held on 26 January 2004 on the condition of proof of incorporation and adequate public liability insurance and the presentation of a budget to the satisfaction of the Chief Executive Officer.**

CARRIED UNANIMOUSLY

Cr Stewart returned to the chamber at 8.29pm.

Cr McNamara left the chamber at 8.29pm.

ATTACHMENT 1
Page 1 of 11

Application Number	1
Applicant	Aboriginal International Friendship Foundation Inc T/A PGT Enterprises
Project Summary	Department of Justice Program for parolees - Business Plan
Project Location	26 Drake Street, Osborne Park
Date	December 2004 - June 2005
Amount Requested	\$5,000.00
Working Party Assessment	Supported
Recommendation	Funding BE APPROVED: \$2,500.00
Conditions and/or Comments (if applicable)	In conjunction with Economic Development Services

Application Number	2
Applicant	Ashdale Gardens Residents Association Incorporated
Project Summary	Ashdale Gardens Shade for the Sun
Project Location	Four Season Park, Monaghan Circle, Darch
Date	February - March 2005
Amount Requested	\$4,600.00
Working Party Assessment	Not supported
Recommendation	Funding NOT BE APPROVED: \$0.00
Conditions and/or Comments (if applicable)	To be listed for consideration in the 2005/2006 budget

Application Number	3
Applicant	Canine Association of WA Inc
Project Summary	Canine Good Companions Program
Project Location	Lexcen Park, Ocean Reef
Date	To be confirmed
Amount Requested	\$1,500.00
Working Party Assessment	Not supported
Recommendation	Funding NOT BE APPROVED: \$0.00
Conditions and/or Comments (if applicable)	

ATTACHMENT 1
Page 2 of 11

Application Number	4
Applicant	Girrawheen-Koondoola Senior Citizens Club Inc
Project Summary	Purchase of a new 9' pool table
Project Location	Girrawheen-Koondoola Senior Citizens Club
Date	Once funding is available
Amount Requested	\$3,040.00
Working Party Assessment	Supported
Recommendation	Funding BE APPROVED: \$3,040.00
Conditions and/or Comments (if applicable)	Conditional of the old eight foot table being donation to the Hainsworth Youth Centre

Application Number	5
Applicant	King's Way Perth WA Inc
Project Summary	"On Becoming Childwise" Parenting Course
Project Location	Warradale Hall, Landsdale Gardens
Date	26 April - 28 June 2005
Amount Requested	\$636.00
Working Party Assessment	Not supported
Recommendation	Funding NOT BE APPROVED: \$0.00
Conditions and/or Comments (if applicable)	

Application Number	6
Applicant	Koondoola Community Kindergarten
Project Summary	Erection of shade sails
Project Location	Koondoola Community Kindergarten
Date	January 2005
Amount Requested	\$1,000.00
Working Party Assessment	Not supported
Recommendation	Funding NOT BE APPROVED: \$0.00
Conditions and/or Comments (if applicable)	To be listed for consideration in the 2005/2006 budget

ATTACHMENT 1
Page 3 of 11

Application Number	7
Applicant	Merriwa Mudlarks
Project Summary	Mudlarks Sausage Sizzles
Project Location	19 Hughie Edwards Drive, Merriwa
Date	During 2004/2005
Amount Requested	\$500.00
Working Party Assessment	Supported
Recommendation	Funding BE APPROVED: \$500.00
Conditions and/or Comments (if applicable)	

Application Number	8
Applicant	Mofflyn House
Project Summary	Community Vegetable Garden
Project Location	Mofflyn House, Merriwa
Date	Once funding is available
Amount Requested	\$600.00
Working Party Assessment	Supported
Recommendation	Funding BE APPROVED: \$600.00
Conditions and/or Comments (if applicable)	

Application Number	9
Applicant	North Metro Community Drugs Service Team
Project Summary	Healthy Alternatives to Drug Use Calendar Art Project
Project Location	City of Wanneroo secondary schools
Date	February - November 2005
Amount Requested	\$3,000.00
Working Party Assessment	Not supported
Recommendation	Funding NOT BE APPROVED: \$0.00
Conditions and/or Comments (if applicable)	

ATTACHMENT 1
Page 4 of 11

Application Number	10
Applicant	Perth Accordion Orchestra Inc
Project Summary	CD Project
Project Location	To be confirmed
Date	February - May 2005
Amount Requested	\$2,000.00
Working Party Assessment	Not supported
Recommendation	Funding NOT BE APPROVED: \$0.00
Conditions and/or Comments (if applicable)	

Application Number	11
Applicant	Quinns Rocks RSL Sub Branch
Project Summary	Vietnam Day and Remembrance Day 2005
Project Location	Quinns Rocks Sports Club
Date	18 August and 11 November 2005
Amount Requested	\$1,300.00
Working Party Assessment	Supported
Recommendation	Funding BE APPROVED: \$1,300.00
Conditions and/or Comments (if applicable)	

Application Number	12
Applicant	RAAFA Inc
Project Summary	Sensory Garden
Project Location	Gardens of the Karri Lodge and Tuart Lodge RAAFA Estate, Merriwa
Date	January 2005
Amount Requested	\$1,677.00
Working Party Assessment	Not supported
Recommendation	Funding NOT BE APPROVED: \$0.00
Conditions and/or Comments (if applicable)	

ATTACHMENT 1
Page 5 of 11

Application Number	13
Applicant	South Sudan Community Association of WA Inc
Project Summary	South Sudanese Youth Development Project
Project Location	Hainsworth Recreation Centre
Date	15 January - 15 June 2005
Amount Requested	\$7,556.00
Working Party Assessment	Not supported
Recommendation	Funding NOT BE APPROVED: \$0.00
Conditions and/or Comments (if applicable)	Applicant is eligible for free use under the Fees and Charges Policy as the program involves juniors

Application Number	14
Applicant	St Mark and St George Coptic Orthodox Church
Project Summary	Sunday School Camp
Project Location	Ern Halliday Recreation Camp Site
Date	10 - 12 January 2005
Amount Requested	\$2,885.00
Working Party Assessment	Not supported
Recommendation	Funding NOT BE APPROVED: \$0.00
Conditions and/or Comments (if applicable)	

Application Number	15
Applicant	Sun City Access Centre Inc
Project Summary	Y2R Enterprise Hubs
Project Location	Sun City Access Centre in Two Rocks and a suitable venue to be confirmed in Yanchep
Date	January - June 2005
Amount Requested	\$3,300.00
Working Party Assessment	Not supported
Recommendation	Funding NOT BE APPROVED: \$0.00
Conditions and/or Comments (if applicable)	

ATTACHMENT 1
Page 6 of 11

Application Number	16
Applicant	Sunshine Children's Ministry
Project Summary	Club J Easter Camp
Project Location	Point Peron Crippled Children's Camp
Date	25 March - 28 March 2005
Amount Requested	\$2,500.00
Working Party Assessment	Supported
Recommendation	Funding BE APPROVED: \$2,500.00
Conditions and/or Comments (if applicable)	Condition of proof of adequate public liability insurance

Application Number	17
Applicant	The Nicholson Library Committee - Cambrai Veteran's Memorial Village
Project Summary	Funding for Large Print Books
Project Location	The Nicholson Library - Cambrai Memorial Village
Date	As soon as funding is available
Amount Requested	\$5,000.00
Working Party Assessment	Not supported
Recommendation	Funding NOT BE APPROVED: \$0.00
Conditions and/or Comments (if applicable)	

Application Number	18
Applicant	Yanchep Two Rocks Arts & Craft Group
Project Summary	Jewellery Workshop
Project Location	Phil Renkin Centre, Two Rocks
Date	June - September 2005
Amount Requested	\$605.00
Working Party Assessment	Not supported
Recommendation	Funding NOT BE APPROVED: \$0.00
Conditions and/or Comments (if applicable)	

ATTACHMENT 1
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Application Number	19
Applicant	Alexander Heights Senior Citizens Club Inc
Event Summary	10th Anniversary Luncheon
Event Location	Alexander Heights Community Hall
Date	24 March 2005
Amount Requested	\$1,397.70
Working Party Assessment	Supported
Recommendation	Funding BE APPROVED: \$1,397.70
Conditions and/or Comments (if applicable)	

Application Number	20
Applicant	Irene McCormack Catholic College Parent Council Inc
Event Summary	Brighton Easter Fair and Rally
Event Location	Lakeside Park, Butler
Date	20 March 2005
Amount Requested	\$1,316.50
Working Party Assessment	Supported
Recommendation	Funding BE APPROVED: \$1,316.50
Conditions and/or Comments (if applicable)	Conditional of proof of adequate public liability insurance

Application Number	21
Applicant	Kingsway Little Athletics Centre Inc
Event Summary	City of Wanneroo Twilight Field Relay Challenge
Event Location	Kingsway Football Oval, Kingsway
Date	17 November 2004
Amount Requested	\$450.00
Working Party Assessment	Supported
Recommendation	Funding BE APPROVED: \$450.00
Conditions and/or Comments (if applicable)	Group to be advised that the March round is more appropriate for them to apply to.

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Application Number	22
Applicant	Lakes Christian Life Centre
Event Summary	"Impact" Lakes Kids Camp 2005
Event Location	Ern Halliday recreation camp, Hillarys
Date	11 - 13 April 2005
Amount Requested	\$2,500.00
Working Party Assessment	Not supported
Recommendation	Funding NOT BE APPROVED: \$0.00
Conditions and/or Comments (if applicable)	

Application Number	23
Applicant	Macquarie Heights & Neighbours Community Association Inc
Event Summary	Advanced Dog Obedience for Beginners
Event Location	Bembridge Park, Hocking
Date	To be confirmed
Amount Requested	\$770.00
Working Party Assessment	Supported
Recommendation	Funding BE APPROVED: \$770.00
Conditions and/or Comments (if applicable)	Conditional of proof of adequate public liability insurance and the submission and subsequent approval of an Event Approval Form with the City

Application Number	24
Applicant	Quinns Rocks Cricket Club
Event Summary	Day/Night Cricket Match
Event Location	Ridgewood Oval
Date	15 January 2005
Amount Requested	\$500.00
Working Party Assessment	Supported
Recommendation	Funding BE APPROVED: \$500.00
Conditions and/or Comments (if applicable)	Conditional of proof of adequate public liability insurance specifically noting this event

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Application Number	25
Applicant	St Mark and St George Coptic Orthodox Church
Event Summary	Church Fete
Event Location	To be confirmed
Date	March 2005
Amount Requested	\$1,707.70
Working Party Assessment	Not supported
Recommendation	Funding NOT BE APPROVED: \$0.00
Conditions and/or Comments (if applicable)	

Application Number	26
Applicant	Swan and Flippers Inc
Event Summary	The Big Sing
Event Location	Schools within the City of Wanneroo
Date	Term 1 - Term 3 2005
Amount Requested	\$1,760.00
Working Party Assessment	Not supported
Recommendation	Funding NOT BE APPROVED: \$0.00
Conditions and/or Comments (if applicable)	

Application Number	27
Applicant	The Arts & Cultural Centre of Two Rocks Yanchep Association Inc
Event Summary	Variety Show June 2005
Event Location	Phil Renkin Centre, Two Rocks
Date	To be confirmed
Amount Requested	\$2,061.50
Working Party Assessment	Supported
Recommendation	Funding BE APPROVED: \$500.00
Conditions and/or Comments (if applicable)	Conditional of proof of adequate public liability insurance

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Application Number	28
Applicant	Two Rocks Yanchep Region Environment Group
Event Summary	Oldham Bush Fair
Event Location	Oldham Reserve, Yanchep
Date	4 June 2005
Amount Requested	\$4,440.00
Working Party Assessment	Not supported
Recommendation	Funding NOT BE APPROVED: \$0.00
Conditions and/or Comments (if applicable)	

Application Number	29
Applicant	West Coast Cricket Club Inc
Event Summary	Combined Metal Industries Annual Day - Night Cricket Match
Event Location	John Moloney Reserve, Marangaroo
Date	8 January 2005
Amount Requested	\$1,830.00
Working Party Assessment	Supported
Recommendation	Funding BE APPROVED: \$1,830.00
Conditions and/or Comments (if applicable)	

Application Number	30
Applicant	Yanchep District High School P & C Committee
Event Summary	Yanchep District High School 30 Years - Mucky Duck Bush Band Band
Event Location	Yanchep District High School Oval
Date	18 February 2005
Amount Requested	\$2,899
Working Party Assessment	Supported
Recommendation	Funding BE APPROVED up to\$5,000.00
Conditions and/or Comments (if applicable)	Conditional on details of how the City will be acknowledged be submitted to the City to the satisfaction of the Chief Executive Officer

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Application Number	31
Applicant	Rawlinson Primary School P & C Association
Event Summary	Rawlinson Primary School Open Day
Event Location	Rawlinson Primary School
Date	26 January 2005
Amount Requested	\$5,000.00
Working Party Assessment	Supported
Recommendation	Funding BE APPROVED up to: \$5,000.00
Conditions and/or Comments (if applicable)	Conditional of proof of adequate public liability insurance, proof of incorporation and the presentation of a budget to the satisfaction of the Chief Executive Officer

Cr McNamara returned to the chamber at 8.30pm.

CE08-12/04 Donations Determined Under Delegated Authority - December 2004

File Ref: S07/0057V02
Responsible Officer: Chief Executive Officer
Disclosure of Interest: Nil
Attachment(s): Nil

Moved Cr Steffens, Seconded Cr Goodenough

That Council NOTES the delegated determination of requests received by the City in November 2004 for donations, sponsorships and waiver of fees and charges, which are as follows:-

	Organisation	Event/Activity	Action	Reason
1.	Taekwondo Western Australia	Malaysian Open in Taekwondo held in Malaysia on the 23 – 25 July 2004	NOT APPROVE a request from Taekwondo Western Australia for the sponsorship of Jessica Jordan, Jason Rocca and Allan McComish for their participation in the Malaysian Open in Taekwondo held in Malaysia on the 23 – 25 July 2004.	This request does not satisfy the criteria of the policy, as it is a retrospective request.
2.	Department of Education and Training	Request for a waiver of fees for the hire of the Banksia Room on the 3 and 4 March 2005 for a structured workplace learning induction for Wanneroo Senior High School Students.	NOT APPROVE a donation of a waiver of fees to the Department of Education and training for the hire of the Banksia Room for the 3 and 4 March 2005 for a Structured Workplace Learning Induction.	This request does not satisfy the criteria of the policy, as this is a government organisation.
3.	Mission Australia Perth City Mission	Request for a donation towards the Mission Australia Christmas Lunch in the Park for 2004.	NOT APPROVE a donation to the Mission Australia Perth City Mission Christmas Lunch in the Park for 2004.	Although the City has a history of supporting this event, this request does not satisfy the criteria of the policy. The policy states that at least 75% of membership of groups

	Organisation	Event/Activity	Action	Reason
				requesting support must be City of Wanneroo residents.
4.	Mission Australia on behalf of Shaun Pantell	Request for a waiver of fees for the costs of a home based business license	NOT APPROVE a donation to Mission Australia on behalf of Shaun Pantell to waive the license fees of an application for a home based business.	This request does not satisfy the criteria of the policy as it is to support an individual over the age of 18 to assist him to commence a profit making venture and could also set a precedent for the future.
5.	Paige Whitfield-Samuels	State Calisthenics competition to be held in Melbourne in May 2005	APPROVE a donation of \$200.00 to Paige Whitfield-Samuels for sponsorship to support her participation in the State Calisthenics Competition to be held in Melbourne in May 2005.	This request satisfies the criteria of the policy.
6.	Clarkson Seventh- Day Adventist Community Church	Request for a truck load of mulch to be delivered to the Clarkson Seventh-Day Adventist Community Church gardens to maximise the use of water from the bore for the Summer months.	NOT APPROVE a donation to the Clarkson Seventh – Day Adventist Community Church for the supply and delivery of a truck load of mulch.	This request does not support the criteria of the policy due to a limited number of people receiving benefits from the request.
7.	Mofflyn	Request for a waiver of fees for the hire of the Addison Park Hall for a Christmas breakfast to be held on Friday 17 December 2004.	APPROVE a donation of \$130.00 to Mofflyn for a waiver of fees for the hire of Addison Park Hall for a Christmas Breakfast on the 17 December 2004.	The policy states that generally groups will only be considered for a donation once per calendar year. Due to the support that this group provides to the community it is deemed appropriate to support the group again this year with a waiver of fees.
8.	Lions Club of Wanneroo Inc	Request for a waiver of fees for	APPROVE a donation of \$200.00 to the Lions	This request supports a charitable community

	Organisation	Event/Activity	Action	Reason
		the hire of the Banksia Room at the City of Wanneroo Civic Centre for a Quiz Night to be held on Friday, 25 February 2005.	Club of Wanneroo Inc for a waiver of fees for the hire of the Banksia Room in the Civic Centre for a quiz night to be held on Friday 25 February 2005.	organisation providing support to a local disadvantaged young person.

Item 9 Motions on Notice

MN01-12/04 Investigation of Traffic Calming Devices - Rawlinson Drive and Redcliffe Avenue

Responsible Officer: Cr Treby
 Disclosure of Interest: Nil
 Attachment(s): Nil

Moved Cr Treby, Seconded Cr Salpietro

That Council REQUEST the Director of Technical Services to investigate the feasibility of installing suitable traffic calming devices at the intersection of Rawlinson Drive and Redliff Avenue, Marangaroo to the 01 February 2005 Council meeting.

CARRIED UNANIMOUSLY

Item 10 Urgent Business

Nil

Item 11 Confidential

Moved Cr Loftus, Seconded Cr Roberts

That Council move into a Confidential Session to discuss Items CR01-12/04, CR02-12/04, CR03-12/04, CR04-12/04 and CE03-12/04 under the terms of the Local Government Act 1995 Section 5.23 (2).

CARRIED UNANIMOUSLY

The meeting closed to the public and all recording ceased at 8.31pm.

Cr Cvitan declared a financial interest in confidential Items CR01-12/04 and CR02-12/04 due to being an owner of property within Cell 6 which has the potential to be redeveloped and left the chamber at 8.31pm

Cr Cvitan returned to the chamber at 8.33pm

Moved Cr Loftus, Seconded Cr Roberts

That the meeting be reopened to the public.

CARRIED UNANIMOUSLY

The meeting was re-opened to the public at 8.36pm.

Mayor Kelly to read aloud the motions.

CR01-12/04 East Wanneroo Cell 6 Agreed Structure Plan - Payment for Acquisition of Public Open Space

File Ref: SD114641V01
Responsible Officer: Director, Planning and Development
Disclosure of Interest: Nil

Moved Cr Treby, Seconded Cr Monks

That Council AUTHORISES payment of the amount contained in this report to Tiger Tee Pty Ltd for public open space ceded in East Wanneroo Agreed Structure Plan Cell 6 (Reserve 47770), subject to the signing of a Deed of Indemnity and Release

CARRIED UNANIMOUSLY

CR02-12/04 East Wanneroo Cell 6 Agreed Structure Plan – Balance Payment for Acquisition of Public Open Space

File Ref: SD112034V01
Responsible Officer: Director, Planning and Development
Disclosure of Interest: Nil

Moved Cr Treby, Seconded Cr Monks

That Council AUTHORISES a final payment to Patanal Pty Ltd for the amount contained in this report to finalise settlement for public open space ceded in East Wanneroo Cell 6 (Reserve 47196), subject to the signing of a Deed of Indemnity and Release.

CARRIED UNANIMOUSLY

CR03-12/04 Proposed Sale by Private Treaty of Lot 232 (36) Dellamarta Road, Wangara

File Ref: C04369V01
Responsible Officer: Director, Corporate Services
Disclosure of Interest: Nil

Moved Cr Salpietro, Seconded Cr Blencowe

1. **ADVISES** the applicant detailed in confidential report number CR03-12/04 that the City is prepared to consider a formal offer for the purchase of Lot 232 Dellamarta Road, Wangara consistent with the proposal to purchase, provided that the formal offer is received by the City no later than 4 February 2005; and
2. **Subject to receipt of the formal offer from the applicant in 1. above, ADVERTISES** by Statewide public notice of the proposed disposition in accordance with Section 3.58(3) of the Local Government Act 1995.

CARRIED UNANIMOUSLY

CR04-12/04 CEO Performance Review Report 2003/2004

File Ref: Personal File
Mayor: Jon Kelly
Disclosure of Interest: Chief Executive Officer

Moved Cr Salpietro, Seconded Cr Hughes**That Council:-**

1. **ADOPT** the report prepared by Gary Martin of the Chief Executive Officers Performance Review as detailed in Attachment 1 (Confidential) and **CONFIRM** that the CEO's Performance Rview for 2004 resulted in a high level of satisfactory performance that exceeded the job requirement.
2. **AGREE** that the CEO met the requirements of the performance bonus agreement.
3. **APPROVE** a bonus payment to the Chief Executive Officer of \$7500 (being 5% of the CEO's previous cash component of his remuneration package of \$150,000), and that any such payment be made in consultation with the CEO in respect of the manner of reward within the limit set and legal constraints.
4. **ADOPT** the same performance and bonus assessment KPI criteria and review process for 2005.
5. **In view of the recent decision to extend the CEO's contract, REQUEST** Gary Martin to work with Council and the Chief Executive Officer to develop a more comprehensive review program for 2005 to provide the Council and the CEO with a sound base for the remainder of the contract period.

CARRIED UNANIMOUSLY

CE03-12/04 Proposal for Establishment of a Governance and Strategy Directorate

File Ref: S24/0023v01
 Responsible Officer: Chief Executive Officer
 Disclosure of Interest: Nil
 Attachment(s): 3

Moved Cr Salpietro, Seconded Cr Hughes

That Council:

1. **AGREE to the formation of a new Governance and Strategy Directorate as Detailed in Attachments 2 and 3 (Confidential) of Report CE03-12/04.**
2. **Pursuant to Section 6.8(1)(b) of the Local Government Act 1995, APPROVE BY AN ABSOLUTE MAJORITY expenditure totally \$73,954 for the establishment of the new Governance and Strategy Directorate, to be funded from operational savings in salaries and operating budgets.**
3. **Pursuant to Section 6.11 (2) (b) of the Local Government Act 1995, AUTHORISE BY AN ABSOLUTE MAJORITY the use of monies held in the Light Vehicle Replacement Reserve for the purchase of an Executive type sedan (estimated value \$38,000) for the Director Governance and Strategy.**
4. **NOTE the following consequential budget variation to give effect to 3 above:-**

GL No	From	To	Description
77101.0001.8751	\$38,000		Light Vehicle Purchase
1175.9971.0005		\$38,000	Establishment Reserve

5. **AGREE to the following increases in the current staff establishment:**
 - (i) **Director, Governance & Strategy**
 - (ii) **Personal Assistant to the Director**
 - (iii) **Administrative Officer, Strategic Projects**
 - (iv) **Project Officer, Strategic Projects**
6. **ACCEPT the proposal of the Chief Executive Officer to enter into a 5-year performance based contract with Mr Daniel Simms for the position of Director, Governance and Strategy, ending on 14 December 2009.**
7. **NOTE that the Project Manager (Wanneroo Town Centre) will be appointed as Acting Manager Strategic Projects for the remainder of his existing contract.**

**CARRIED UNANIMOUSLY &
BY ABSOLUTE MAJORITY**

Item 12 Date of Next Meeting

The next **Ordinary Councillors Briefing Session** has been scheduled for **6.00pm on Tuesday, 25 January 2005**, to be held at the Civic Centre, Dundobar Road, Wanneroo.

Item 13 Closure

There being no further business, Mayor Kelly closed the meeting at 8.42pm

In Attendance

JON KELLY, JP

Mayor

Councillors:

BRETT TREBY	Alexander Ward
SAM SALPIETRO (Deputy Mayor), JP	Central Ward
FRANK CVITAN, JP	Central Ward
TRACEY ROBERTS	Coastal Ward
IAN GOODENOUGH, JP	Coastal Ward
RUDI STEFFENS CD	Hester Ward
JOHN STEWART	Hester Ward
TERRY LOFTUS	North Ward
LOUISE MCNAMARA	North Ward
ALAN BLENCOWE	South Ward
JUDITH HUGHES	South Ward
GLYNIS MONKS	Wanneroo Ward
DOT NEWTON	Wanneroo Ward