

Council Agenda

ORDINARY COUNCIL MEETING

7.00pm, 22 November, 2005

Sun City Country Club, St. Andrews Drive, Yanchep

Public Question & Statement Time

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

Protocols

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

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

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

The following general rules apply to question and statement time:

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

Deputations

The Mayor and Councillors will conduct an informal session on the same day as the meeting of the Council at the Civic Centre, Wanneroo, commencing at 6.00pm where members of the public may, by appointment, present deputations. If you wish to present a deputation please submit your request for a deputation in writing addressed to the Chief Executive Officer or fax through to Executive Services on 9405 5097.

- A time period of 10 minutes is set aside for each deputation.
- Deputations shall not exceed five (5) persons in number and only three (3) of those persons shall be at liberty to address the Council and to respond to questions the Mayor and Councillors may have.

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

Recording of Council Meetings Policy

Objective

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

Statement

Recording of Proceedings

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

Access to Recorded Tapes

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

Retention of Tapes

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

Disclosure of Policy

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



Notice is given that the next Ordinary Council Meeting will be held at the Sun City Country Club, St. Andrews Drive, Yanchep on **Tuesday** 22 November, 2005 commencing at **7.00pm**.

C JOHNSON
Chief Executive Officer
17 November 2005

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A G E N D A

Item 1 Attendances

Item 2 Apologies and Leave of Absence

Item 3 Public Question Time

Item 4 Confirmation of Minutes

OC02-11/05 Minutes of Ordinary Council Meeting held on 01 November 2005

That the minutes of the Ordinary Council Meeting held on 01 November 2005 be confirmed.

Item 5 Announcements by the Mayor without Discussion

Item 6 Questions from Elected Members

Item 7 Petitions

New Petitions Presented

Update on Petitions

Nil

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.

Mayor Kelly to declare an indirect financial interest in item PD08-11/05 due to receiving a political donation from Ray Jackson (who is the property owner within the subject area) towards his election campaign as an Independent in the State seat of Girrawheen in the 2005 State Government election.

Cr Loftus to declare a financial interest in GS07-11/05 due to Sun City news providing a quotation for advertising services associated with an application from Two Rocks Recreation Association.

Cr Stewart to declare an indirect financial interest in GS07-11/05 and MN06-11/05 due to being the President of the Wanneroo Cricket Association and receiving an honorarium for this position.

Planning and Development

Town Planning Schemes and Structure Plans

PD07-11/05 Proposed Amendment No. 8 to the East Wanneroo Cell 4 Agreed Structure Plan

File Ref:	SP/0005/08VO1
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments	3

Issue

To consider an amendment to the East Wanneroo Cell 4 Agreed Structure Plan (ASP) in respect to Lot 436 Elliot Road, Hocking.

Background

The East Wanneroo Cell 4 ASP is shown as **Attachment 1**. Council resolved to adopt the ASP at its meeting of 28 September 1999, considering the modifications requested by the Western Australian Planning Commission (WAPC). The WAPC adopted and certified the ASP on 24 June 2002.

At its meeting on 16 December 2003, Council resolved to delegate authority to deal with all decisions relating to amendments to existing structure plans to the Director, Planning and Development, except where a public submission has been received following advertising of the amendment, or where an elected member has provided a written request to the Director requesting the structure plan be referred to Council.

A memo was sent to Councillors on 12 August 2005, advising that a proposal to amend the East ASP had been received and advertising consent would be determined under delegated authority unless Elected Members requested it be referred to Council for determination. No such request was made and the Director, Planning and Development subsequently resolved on 9 September 2005 that the proposal be advertised for a period of 28 days.

Detail

The proposal seeks to amend the ASP by recoding Lot 436 Elliot Road, Hocking from its current split R20/R30 coding to a single coding of R40.

The relevant portion of the ASP outlining the proposed amendment is depicted on **Attachments 2 and 3**.

The proponent's justification for the amendment can be summarised as follows:

1. The proposal is consistent with WAPC and City policy for managing urban growth and providing a variety of housing styles in new urban areas;
2. The proposal will facilitate the provision of affordable housing in a location within close proximity to a variety of services and facilities including bus networks, public open space and a future commercial area.

Consultation

Clause 9.7 of District Planning Scheme No.2 (DPS2) enables public notification of an amendment to an ASP to be waived where the amendment is considered to be of a minor nature which does not materially alter the intent of the structure plan or cause any significant detriment to land within or abutting the structure plan area.

In this case, it was considered that the amendment should be subject to consultation. Council resolved to advertise the proposal for a period of 28 days. Advertising was carried out by onsite signs, an advertisement in the local newspaper and letters to the adjoining landowners. The advertising of the proposal was extended by a further 28 days, due to the proponent not installing signs on site by the agreed advertising commencement date. The public advertising period concluded on 18 October 2005 and one submission was received, objecting to the proposal.

Comment

The main issues raised in the submission, as well as a comment on each, are outlined below:

Issue 1 – Lack of Justification

Given that the area around the park is a quite residential area and is at some distance from any shopping centre or commercial precinct, there would not seem to be any of the normal justifications for the higher density that the existing R30.

Comment

The subject site is located on Elliot Road, which is a local connector road and designated public transport route. The site is also located directly opposite an existing area of public open space, adjacent to an existing grouped housing development and approximately 500-metres north of the future Hocking Local Centre on Wyatt Road.

The proposed R40 coding would provide for a greater flexibility and range for housing styles and affordability in close proximity to desirable infrastructure. The proposed R40 coding is considered to be consistent with both the City's Local Housing Strategy and the Western Australian Planning Commission's housing related policies including the residential section of its "Development Control Policy Manual", the "Guidelines for the Preparation of Local Structure Plans" manual (1992) and the 'Liveable Neighbourhoods' document.

In consideration of these factors the proposed recoding is considered appropriate.

Recommendation

That this issue be dismissed.

Issue 2 – Inappropriate scale and intensity

Reducing the minimum lot size per dwelling from the R30 standard of 270sqm to the R40 standard of 200sqm represents a large and significant change in building intensity, will allow for two storey development and have negative impacts on the streetscape and the amenity of the area, notwithstanding the design standards of any future housing on Lot 436.

As outlined in response to 'Issue 1', the provision of medium density sites (including R40) around public open space and on public transport routes is consistent with various Council and WAPC policies. It should be noted that several of the public open space areas and community facilities in the ASP are surrounded by R40 coded land.

It should also be noted that two-storey housing could be permitted on the site's current R20 and R30 density coding, subject to any proposed design meeting the requirements of the Residential Design Codes. The proposed density increase is not considered to be a significant departure from the current R20/R30 coding, given that the southern half was originally identified as a potential grouped housing site when the Cell 4 ASP was first prepared.

Recommendation

That this issue be dismissed.

Issue 3 –Impacts of development

The Concept Plan for the development shows 16, two storey townhouses with zero setbacks to the side boundaries with adjoining lots. Apart from the implications for overlooking from first storey windows there will be high walls on the common boundary and potential overshadowing. All of these factors are of great concern to us and the chances of them happening will be greater if the R40 zoning goes ahead.

As outlined in response to ‘Issue 2’, two-story housing could be approved on the site under its current R20 and R30 coding. A proposed concept layout and elevation for the potential development of the site has been provided by the applicant in support of the proposal. The concept plan has no formal or statutory basis and should not be viewed as a definitive plan demonstrating the future development of the site. The applicant acknowledges that should Council and the Commission resolve to amend the ASP, a development application will have to be lodged and assessed for compliance with the Residential Design Codes. Concerns over overlooking, overshadowing, wall levels and the like will be addressed at the development application stage, and are not considered relevant to the proposed coding change.

Recommendation

That this issue be dismissed.

Statutory Compliance

The proposed Amendment to the ASP has followed the statutory process outlined in Part 9 of DPS2.

Strategic Implications

Consideration of this proposal is consistent with the goal of providing Healthy Communities under the City’s Strategic Plan and in particular, Strategy 2.2 of the Planning and Development Directorate Strategic Plan, which seeks to provide a cohesive system of land use planning.

Policy Implications

Nil

Financial Implications

Nil

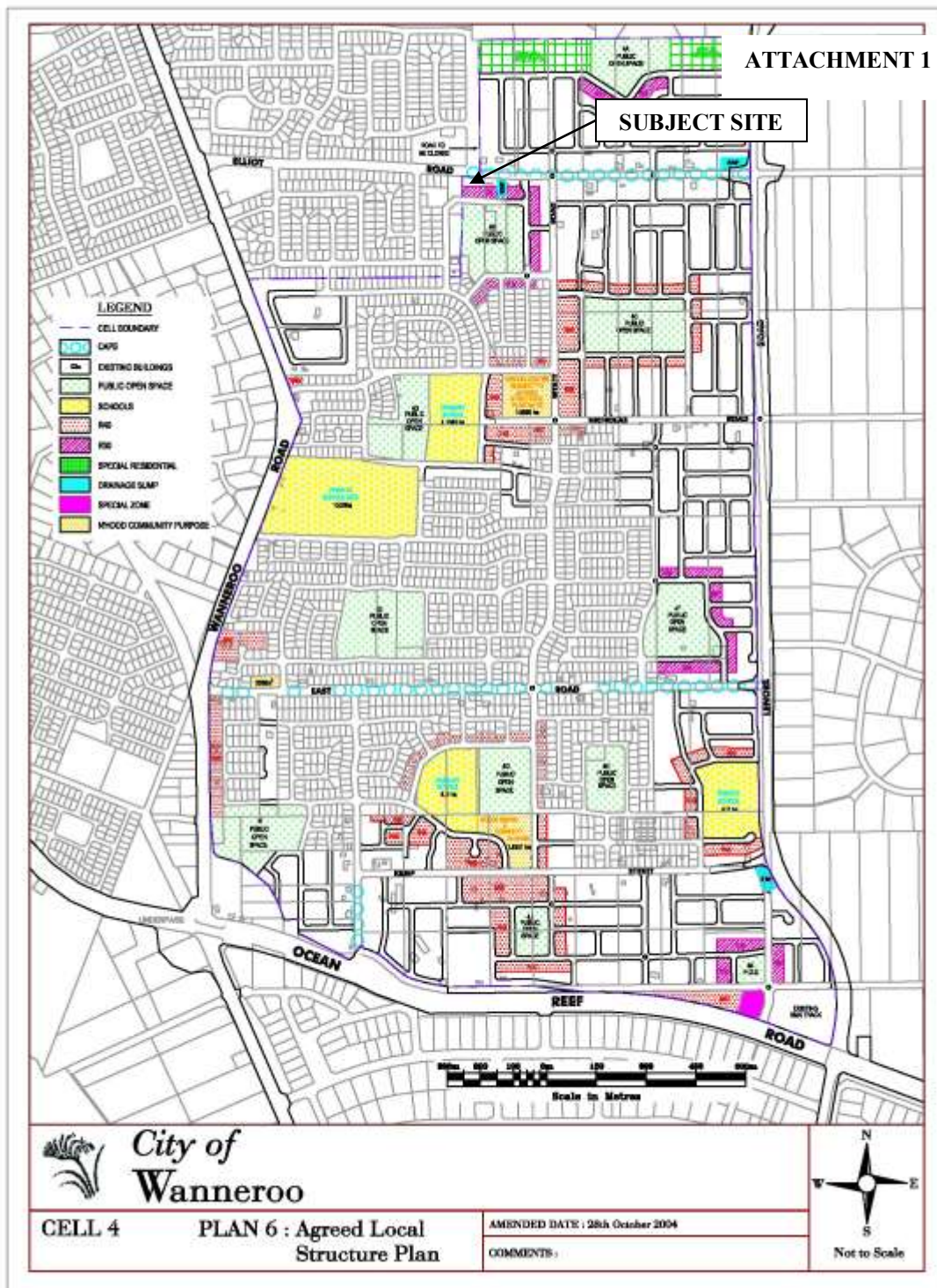
Voting Requirements

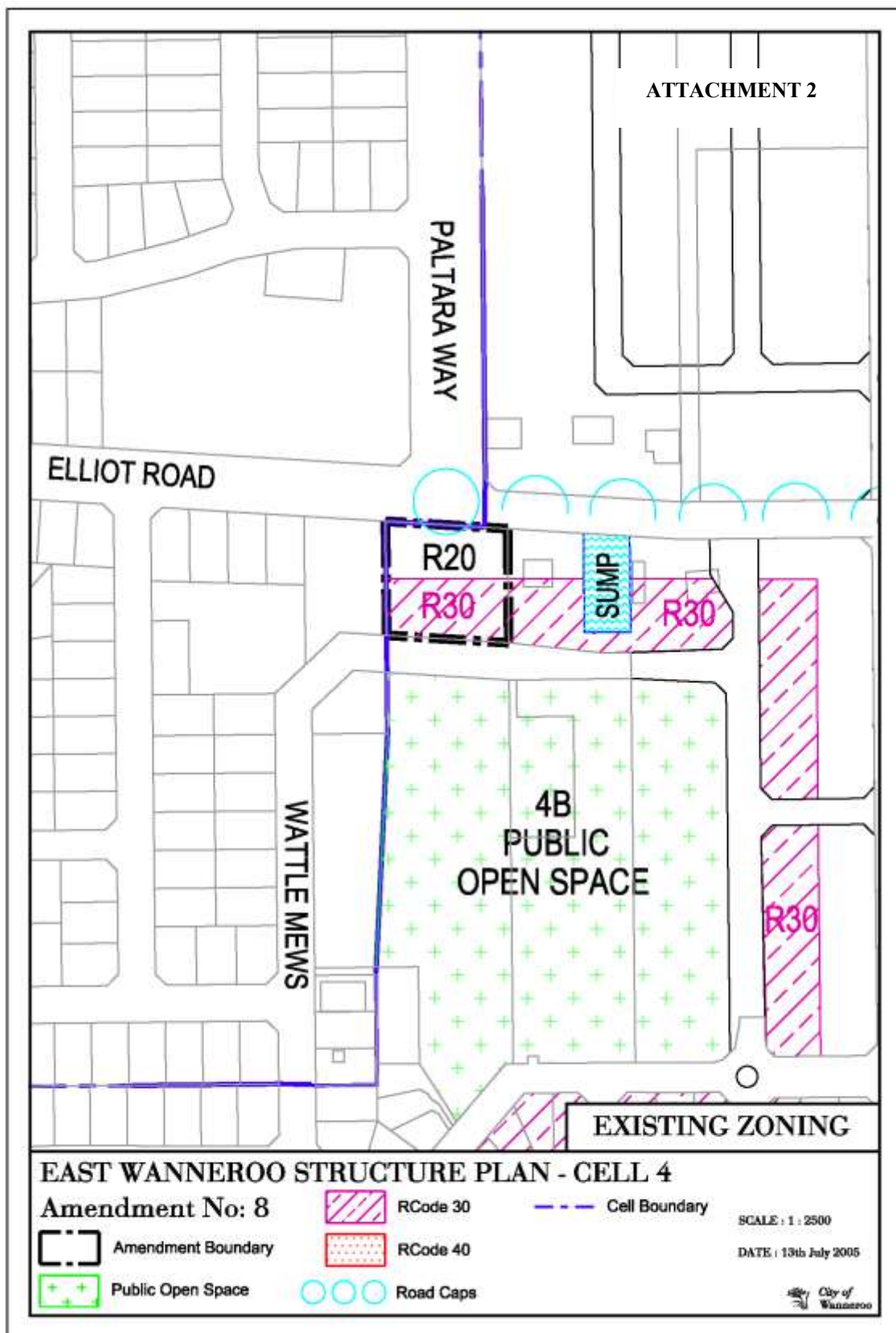
Simply Majority.

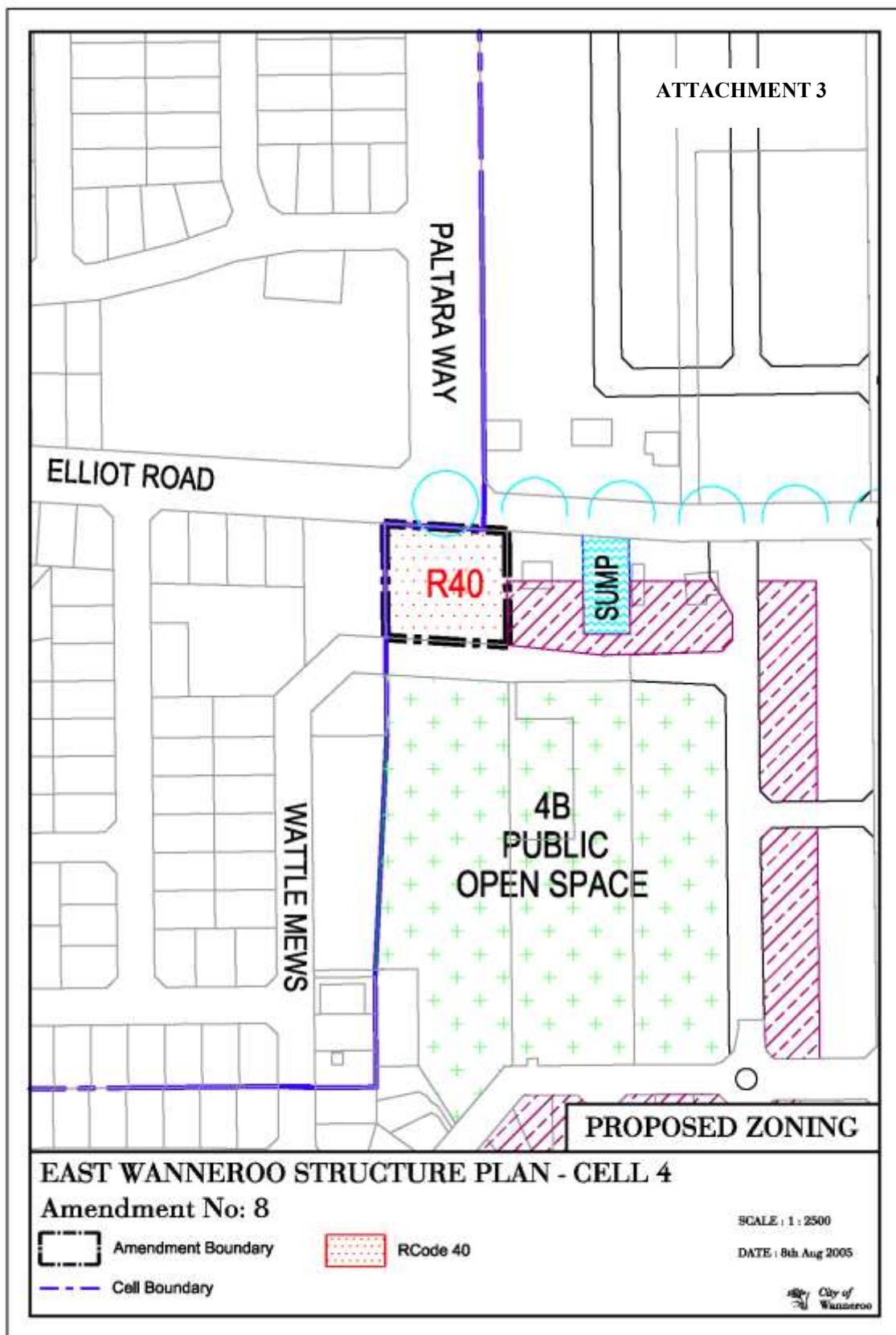
Recommendation

That Council:

- 1. Pursuant to Clauses 9.6 and 9.7 of District Planning Scheme No.2, RESOLVES that Amendment No. 8 to the East Wanneroo Cell 4 Agreed Structure Plan, as submitted by Cardno BSD, as outlined on Attachment 3 to this report, is satisfactory and ADOPTS, SIGNS and SEALS the Structure Plan Amendment documents;**
- 2. Pursuant to Clause 9.6.5 of District Planning Scheme No.2 FORWARDS three copies of the amendment documents to the Western Australian Planning Commission for its adoption and certification;**
- 3. ENDORSES the comments made in this report regarding the issues raised by the submission received on this structure plan amendment for inclusion in the schedule of submissions to be forwarded to the Western Australian Planning Commission and ADVISES the submitters of its decision.**







PD08-11/05 Adoption of Draft Structure Plan 47 - Drovers Place Precinct

File Ref:	SP/0058V02
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	5

Issue

To consider the adoption of the draft Local Structure Plan for the Drovers Place Precinct.

Background

The Draft Drovers Place Precinct Local Structure Plan covers the area bounded by Wanneroo Road to the east, Drovers Place to the north and the Yellagonga Regional Park to the south and west (refer **Attachment 1**).

Council, at its meeting of 7 June 2005 (Item PD04-06/05), considered the draft Local Structure Plan for the Drovers Place Precinct and determined that the Structure Plan was satisfactory and resolved to advertise it for public comment for 42 days.

On 1 November 2005 this report was presented to Council for consideration of adoption. Council resolved to defer consideration and refer the matter back to Administration. The report is now being represented to Council for final adoption.

Detail

A copy of the statutory section of the draft Structure Plan, as advertised for public submissions, is shown on **Attachment 2**.

The Structure Plan provides the broad level planning framework for development of the Structure Plan area. It provides broad objectives for development and outlines key roads, public access and open space areas sufficient to provide for the coordinated development of the area. Whilst the structure plan provides for preferred land uses for the area, it does not specifically zone land, rather it will guide the subsequent preparation of site specific development, structure plan and zoning proposals by individual landowners.

Consultation

The application was advertised for public comment for a period of 42 days in accordance with Council's resolution. It was advertised by means of two on-site signs, an advertisement in the Wanneroo Times newspaper and landowners being informed by mail. The submission period closed on 2 August 2005 and six (6) submissions were received representing interests over Lot 7, 8, 4, 810, 811, Part Lot 1, Lot 500 and 501.

Comment was also sought from relevant State Government Agencies and Local Environmental Groups. Responses were received from the Department of Indigenous Affairs, Department of Conservation and Land Management, Transperth, Water Corporation, Department for Planning and Infrastructure and Main Roads Western Australia. The Water and Rivers section of the Department of Environment and Fire and Emergency Services Authority, indicated that they had no comment to make.

Comment

State Government Agency Comments

Department for Planning and Infrastructure (DPI) (refer Attachment 4)

Officer level comment from DPI requested the following:

- *Structure Plan 46 (which relates to Lots 810 and 811) be cancelled as it is superseded by proposed Structure Plan 47.*
- *Land uses be specified and supported by development provisions to provide surety of the future land use and development of the area and to allow for a proper assessment of the road network and traffic implications.*
- *Do not support the intention that subsequent structure planning be undertaken.*
- *Structure Plan should address all issues so to facilitate the progress of the MRS and TPS amendments and should demonstrate the suitability of land uses relative to the wider area and statutory policies.*
- *Structure Plan should not be constrained unnecessarily by the existing zoning under DPS2.*
- *Structure Plan should address issues including developer contributions, implementation, road networks, bushfire planning, ceding of Parks and Recreation reservations.*
- *Developer contributions needs to address matters including servicing infrastructure such as water supply service, sewerage service, drainage connection and electricity supply service, land infrastructure such as wetland foreshore reserves and existing road widening requirements and administrative costs such as structure planning costs.*
- *Consideration could be given towards a schedule of landowner contributions towards the Wanneroo Road improvements.*
- *The ceding of the Parks and Recreation Reserve and possible public open space contributions are required to be addressed.*
- *The provision of a separation road is recommended between the 'Parks and Recreation' reserve and the development land.*
- *A connected road system rather than a number of cul-de-sacs is considered to be a more robust system that will cater for a variety of different land uses. A single road running parallel with the Parks and Recreation reserve through all landholdings will contribute to an integrated road network which will facilitate access to the Parks and Recreation reservation.*
- *Future traffic volumes for each road based on the proposed land use should be provided.*
- *The location of the access road at the rear of Lots 500 and 501 and a portion of Lot 2 is not supported within the Parks and Recreation Reserve. It is recommended that this road be relocated within the boundaries of these lots.*
- *Should give consideration to the staging of development in the area to ensure adequate access arrangements.*

- *A dual use path should be provided between Lots 1 and 811 linking Wanneroo Road to the Yellagonga Regional Recreation dual use path.*
- *Bush Fire Planning should be addressed.*

Comment

No objection is raised to the comments made by the DPI with the exception of those relating to the cancellation of Structure Plan 46, the requirement for developer contributions and land use specification. Reasons for this are outlined below.

Structure Plan 46

Council resolved to finally adopt Structure Plan 46 on 10 August 2004. The Structure Plan was forwarded to the WAPC for consideration of Final Adoption. To date no formal decision has been made on this Structure Plan. The Officer level comments made in relation to cancelling this Structure Plan therefore cannot be construed as a decision of the WAPC.

Developer Contributions

The requirement for developer contributions is considered too onerous and administratively cumbersome, given the small land area and number of landowners involved. There are no major infrastructure works required nor POS allocations in the Study Area that would warrant the imposition of infrastructure contributions. The acquisition of reserved land, either for Parks and Recreation or Wanneroo Road widening is a matter for the WAPC to deal with through its normal acquisition processes. The Structure Plan merely reflects the existing MRS reservations. There is no intention of the City acquiring land within the 50m dryland buffer area. It is intended that the cost of constructing local roads and associated drainage will be met by the individual landowners in the normal manner. Water supply, sewerage, electricity supply etc are not covered by developer contributions administered by the City.

Land use Specification

The Study Area is zoned General Rural under DPS2 and unlike land within a Development Zone, the City cannot apply zones under a structure plan in this case. The City is therefore bound by the current zoning and did not intend at this point in time to specify land use or to rezone the land until further structure planning and/or subsequent rezoning applications were considered to determine the appropriateness of land use.

Access Road

Both DPI and CALM (see below) objected to the location of the access road at the rear of Lots 500 and 501 and a portion of Lot 2 as it is within the Parks and Recreation Reserve. This presented issues with the City as the location of existing development prevented the road from being located within the boundaries of these lots. In addition, as a result of further investigation into the development of Lot 5, it became apparent that it would be unlikely that the access road could traverse Lot 5 in the long term given the recent status of the development.

Dual Use Path

The dual use path connection between Lots 1 and 811 linking Wanneroo Road to the Yellagonga Regional Recreation Reserve as proposed by DPI is not considered the best option available to connect residents on the eastern side of Wanneroo Road to Yellagonga Regional Park. A dual use path between Lot 132 and Lot 500 is considered more appropriate should Council consider extending the dual use path system shown on the Structure Plan. The residents within Carramar can access the Park via the Lot 810 and Lot 4 dual use path with residents in Tapping accessing the Park via Lot 132 and Lot 500. This will provide a greater separation distance between paths and also allow access to Wanneroo Road at a full access intersection.

On 7 October 2005, the City met with the landowners of Lot 810 and 811 Drovers Place and officers of DPI to discuss firstly, issues related specifically to Lot 810 and 811 and later, on departure of the landowners of Lot 810 and 811, to discuss the comments made by DPI that the City was concerned with. The opportunity was also taken to discuss the issues related to ultimate location of the interface road, particularly over Lot 500 and 501 Wanneroo Road and Lot 4 and 5 Drovers Place.

The landowners of Lot 810 and 811 were primarily concerned with progressing their development applications currently before DPI for assessment and determination. The matter related to cancelling Structure Plan 46 was raised and it was generally accepted by the landowners that Structure Plan 46 would be cancelled as recommended by DPI, a road would be imposed along the rear boundary of their development and that the provisions of Structure Plan 46 would be incorporated into Structure Plan 47 where relevant.

The main outcomes of the meeting between DPI and Administration were as follows:

- Structure Plan 46 should be cancelled on agreement by the landowners and incorporated into Structure Plan 47.
- Specific land uses should be identified similar to the plan prepared by Koltasz Smith on behalf of several landowners. This shows Special Residential up to and including Lot 1, Commercial over Lot 810 and 812, and Tourism/Educational over Lot 4 to Lot 8 Drovers Place, with the exception that the commercial use/zone should be replaced with a Business Zone as Commercial/Retail uses were considered likely to impact on planned nearby Centres and the site had not been included in the City's Commercial Strategy.
- Detailed justification for the land uses is to be included in the Explanatory Report.
- An interface road is necessary. A notation is to be included on the plan to indicate that the precise alignment of this road is to be designed and determined at the subdivision or development stage.
- DPI will consider an equal area land swap arrangement between Lot 501 and the Parks and Recreation Reserve to accommodate the existing house on Lot 501. The alignment of the road in this location would be subject to review and a possible amendment to the MRS.
- Traffic Volumes are to be provided for the proposed land uses.
- The requirement for developer contributions is no longer necessary, given the proximity of existing services in the area, no requirement for POS and drainage and subdivisional roads will be coordinated and provided by the individual landowners.

As DPI appears unwilling to accept the Structure Plan without future land use or zonings being specified, Administration has agreed to review the Structure Plan and present preferred land uses. By doing so, the City will also be in a position whereby the Structure Plan can be used to support a request to rezone the structure plan area under the MRS from Rural to Urban. It should however be noted that whilst the Structure Plan may specify future intended land uses, formal rezoning proposals under the MRS and DPS2 will be required to support these uses.

The land uses proposed include: Special Residential over Lots 1, 2, 500, 501, 132 and Part Lot 1; Wanneroo Road; Restricted Business uses over Lots 810 and 811 Wanneroo Road; and Tourism uses over Lots 4, 5, 6, 7, 8. Justification for these uses is provided in the Land Use section below.

Recommendation

- i) The imposition of developer contributions and the upgrade of Wanneroo Road are dismissed.
- ii) Cancellation of Structure Plan 46 be upheld.
- iii) The relocation of the access road at Lot 500, 501 and a portion of Lot 2 and the inclusion of land use are upheld with the Structure Plan being modified accordingly.
- iv) The principle of extending the dual use path to Wanneroo Road is upheld however the location should be moved to between Lot 132 and Lot 500 Wanneroo Road.

Department of Indigenous Affairs

Planned development of the Drovers Place Precinct may have an impact on Aboriginal heritage sites. It is recommended that a comprehensive archaeological and ethnographic survey be undertaken for the precinct in consultation with the Aboriginal community.

Comment

A desktop study of the Structure Plan area identified that there are no registered sites within the Study Area. Landowners are required to prepare comprehensive archaeological and ethnographic surveys in consultation with relevant Aboriginal groups, with consent being granted by the Minister for Aboriginal Affairs where required under the Aboriginal Heritage Act prior to subdivision or development of any land.

Recommendation

The issue be dismissed.

Transperth

Transperth's position remains the same as outlined in 7.2.4 of the Structure Plan, except that the 490 bus route no longer serves this area.

Comment

The updated information has been incorporated into the Part 2 – Explanatory Report section of the Structure Plan.

Recommendation

That the Part 2 – Explanatory Report section of the Structure Plan be updated to reflect current available data.

Water Corporation

The Water Corporation has no objection in principle to the Structure Plan. Updated information in relation to water supply and wastewater services were provided for inclusion in the Structure Plan.

Comment

The updated information has been incorporated into the Part 2 – Explanatory Report section of the Structure Plan and the revised plan is included in Appendix 8.

Recommendation

That the Part 2 – Explanatory Report section of the Structure Plan be updated to reflect current available data and the plan provided in Appendix 8 be substituted with the revised plan provided by the Water Corporation.

Main Roads Western Australia

Main Roads gives 'Agreement in Principle' for the proposed access arrangements along Wanneroo Road as per Transcore drawing t03.074.c1 subject to:

- *Access to lot 811 being limited to left in, right in, left out.*
- *Each developer being required to fund the full cost of the required interim treatment before the dual carriageway is constructed;*
- *Cross easement access may be required with lot 810 in the future;*
- *The layout of the Ashley Road intersection is unacceptable but can be modified in the future as planning progresses. There may be a need for a land requirement on the NW corner to accommodate an acceptable layout. Traffic signals can be installed at this intersection when a four-way intersection is constructed.*
- *The agreement being for access only.*

They also highlight that the Structure Plan needs to address the geometry of Wanneroo Road/Ashley Road and additional land requirements at a future time to enable provision of a signalised four-way intersection.

Main Roads also outlines that they have no objection to the relocation of the Lot 3 drainage site provided the sump area and capacity is retained and there is no cost to Main Roads.

Comment

Main Roads has approved drawing t03.074.c1. The conditions stipulated above have already been addressed under Part 8.2 Access Provisions of the Part 1 – Statutory Planning Section of the Structure Plan.

Recommendation

Issue is dismissed.

Conservation and Land Management (CALM) (refer Attachment 5)

CALM indicated that although the principle of a road separating the development from the regional park is supported, they do not support the development of roads servicing adjoining subdivisions or developments, in particular the road servicing Lot 500 and 501 Wanneroo Road, within regional parks. However, the dual use path in this location is considered appropriate.

CALM states that the Structure Plan should outline the appropriate zoning of the land, as it is difficult to assess the appropriateness of the proposed access regime and interface treatments between the structure plan site and Yellagonga Regional Park.

The principle of Special Provision h) (regarding the provision of a dry land buffer to the wetland) is supported, but the planning for the wetland should also consider the location of pathways for pedestrians and cyclist access.

CALM is reluctant to support Special Provision i) (regarding management arrangements for the dry land buffer) as they do not consider management agreements for small areas with landholders adjacent to regional parks as an effective or practical way for managing the conservation estate. They see that through the subdivision or development approval process a management plan is prepared and implemented by the proponent for the agreed wetland buffer that is then ceded to the Crown and vested with the appropriate body.

In relation to Special Provision r) (regarding the provision of a path within the adjoining Yellagonga Regional Park), CALM negotiates with proponents of developments adjoining regional parks regarding possible park contributions/enhancements on a case by case basis, including potential contributions to pathway networks and path specifications. If the pathway is to be managed by CALM the pathway should be to the satisfaction of CALM.

CALM would like it noted that the path through the reserved land south of Lot 4 and 5 Drovers place and along the southern boundaries of Lot 6, 7 and 8 Drovers Place, to provide a connection to the path network located within the City of Joondalup, was not included in the Yellagonga Regional Park Management Plan, due to private property and cost constraints. However, CALM does not object to this proposal.

Fencing at the interface of future subdivisions/developments and Yellagonga Regional Park should be constructed to the satisfaction of CALM.

A special provision should be included in relation to wild fire threat and management. Planning for fire should be in accordance with Planning for Bush Fire Protection (Fire and Emergency Services Authority, 2001).

Comment

The location of the road in the Regional Reserve is not ideal and was positioned in such a manner to overcome constraints with locating the road on private property. A link is considered vital to provide a management edge, connectivity and alternate travel routes and access points through the study area. If the road cannot be located through the regional reserve then the road will need to traverse private property.

Special Provision h) can be modified to include consideration of pathway locations for pedestrians and cyclists in preparation of a Wetland Management Plan (WMP).

Provision i.) was worded in such a manner to ensure a consistent approach to conservation of the dryland buffer area in this area. The wording is based on the approach taken by CALM, the DOE and the landowners of Lot 810 and 811 Wanneroo Road in addressing the management of the dryland buffer on these lots. Further discussion with CALM highlighted that while this was the approach taken for Lot 810 and 811, this is not necessarily the 'standard' or 'best' approach to address management of the wetland and it may not be wise to expect this of the other landowners. In the case of Lot 810 and 811 this approach was agreeable to the landowner and their particular situation.

The subdivision process will require the provision of dual use paths by the developer. To ensure connectivity through the study area it was considered appropriate to depict the location of this path and to ensure connection was provided upon redevelopment in the case that subdivision did not eventuate. The path network is to be designed to the specification of CALM and can be made to the satisfaction of CALM where located within land under the care and management of CALM. Likewise, a provision can be included in relation to fences that abutting the regional park being designed and constructed to the satisfaction of CALM.

While the dual use path may not have been shown in the Yellagonga Regional Park Management Plan, it is considered an important link and should be maintained in the Structure Plan.

A requirement for preparation of a Fire Management Plan may be imposed however, FESA did not make mention of such a plan being necessary. Given, that an access road has been provided around the lakes edge a fire management plan is not considered necessary. Provisions will be included in the Structure Plan for Lot 4 and 5 where the interface road may not connect through.

Recommendation

The issue related to land use, the relocation of the road located on the Parks and Recreation Reserve, recommended changes to Provision h), the location of dual use paths and construction specification of the path and fencing are upheld and the Structure Plan has been amended accordingly.

Comments in relation to the ceding of land to the Crown are dismissed.

The issue related to the requirement to prepare a Fire Management Plan is upheld in part.

Response to Public Submissions

The main issues raised by the submissions, together with a comment on each area are outlined below:

Regional Reserve Interface

Structure Plan No. 47 does not recognise the position of CALM in respect to foreshore management requirements and their own view of the need for public interface (CALM have signed off on the proposed landscaping/revegetation management proposed for Lots 2 and 3 which does not require any form of public road). CALM's position also appears to suggest less onerous requirements.

Comment

CALM has responded to the City's request for comment on the Structure Plan. Their comments have been outlined above and indicate a preference for the wetland buffer to be ceded to the Crown and vested with the appropriate body. They have also stated that its current position regarding the interface of Lots 810 and 811 Wanneroo Road with the Yellagonga Regional Park should only be viewed in the context of Structure Plan 46 and that if this type of development is no longer considered appropriate, CALM would reconsider appropriate treatments based on the new development proposed.

Recommendation

This issue be dismissed.

Land Uses

The Structure Plan does not specifically zone land, give a list of specific permissible uses, or propose appropriate zoning under either the MRS or DPS2. Industry and Rural pursuits are not considered appropriate, however the provisions of the Structure Plan do not prohibit these from being applied for. Given, the land is currently zoned General Rural and these land uses are not recommended, proposed zoning should be stipulated, to provide guidance to land owners on land uses deemed acceptable by Council.

As Council previously adopted Structure Plan 46, which sought to facilitate commercial uses over Lot 810 and 811, it is requested that a commercial or business use be placed over Lot 1 and Lot 132.

Comment

The Structure Plan cannot zone land and this can only be achieved through formal amendments to the MRS and the City's DPS2. The structure Plan can however provide an indication of uses considered appropriate for this precinct which will then provide a framework for the consideration of the future zoning changes.

Restricted Use – Lot 810 and 811 Wanneroo Road, Wanneroo

It is recommended that Lot 810 and 811 be reflected as Restricted Business Uses. On 10 August 2005 Council resolved to adopt Structure Plan 46 which identified restricted business uses over Lot 810 and 811 Wanneroo Road. The uses sought included a showroom, retail nursery with incidental café, landscape supplies and growers mart. Council supported these uses over Lot 810 and 811 as it was considered that the landowners development concept was clear and had been substantially justified through detailed structure planning. As Structure Plan 47 is intended to provide only a broad framework, it is not considered appropriate at this point in time to support commercial or business use on the adjacent Lots 1 and 132 as suggested by the submission. Further detailed justification by the landowners including the demonstration of how the site would be developed should be provided prior to the City committing to such use of land.

Should these landowners wish to pursue this use, then further detailed planning should be undertaken to justify specific land use prior to the City committing to further business use within the Study Area.

Special Residential – Lot 1, Lot 2, Lot 501, Lot 500, Lot 132 and Part Lot 1 Wanneroo Road, Wanneroo

Policy No. DC 2.5 Special Residential Zones prepared by the WAPC, sets out the requirements of the Commission for the creation of such zones in terms of location, internal design and servicing and statutory provisions.

Comprehensive structure planning to date would indicate that these lots are best suited for Special Residential purposes. The City has assessed this area against the Commission's Policy and has identified that these lots meet most of the factors that determine the appropriateness of land to be zoned Special Residential. Justification for special residential use is provided as follows:

- The land represents an intermediate use between Residential and the Parks and Recreation Reserves.
- The land is located adjacent to existing or planned residential areas and has good access to schools, community facilities and other urban services.
- Use of good agricultural land is avoided. This land while currently zoned rural is not recommended for such use due to its proximity to Lake Joondalup and the potential impact that rural use may have on the lake environment.
- The landscape of the area is worthy of preservation. Higher density development or commercial or business use is likely to impact on the visual amenity of the lake environment, whereas, a special residential zone will integrate with this environment.
- This land has high amenity given the proximity of Lake Joondalup. The land is considered appropriate for development with a rural-residential theme given its location adjacent to Lake Joondalup.
- The land will not be required for future urban purposes as the environmental aspects of this area will prevent medium to high density residential use.
- The land is suitable to accommodate a range of lot sizes between 2000m² and 5000m² which can be fully serviced by reticulated water and sewerage, gas and electricity.
- A special residential development will provide for greater housing diversity given the predominance of Residential R20 sized lots within the vicinity.

- The proposed road network will act in part as a strategic firebreak and will assist in protecting the proposed Special Residential area from fire threats from Yellagonga Regional Park.
- Access to a major arterial road can be provided from designated access points.

In addition to the above, support for Special Residential is provided by the landowners. The plan prepared by Koltasz Smith on behalf of a number of landowners identified this area as a Special Residential Precinct, with the exception of Part Lot 1 and the landowners of Lot 500 and 501 have been pursuing Special Residential for a number of years through a rezoning proposal.

Tourism/Educational

The Study Area has attributes that may lend it to tourism related land uses. Tourism type uses such as art galleries and tea rooms are less dense forms of development that may be more compatible with the landscape, heritage and environmental values of the study area. It is envisaged that the Study Area (with sites such as Botanical Golf) may be a key starting point for the proposed 'Rural Way' initiative being promoted north of Joondalup Drive and up through the Carabooda and Nowergup area through the City's Tourism Strategy. Tourist uses would also promote greater public access and enjoyment of the Yellagonga Regional Park Environment.

In addition to tourism related uses, the Catholic Education Office has identified its intention to use Lot 7 and 8 for the establishment of a Secondary School. While the concept of these sites being used for education purposes may be appropriate given its perceived low environmental impact, further detailed justification by the landowners particularly related to traffic generation, circulation and impact on the proposed road network should be undertaken prior to the City committing to educational use of this land. Should these landowners wish to pursue an educational use, then further detailed planning should be undertaken to justify this particular land use prior to the City committing to such a use within the Study Area.

The structure plan will be used to support a request to rezone this land from Rural to Urban under the MRS. Upon final approval of the MRS Amendment the Structure Plan area can then be rezoned to Urban Development to support the proposed land uses specified above.

Recommendation

Issue is upheld in part. Land uses are to be stipulated in the Structure Plan as follows:

- Restricted Business Uses (showroom, retail nursery with incidental café, landscape supplies and growers mart which means any land or buildings used for the wholesale, distribution and retail sale of primary products including fruit and vegetables, meat, fish and bread) – Lot 810 and 811 Wanneroo Road, Wanneroo
- Special Residential – Lot 1, Lot 2, Lot 501, Lot 500, Lot 132 and Part Lot 1 Wanneroo Road, Wanneroo
- Tourism – Lot 4, Lot 5, Lot 6, Lot 7 and Lot 8 Drovers Place, Wanneroo

Right of Access

Should Lot 1 and Lot 132 be included within a 'commercial' precinct, a reciprocal rights of access arrangement as identified for Lots 810 and 811 is considered appropriate and necessary. Also all owners should have appropriate reciprocal rights of access over adjoining lots to ensure and facilitate full access to entry points onto Wanneroo Road.

Should Lot 1 not be developed for similar commercial activities as identified for Lot 810 and 811, conflict may arise from conventional traffic accessing any public road reserve contained on Lot 1 via a 'reciprocal access' arrangement over private landholdings.

Comment

Provision N of the Structure Plan requires reciprocal access to be protected by an easement in gross in favour of the public at large created pursuant to the Land Administration Act. This is considered sufficient to protect the access rights of landowners in the precinct.

As outlined above, commercial activity over Lot 1 should not be granted until such time as such land use is properly justified in terms of factors such as traffic impact, impact on adjoining centres, etc.

Recommendation

That this issue be dismissed.

Environmental Impact of the Road

The road system is environmentally disastrous, as it entails the destruction of numerous trees and places the bulk of the road so that it either drains toward the wetlands or is located on the margin of the wetlands.

The push for an interface road goes against the principles of conservation and protection, as it would involve initial disturbance by road construction and on going disturbance by recreating public, as well as the inevitable dumping of rubbish.

The road placement contrasts with the actual management of the Park between the Study Area and Sommerville Waters Estate in that access has been limited to pedestrians with the existing vehicle access being blocked by fencing. Until this was done, dumping and uncontrolled use of off-road vehicles were a major problem. A high level of human usage is clearly not wanted adjacent to the Drovers Place Precinct and is against the key management objective for the Park, namely to minimise the impact of visitor activities through the sensitive placement and provision of access and facilities.

Justification that the road is needed to minimise the spread of weeds into the Park is unjustified as there is no risk of weed transfer into the Park as weeds are equally abundant on either side of the boundary. Rehabilitation of this land by CALM has been negligible. Yet the Structure Plan seeks to impose heavy rehabilitation obligations on the landowners.

The road will have a massive adverse effect on fauna, in particular long-necked turtles. The Drover's Place precinct is a significant breeding place for the turtles. A road would pose a high hazard to the hatchlings on the way to the lake. A dual use path would provide adequate definition of the Park and private land interface without interference to turtle breeding.

Comment

Environmental agencies have had the opportunity to comment on the Structure Plan and have not raised concerns in relation to environmental impact caused by the road network, other than a comment being made indicating that the road located within the Yellagonga Regional Park Reserve is inappropriate. Further studies associated with the specific design stage of subdivision will seek to protect any fringing and natural vegetation wherever possible and during the construction phase, machinery and earthworks will not be permitted to impact on reserve areas.

Lake Joondalup forms part of a Regional Reserve for Parks and Recreation. This park is for the enjoyment of all and access should not be limited to only those that border the park. Public access should not be limited and education and management programs, as currently occurs with the remainder of the Park, will be used to control and prevent littering and illegal dumping.

The area north of Sommersville Waters and south of the study area was fenced to control illegal off-road vehicle usage. It is not uncommon for areas that offer no opportunity for visual surveillance to be targeted for illegal dumping. A formal road network will offer increased opportunity for visual surveillance by passing motorists as well as from landowners fronting the Lake, when this area is further developed.

A road interface may reduce the spread of weeds into the Reserve, however the primary purpose of the road is to provide for connectivity and improve access throughout the structure plan area. The requirement to rehabilitate land only applies to landholdings contained within the 50m dryland buffer area.

With regard to the impact on long neck turtles, the Council may wish to impose a further provision to require the preparation of a fauna survey prior to rezoning, subdivision or development. Yellagonga Regional Park is considered sufficient to house the presence of any long neck turtles and conservation fencing could be put in place to prevent turtles crossing into the development area.

Road Network

Provisions should be made to enable temporary access to development from Wanneroo Road in the instance of adjoining landowners delaying development.

Along most of the interface road the road would run down-slope into the wetlands or run on the margin of the wetlands, that is over acid sulphate soils overlying shallow groundwater. The capacity to deal with runoff from the road shall be minimal and the addition of pollutants to the groundwater guaranteed.

The road network would provide temptation to by-pass a major and troublesome intersection (Wanneroo Road and Joondalup Drive), similar to the situation with Ocean Reef Road and Backshall Place. Such a road is bound to become a through way for traffic from the commercial end and a back exit, southbound onto Wanneroo Road, from the proposed college at Lot 8 (61) Drover's Place. People could come from one end of the precinct, through the car park of the development avoiding traffic congestion and exiting onto Wanneroo Road, southbound at Ashley Road.

The concept of an interface road has not been consistently applied anywhere south of Ariti Avenue or north of Neville Drive. There are also several house sites in Sommerville Waters which are only separated from Yellagonga Regional Park by a Dual Use Path, despite the higher density.

WAPC have advised that a requirement for a road between properties and regional parks is only a general principle and is open to negotiation and does not insist on a continuous road around parks.

Comment

Detailed design drawings will be required to determine appropriate road levels and drainage to ensure there is minimal impact to the lake environment.

It is considered unlikely that this road network would be used as a short cut for motorists, given the upgrades to the intersection which are occurring and the unsignalised slip lane onto Joondalup Drive for traffic travelling west. Traffic venturing east would have no benefit using this localised road network as they still will have to wait at traffic signals. The travel distance for those travelling south from Joondalup Drive, is not a direct route and is likely to be a longer and slower route given traffic would have to negotiate through a potential carpark.

The reasons for the interface road were previously outlined in Council's report dated 7 June 2005 (PD04-06/05). While the use of an interface is a general principle, both CALM and DPI have indicated a preference and support for an interface road in this instance.

Recommendation

This issue be dismissed.

Economic Impact

The access road is not economically viable as the length of road is excessive compared to the lot yield. The owners would have to bear significant infrastructure costs, especially in relation to road construction.

The Structure Plan uses the proximity to the Park as an argument for imposing financially costly and environmentally damaging specifications on the landowners. This is unreasonable. The Structure Plan is designed to force the landowners to accept significant losses of land, high financial costs, considerable environmental deterioration and acute on-going disturbance, in order to provide a road along the lakeshore.

Provisions H and I state that land owners having portions of land taken for the park will be required to pay for a rehabilitation plan for the 50 metre dryland buffer and meet all costs associated with the ongoing administration of the agreement. This is unfair. The land is taken and the owner is charged for the privilege of contributing to the Yellagonga Park. There will be no income stream from land sales to pay for this type of requirement. These paragraphs should be deleted or a timeframe specified.

Comment

An integrated road network is considered necessary to facilitate development of the Structure Plan area as well as to facilitate access to the Parks and Recreation reserve. Costs associated with the construction of subdivisional roads, has always rested with the land developer and is not considered an unusual or onerous requirement for the landowners.

The Structure Plan does not call for the resumption of land contained within the 50m dryland buffer area. Landowners will be required to prepare a wetland rehabilitation plan to ensure this area is not degraded. Only that land which is currently reserved under the MRS for Parks and Recreation can be resumed by the WAPC.

Recommendation

This issue be dismissed.

Amendment 15

The advertised structure plan negates Amendment 15 to DPS2.

Comment

The Drovers' Place Precinct Structure Plan acknowledges Amendment No.15 as being current over these lots. On final endorsement by Council of the Drovers Place Precinct Local Structure Plan, Amendment No.15 may proceed. Depending on the final form of the Precinct Structure Plan, the applicant may need to revise their Amendment proposal by modifying their Development Guide Plan and Special Provisions to ensure consistency with the Precinct Structure Plan. The modified documents will also need to be returned to the WAPC for its consent prior to the commencement of advertising.

Recommendation

This issue is dismissed.

Textual Modifications

The proposed conditions impose requirements on landowners but are open-ended with no 'trigger' for implementation.

Comment

Numerous textual modifications to the Special Provisions of Part 1 – Statutory Planning Section were recommended. Those not taken on board by administration are addressed below.

- e) *“insert the words ‘prior to undertaking any earthworks or development of the land, the’ before the words ‘landowner shall demonstrate’”.*

Demonstration that surface water drainage within the subject land will be disposed of in a manner that minimises the impacts on the Lake Joondalup, including potential surface water contamination should be undertaken as part of an application for development and not subsequent to an approval, which the suggested phrasing would permit. Provision e) has therefore been amended to require preparation as part of an application for subdivision, rezoning or development.

- h) *“insert the words ‘Prior to undertaking any earthworks or development of the land,’ before the words ‘the landowners of those lots’”.*

Preparation of a Wetland Rehabilitation Plan should be undertaken prior to or as part of an application for development and not subsequent to an approval, which the suggested phrasing would permit. Provision h) has therefore been amended to require preparation as part of an application for subdivision, rezoning or development.

- j) *“Replace the words ‘environmental impact assessment’ with the words ‘environmental site assessment’ in the third line. Delete the text from ‘Should the land be...’ onwards and replace with ‘in the event that this land, either whole or in part, is considered by the site assessment to be not suitable for development, then the recommendations of the environmental site assessment should apply. This may include treating the land in the same manner as the 50 metre wide dryland buffer as indicated in provisions h) and i.).’”*

An environmental impact assessment is considered more appropriate as it will take into account the impact of development in the context not only of the specific site but also of the surrounding sites and Lake environment. Having further reviewed this provision it is considered that the provision be worded as follows, taking into account in part, the suggestions made above:

“A landowner or developer proposing to develop the area shown on Plan 2 as being ‘subject to future investigation’ shall be required to prepare an environmental impact assessment for this area demonstrating its suitability for development together with any suitable environmental conditions. The recommendations and/or environmental conditions of the environmental impact assessment, shall be addressed by the landowner or developer prior to the approval of an application to rezone, subdivide or develop this land. In the event that this land, either whole or in part, is considered by the environmental impact assessment to be not suitable for development, then this land shall be ceded to the Crown for the purpose of Open Space.”

If the land is found unsuitable for development, it is considered appropriate that this land be amalgamated into the regional reserve.

- q) *“Insert paragraph ‘The construction of the proposed road network shall be generally within the adjoining reserve land and therefore abut the private property boundary. As a result the road reserve will be of a reduced 13m width.’”*

The road network is not generally located within the adjoining reserve. An exception has been made for Lot 500 and 501 only. While the City is generally supportive of a reduced width to 13m in this situation, it considers this an issue best dealt with through the rezoning or subdivision process, where the applicant can directly negotiate with the appropriate management body, should the road remain in the regional reserve. Inclusion of this paragraph is dismissed.

- s) *“Insert the words ‘A subdivisional road may be required at the rear of Lot 1, extending from Lot 132, depending on the intensity of development and/or subdivision of the land’ after the words ‘subdivision of the land.’”*

The structure plan already depicts a road to the rear of Lot 1 extending from Lot 132. This road is considered necessary to provide access for Lot 1 and 132 and to provide road connectivity throughout the structure plan area. This statement is superfluous and therefore has not been included in the revised document.

Recommendation

That this issue be dismissed.

Miscellaneous

Provision i.) is considered onerous and unnecessary. Given the standard requirement for the preparation and implementation of a management plan through normal development or subdivision conditions, the need for such an agreement is considered unnecessary. Any ongoing cost should be carried out by CALM in its normal management responsibility.

Comment

Provision i.) was worded in such a manner to ensure a consistent approach to conservation of the dryland buffer area in this area. The wording is based on the approach taken by CALM, the DOE and the landowners of Lot 810 and 811 Wanneroo Road in addressing the management of the dryland buffer on these lots. This provision is considered necessary to ensure appropriate management of the dryland buffer. The owners may wish to cede this land to the Crown, however the City will not be requiring this from them.

Recommendation

This issue be dismissed.

Taking into consideration the submissions and comments made above, Administration has modified the Part 1 Statutory Planning Section accordingly. The revised Part 1 document has been appended as **Attachment 3**.

Statutory Compliance

This Structure Plan application has been processed in accordance with the requirements of District Planning Scheme No.2.

Strategic Implications

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

Policy Implications

Nil

Financial Implications

Nil

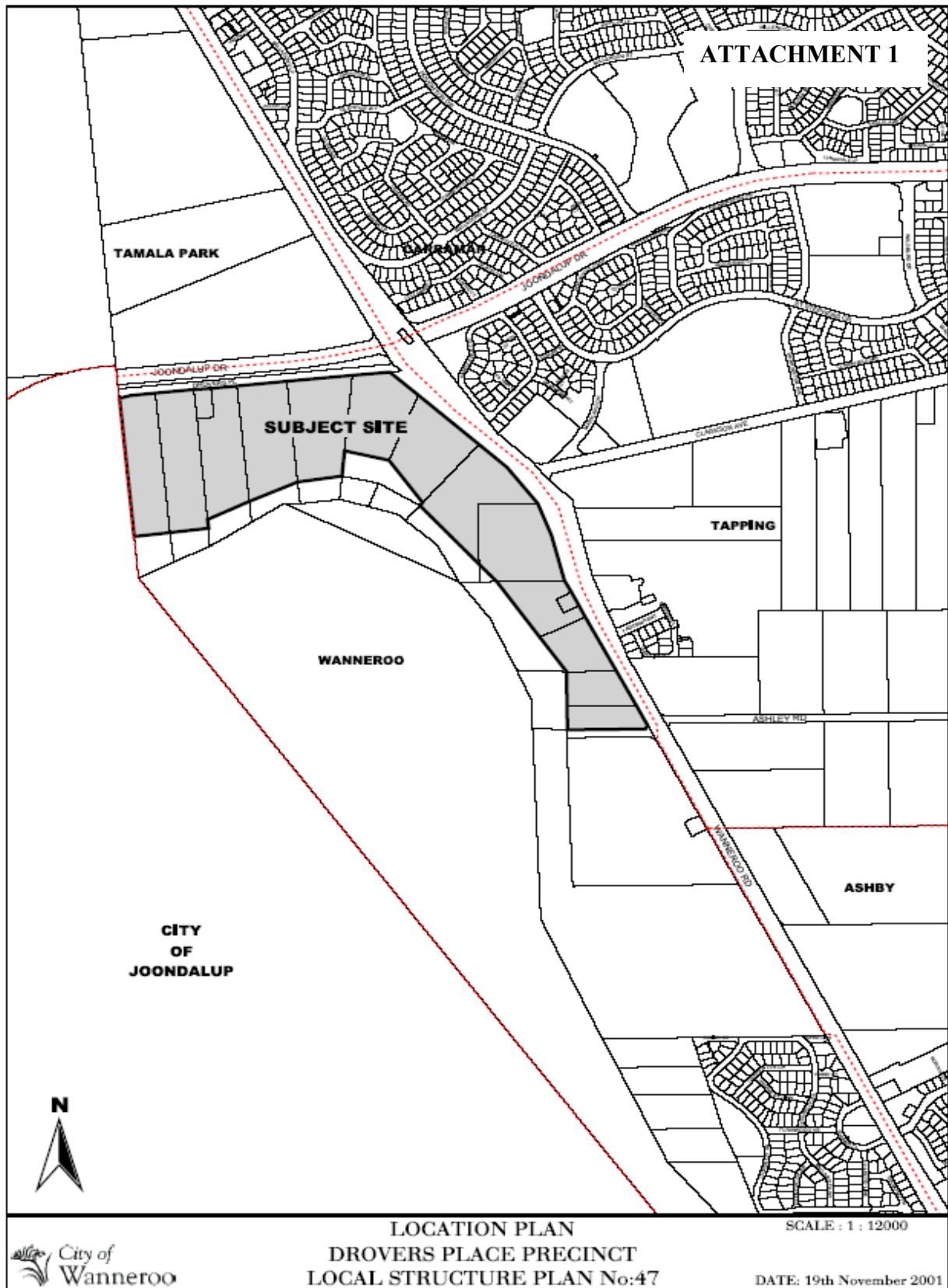
Voting Requirements

Simple Majority.

Recommendation

That Council:

- 1. Pursuant to Clause 9.6.1 of District Planning Scheme No.2, RESOLVES that the draft Drovers Place Precinct Structure Plan as prepared by the City of Wanneroo and as outlined on Attachment 3 to this report is satisfactory.**
- 2. FORWARDS the draft Structure Plan to the Western Australian Planning Commission for its adoption and certification.**
- 3. Pursuant to Clause 9.6.5 of District Planning Scheme No. 2, ADOPTS, SIGNS and SEALS the Structure Plan documents once certified by the Western Australian Planning Commission.**
- 4. ENDORSES the comments made in this report regarding the submissions received on this draft Structure Plan for inclusion in the schedule of submissions to be forwarded to the Western Australian Planning Commission and ADVISES the submitters of its decision.**
- 5. REQUESTS the Western Australian Planning Commission to rezone Lot 1, Lot 2, Lot 3, Lot 500, Lot 501, Lot 132 and Part Lot 1 Wanneroo Road, Wanneroo and Lot 810, Lot 811, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8 and Reserve 12462 from Rural to Urban under the Metropolitan Region Scheme.**



ATTACHMENT 2**Page 1 of 6****PART 1 - STATUTORY PLANNING SECTION****1.0 STRUCTURE PLAN AREA**

This Structure Plan shall apply to the land bounded by Wanneroo Road to the east, Drovers Place to the north and Yellagonga Regional Park to the west and south, being the land contained within the inner edge of the broken black line shown on the Location Map (Plan No. 1).

2.0 STRUCTURE PLAN CONTENT

This Structure Plan comprises the:

- a) Statutory Planning Section (Part 1);
- b) Explanatory Section (Part 2);

3.0 INTERPRETATION

The words and expressions used in this Structure Plan shall have the respective meanings given to them in the Scheme.

4.0 OPERATION DATE

In accordance with sub-clause 9.8.1 of the Scheme, this Structure Plan shall come into operation on the later date when it is either certified by the Commission or adopted, signed and sealed by the City.

5.0 RELATIONSHIP WITH THE SCHEME

In accordance with clause 9.8 of the Scheme:

The provisions, standards and requirements specified under Part 1 of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. Part 2 of this Structure Plan is for explanatory purposes only in order to provide a descriptive analysis of the Structure Plan.

In the event of there being any inconsistencies or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Structure Plan, then the provisions, standards or requirements of the Scheme shall prevail.

ATTACHMENT 2
Page 2 of 6**6.0 STRUCTURE PLAN MAP**

The Structure Plan Map (Plan 2) outlines the planned pattern of development for the Structure Plan area. All subdivision and development should be carried out in accordance with the principles outlined on the Structure Plan Map and the provisions of this Structure Plan.

7.0 GENERAL PROVISIONS**Objectives**

The objectives of the Drovers Place Precinct Structure Plan are to:

- a) To provide a flexible planning framework for the structure plan area that is responsive to a range of suitable development and land use options.
- b) To provide for the coordinated development of the structure plan area and the orderly provision of appropriate infrastructure.
- c) To protect and enhance the environmental, heritage and landscape values of the structure plan area and adjacent regional parks.
- d) To provide adequate public access around the adjacent lake and connection through the structure plan area to the Neerabup Regional Park.

It is not intended that the structure plan list specific acceptable uses, but rather provide a set of planning objectives and special provisions to guide landowner proposals for development, zoning or more detailed structure planning.

Preferred land uses in the Structure Plan Area do however include Special Residential and Tourism related uses. Industrial and either conventional or medium to high-density residential development are not however considered suitable.

Depending on the nature of the individual proposal, land within the structure plan area may require rezoning under either the Metropolitan Region Scheme or the City's Scheme.

8.0 SPECIAL PROVISIONS**Environmental Provisions**

- a) Prior to undertaking any earthworks or development of the land, the landowner shall demonstrate to the satisfaction of the City that uses that would have the potential to contaminate soil have not occurred on the subject land, or undertake a Soil Contamination Assessment of the land to determine the presence or otherwise of soil contamination.

ATTACHMENT 2**Page 3 of 6**

- b) Should any soil contamination be identified in the soil contamination assessment, a 'Site Remediation and Validation Report' for the subject land shall be prepared and implemented for all identified contaminated areas and shall be validated as being free of contamination above the Department of Environment acceptance guidelines, prior to undertaking any earthworks or development of the land.
- c) Landowners and/or developers proposing to earthwork or dewater within the study area shall be required to prepare a preliminary site assessment for Acid Sulphate Soils. Should an Acid Sulphate Soil risk be identified, further detailed site assessment will be required together with preparation of an Acid Sulphate Soil Management Plan at the subdivision or development application stage to the satisfaction of the City.
- d) Proposals that may lead to the disturbance of Acid Sulphate soils should be planned and managed to avoid adverse effects on the natural and built environment, including human health and activities, in accordance with the Department of Environment Water and Catchment Protection and Environmental Protection Authority guidance on managing Acid Sulphate Soils and its supporting documents.
- e) The landowner shall demonstrate to the satisfaction of the City and/or the Western Australian Planning Commission that surface water drainage within subject land will be disposed of in a manner that minimises the impacts on the Lake Joondalup, including potential surface water contamination.
- f) Prior to undertaking any earthworks or development of the land, the landowner shall prepare to the satisfaction of the City, on advice from the Catchment Management Branch of the Department of Environment, a Nutrient and Drainage Management Plan demonstrating how all stormwater will be managed on site to prevent pollution of groundwater and the adjacent wetland, and incorporating monitoring requirements and contingency measures. Landowners will also be encouraged to integrate their designs for stormwater drainage and demonstrate how stormwater drainage and collection points can be minimised to those locations identified on Plan 2.
- g) Development or subdivision of lots will require the provision of a reticulated water supply and a reticulated sewerage system.
- h) The landowners of those lots affected by the 50 metre wide dry land buffer shall be required to prepare and implement a Wetland Rehabilitation Plan to the satisfaction of the City on advice from the Departments of Environment and Conservation and Land Management, detailing rehabilitation techniques for the portions of the 50 metre dry land buffer that are currently degraded, and addressing management arrangements for the buffer area.

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- i) The landowner shall enter into a legal agreement with the Department of Conservation and Land Management to the satisfaction of the City, prior to the development first being occupied, sufficient to establish management arrangements for the 50 metre dry land buffer area identified on Plan 2. The legal agreement shall be supported by an absolute caveat and all costs associated with the preparation and ongoing administration of the agreement shall be met by the landowner.
- j) Prior to lodgement of a subdivision or development application, the landowner is required to prepare a Midge Management Plan prepared by a suitably qualified person, to demonstrate the appropriateness of the proposed land use and to incorporate any specific design and management recommendations of the Management Plan into the subdivision or development application for the land. In addition, memorials are required to be placed on the titles of all lots within the Structure Plan Area alerting prospective and subsequent landowners of the nuisance caused by midge in this area.
- k) Prior to making an application to subdivide or develop land the landowner shall submit a report, prepared by a suitably qualified person which provides detailed advice regarding estimated maximum groundwater levels and areas subject to periodic inundation, adequate to enable the City to properly determine requirements for levels for buildings and other development.
- l) Buildings shall be constructed at such levels as the City may require to ensure reasonable avoidance of risk of flooding, having regard for the estimated maximum groundwater levels prepared pursuant to Special Provision k).
- m) A landowner and or developer proposing to develop the area shown on Plan 2 as being 'subject to future investigation' shall be required to prepare an environmental impact assessment for this area demonstrating its suitability for development together with any suitable environmental conditions. Should the land be deemed not suitable for development then it should be treated in the same manner as the 50 metre wide dry land butter as indicated in provisions h) & i) above. The alignment of the future road and pathway should follow the ultimate boundary of the development area.

Access Provisions

- n) Vehicular access to Wanneroo Road shall be restricted in accordance with the Wanneroo Road Access Plan – Joondalup Drive to Ashley Road (drawing number t03.074.c1), prepared by Transcore dated 19 July 2004. On-site access ways shall be constructed and maintained adjacent to Wanneroo Road between these vehicular access points in a manner that provides convenient access between lots and the consecutive Wanneroo Road access points. This access way and those shown on Plan 2 as 'Reciprocal Access' are to be protected by an easement in gross in favour of the public at large created pursuant to the Land Administration Act.

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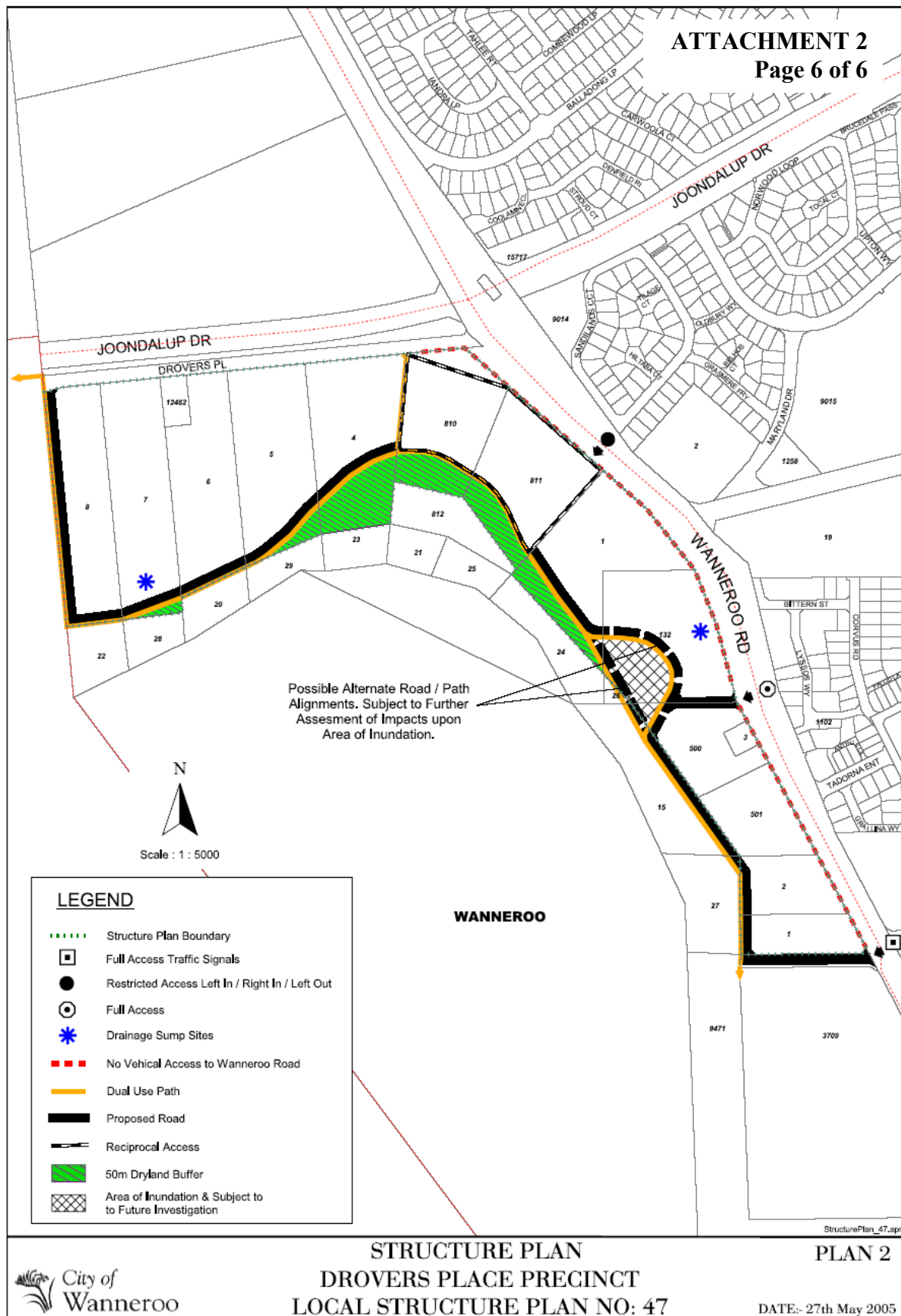
- o) Temporary access to Wanneroo Road may be granted, only on joint approval by Main Roads and the City and where access to the designated access points to Wanneroo Road, as identified in m) above, is prevented by alternative land ownership.
- p) The construction of proposed roads, reciprocal accessways, paths and intersection treatments will be the responsibility of the affected or adjoining landowner at the time of subdivision or development.
- q) Any road widening required to accommodate appropriate intersection designs with Wanneroo Road shall be ceded free of cost to the Crown without payment of compensation.
- r) A dual use path shall be constructed in the general location depicted on Plan 2. The path shall be constructed in accordance with the specification of the existing Yellagonga Regional Park path network to the satisfaction of the City, prior to subdivision being carried out or development first being occupied.
- s) A north-south subdivisional road may be required on Lot 6 or 7 Drovers Place, to assist in traffic circulation depending on the intensity of development and/or subdivision of the land.

Heritage Provisions

- t) Any development or subdivision impacting on Ashby House, Henry Chitty House, Ernie Chitty House and Charles Aubrey Gibbs House shall be considered only in accordance with the recommendations of the City's Municipal Inventory.

General

- u) Development and subdivision shall be undertaken in a manner that does adversely impact on the visual quality of the adjoining Yellagonga Regional Park. Development should be designed at a scale and level that would render it unobtrusive from the adjoining park boundary and shall be screened from the park by way of local native vegetation.
- v) Any fencing to be provided abutting Wanneroo Road shall be designed and constructed in a uniform style and using materials that complement the rural character of the area, to the satisfaction of the City.



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PART 1 - STATUTORY PLANNING SECTION**1.0 STRUCTURE PLAN AREA**

This Structure Plan shall apply to the land bounded by Wanneroo Road to the East, Drovers Place to the North and Yellagonga Regional Park to the west and south, being the land contained within the inner edge of the broken black line shown on the Location Map (Plan No. 1).

2.0 STRUCTURE PLAN CONTENT

This Structure Plan comprises the:

- a) Statutory Planning Section (Part 1);
- b) Explanatory Section (Part 2);

3.0 INTERPRETATION

The words and expressions used in this Structure Plan shall have the respective meanings given to them in the Scheme.

4.0 OPERATION DATE

In accordance with sub-clause 9.8.1 of the Scheme, this Structure Plan shall come into operation on the date it is adopted by the Commission as an Agreed Structure Plan.

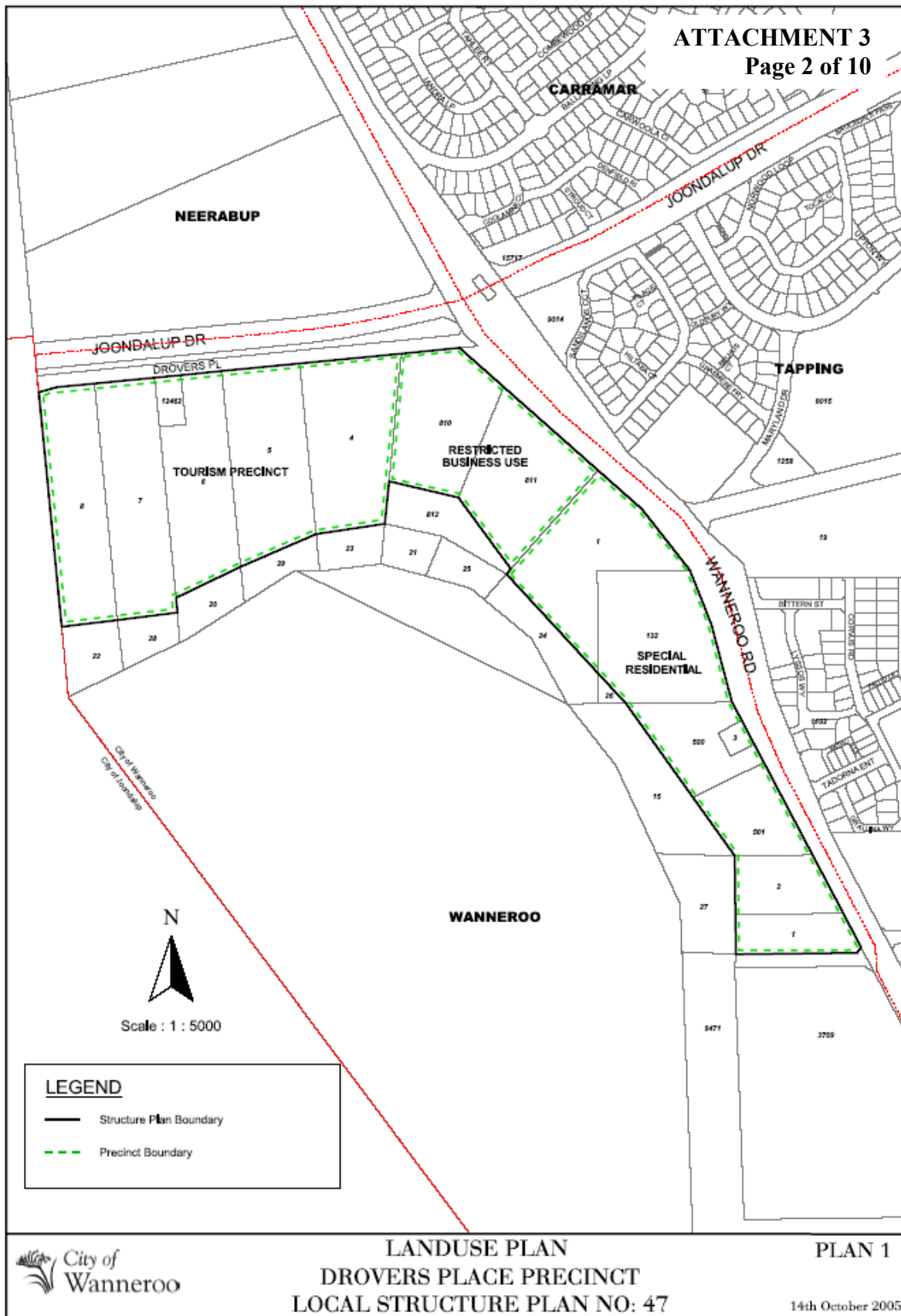
5.0 RELATIONSHIP WITH THE SCHEME

In accordance with clause 9.8 of the Scheme:

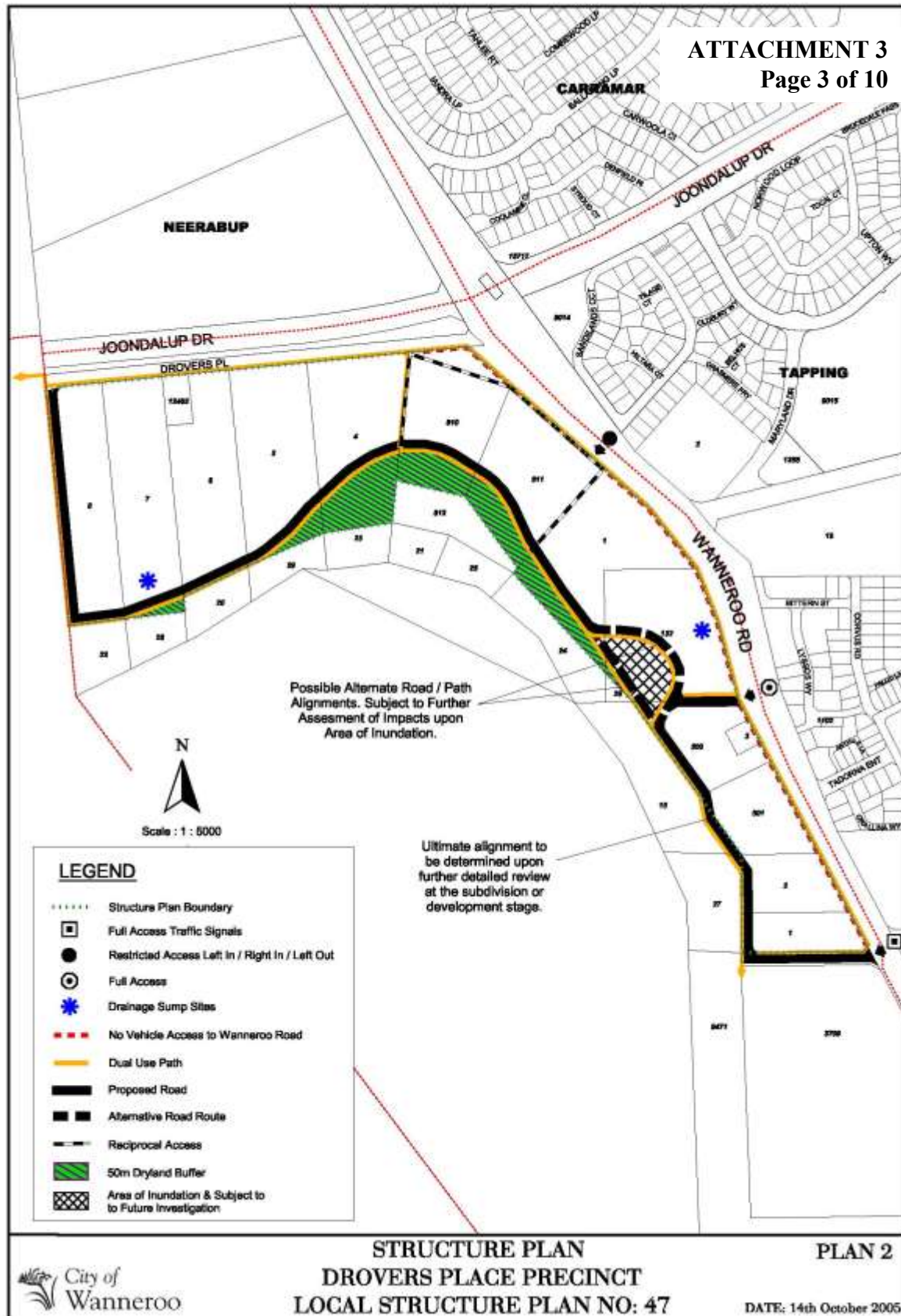
- a) The provisions, standards and requirements specified under Part 1 of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. Part 2 of this Structure Plan is for explanatory purposes only in order to provide a descriptive analysis of the Structure Plan.
- b) In the event of there being any inconsistencies or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Structure Plan, then the provisions, standards or requirements of the Scheme shall prevail.

6.0 STRUCTURE PLAN MAP

The Structure Plan Map (Plan 2) outlines the planned pattern of development or the Structure Plan area. All subdivision and development should be carried out in accordance with the principles outlined on the Structure Plan Map and the provisions of this Structure Plan.



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7.0 GENERAL PROVISIONS**7.1 Objectives**

The objectives of the Drovers Place Precinct Structure Plan are to:

- a) To provide a flexible planning framework for the structure plan area that is responsive to a range of suitable development and land use options.
- b) To provide for the coordinated development of the structure plan area and the orderly provision of appropriate infrastructure.
- c) To protect and enhance the environmental, heritage and landscape values of the structure plan area and adjacent regional parks.
- d) To provide adequate public access around the adjacent lake and connection through the structure plan area to the Neerabup Regional Park.

~~It is not intended that the structure plan list specific acceptable uses, but rather provide a set of planning objectives and special provisions to guide landowner proposals for development, zoning or more detailed structure planning.~~

Preferred land uses in the Structure Plan Area include *Restricted Use*, Special Residential and Tourism related uses. Industrial, *Commercial*, *Rural* and either conventional or medium to high-density residential development are not ~~however~~ considered suitable.

Applicants may also be required to prepare a further Structure Plan consistent with the principles of this Structure Plan to support development proposals that are considered to potentially impact on the Yellagonga Regional Park due to their scale, bulk or access issues.

~~Depending on the nature of the individual proposal, land within the structure plan area may require rezoning under either the Metropolitan Region Scheme or the City's Scheme.~~

7.2 Restricted Use Precinct - Lot 810 and Lot 811**7.2.1 Use Permissibility**

Land use permissible within this precinct shall be restricted to: showroom, retail nursery with incidental café, landscape supplies and growers mart which means any land or buildings used for the wholesale, distribution and retail sale of primary products including fruit and vegetables, meat, fish and bread.

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7.2.2 Development Provisions

- a) *Development of the nursery shall take place in accordance with the conclusions and recommendations of the Terra Consulting Nutrient and Irrigation Management Plan and RPS Bowman Bishaw Gorham Nutrient and Irrigation Management Plan Reports contained as Appendix 7 to Part 2 of this Structure Plan. All runoff from the nursery shall be contained and reused on-site in accordance with the Environmental Management Best Practice Guidelines for the Nursery Industry report prepared by the Water and Rivers Commission and Department of Agriculture (2002), and the Nutrient and Irrigation Management Plans.*
- b) *Development of the site shall incorporate Water Sensitive Urban Design principles and Best Practise to ensure groundwater pollution does not occur. All storm water drainage shall be contained on site and shall not be disposed of in the adjoining Parks and Recreation reserve, ceded Wetland Buffer Area or road reserve.*
- c) *The land identified as Wetland Buffer Area on Plan 1 shall be ceded free of cost to the Conservation Commission of Western Australia. Management of the wetland buffer shall be in accordance with the Bowman Bishaw Gorham RPS Wetland Management Plan contained as Appendix 4 to Part 2 of this Structure Plan.*
- d) *A three (3) metre wide vehicle accessway shall be provided along the western side boundary of Lot 3, sufficient to allow emergency vehicles to access Yellagonga Regional Park, to the satisfaction of the City of Wanneroo.*
- e) *A six (6) metre wide access point shall be provided between Lot 2 and Part Lot 1 Wanneroo Road, to facilitate reciprocal rights of access, to the satisfaction of the City of Wanneroo.*
- f) *The landowner shall grant an easement in gross, in favour of the public at large to the satisfaction of the City, over the land identified as a Wetland Buffer Area in Plan 1, the three (3) metre accessway located adjacent to the western side boundary of Lot 3 and over the 6m reciprocal access point on the common boundary between Lot 2 and Part Lot 1 Wanneroo Road, Wanneroo. The agreement shall be finalised prior to the development first being occupied and all costs associated with the preparation of the easement shall be met by the landowner.*
- g) *The design of the development shall be integrated and sensitive to the adjacent developments and Parks and Recreation reserve. In particular, site levels, retaining walls, landscaping and building design shall limit the visual impact of the development on the Parks and Recreation reserve.*

ATTACHMENT 3**Page 6 of 10****7.3 *Special Residential Precinct - Lot 1, Lot 2, Lot 3, Lot 501, Lot 501, Lot 132 and Part Lot 1 Wanneroo Road, Wanneroo*****7.3.1 *Use Permissibility***

Land use permissible within this precinct shall be restricted to Special Residential.

7.3.2 *Development Provisions*

All provisions, standards and requirements of the Special Residential Zone as set out in the Scheme shall apply.

No subdivision or development should be commenced or carried out in the Special Residential Precinct until a further Agreed Structure Plan has been prepared and adopted under the provisions of Part 9 of the Scheme.

7.4 *Tourism Precinct – Lot 4, Lot 5, Lot 6, Lot 7 and Lot 8***7.4.1 *Use Permissibility***

Land use permissible within this precinct shall be restricted to those uses that are related to low scale tourism such as tearooms, local arts and craft, art galleries, and restaurant/café's.

7.4.2 *Development Provisions*

Further Agreed Structure Plans may be required in accordance with Clause 9.1 of the Scheme.

8.0 SPECIAL PROVISIONS**8.1 *Environmental Provisions***

- a) Prior to undertaking any *subdivision*, earthworks or development of the land, the landowner shall demonstrate to the satisfaction of the City that uses that would have the potential to contaminate soil have not occurred on the subject land, or undertake a Soil Contamination Assessment of the land to determine the presence or otherwise of soil contamination, *to the specification and satisfaction of the Department of Environment.*

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- b) Should any soil contamination be identified in the soil contamination assessment, *as referred to in 8.1 (a) above*, a 'Site Remediation and Validation Report' for the subject land shall be prepared and implemented for all identified contaminated areas and shall be validated as being free of contamination above the Department of Environment acceptance guidelines, prior to undertaking any earthworks or development of the land.
- c) Landowners and/or developers proposing to earthwork or dewater within the study area shall be required to prepare a preliminary site assessment for Acid Sulphate Soils. Should an Acid Sulphate Soil risk be identified, further detailed site assessment will be required together with preparation of an Acid Sulphate Soil Management Plan at the subdivision or development application stage to the satisfaction of the City.
- d) Proposals that may lead to the disturbance of Acid Sulphate soils should be planned and managed to avoid adverse effects on the natural and built environment, including human health and activities, in accordance with the Department of Environment Water and Catchment Protection and Environmental Protection Authority guidance on managing Acid Sulphate Soils and its supporting documents.
- e) *As part of an application for rezoning or development*, the landowner shall demonstrate to the satisfaction of the City and/or the Western Australian Planning Commission that surface water drainage within subject land will be disposed of in a manner that minimises the impacts on the Lake Joondalup, including potential surface water contamination.
- f) Prior to undertaking any earthworks or development of the land, the landowner shall prepare to the satisfaction of the City, on advice from the Catchment Management Branch of the Department of Environment, a Nutrient and Drainage Management Plan demonstrating how all stormwater will be managed on site to prevent pollution of groundwater and the adjacent wetland, and incorporating monitoring requirements and contingency measures. Landowners will also be encouraged to integrate their designs for stormwater drainage and demonstrate how stormwater drainage and collection points can be minimised to those locations identified on Plan 2.
- hg) *As part of an application for rezoning or development*, the landowners of those lots affected by the 50 metre wide dry land buffer shall be required to prepare and *subsequently* implement a Wetland Rehabilitation Plan to the satisfaction of the City on advice from the Departments of Environment and Conservation and Land Management, detailing rehabilitation techniques for the portions of the 50 metre dry land buffer that are currently degraded, and addressing management arrangements for the buffer area, *including the location of pathways for pedestrians and cyclist access*.

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- ih) The landowner shall enter into a legal agreement with the Department of Conservation and Land Management to the satisfaction of the City, prior to the development first being occupied, sufficient to establish management arrangements for the 50 metre dry land buffer area identified on Plan 2. The legal agreement shall be supported by an absolute caveat and all costs associated with the preparation and ongoing administration of the agreement shall be met by the landowner.
- ji) *As part of an application for rezoning or development, the applicant* ~~Prior to lodgement of a subdivision or development application, the landowner~~ is required to prepare a Midge Management Plan prepared by a suitably qualified person, to demonstrate the appropriateness of the proposed land use and to incorporate any specific design and management recommendations of the Management Plan into the subdivision or development application for the land. In addition, *the City shall require future subdivision and/or development applications to require* ~~memorials are required to be placed on the titles,~~ of all lots within the Structure Plan Area alerting prospective and subsequent landowners of the nuisance caused by midge in this area.
- kj) Prior to making an application to subdivide or develop land the landowner shall submit a report, prepared by a suitably qualified person which provides detailed advice regarding estimated maximum groundwater levels and areas subject to periodic inundation, adequate to enable the City to properly determine requirements for levels for buildings and other development.
- lk) Buildings shall be constructed at such levels as the City may require to ensure reasonable avoidance of risk of flooding, having regard for the estimated maximum groundwater levels prepared pursuant to Special Provision j).
- ml) A landowner and or developer proposing to develop the area shown on Plan 2 as being 'subject to future investigation' shall be required to prepare an environmental impact assessment for this area demonstrating its suitability for development together with any suitable environmental conditions. *The recommendations or environmental conditions shall be met as part of an application for rezoning, subdivision or development.*

In the event that this land, wither whole or in part, is considered by the impact assessment to be not suitable for development, then the land shall be ceded to the Crown for the purpose of Public Open Space. Should the land be deemed not suitable for development then it should be treated in the same manner as the 50 metre wide dry land butter as indicated in provisions h) & i) above. The alignment of the future road and pathway should follow the ultimate boundary of the development area.

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- lm) Development should be planned to mitigate 'edge effects' and ensure that regionally significant vegetation is not adversely affected through indirect impacts such as weed invasion, spread of dieback and littering. Flora species known to be invasive or environmentally damaging, should not be used in any landscaping projects where they may spread into the adjacent Yellagonga Regional Park.
- gn) Development or subdivision of lots will require the provision of a reticulated water supply and a reticulated sewerage system.

8.2 Access Provisions

- o) Vehicular access to Wanneroo Road shall be restricted in accordance with the Wanneroo Road Access Plan – Joondalup Drive to Ashley Road (drawing number t03.074.c1), prepared by Transcore dated 19 July 2004. On-site access ways shall be constructed and maintained adjacent to Wanneroo Road between these vehicular access points in a manner that provides convenient access between lots and the consecutive Wanneroo Road access points. This access way and those shown on Plan 2 as 'Reciprocal Access' are to be protected by an easement in gross in favour of the public at large created pursuant to the Land Administration Act.
- p) Temporary access to Wanneroo Road may be granted, only on joint approval by Main Roads and the City and where access to the designated access points to Wanneroo Road, as identified in m) above, is prevented by alternative land ownership.
- q) The construction of proposed roads, reciprocal accessways, paths and intersection treatments will be the responsibility of the affected or adjoining landowner at the time of subdivision or development.
- r) Any road widening required to accommodate appropriate intersection designs with Wanneroo Road shall be ceded free of cost to the Crown without payment of compensation.
- s) A dual use path shall be constructed ~~in the general~~ *generally in the* location depicted on Plan 2, *having regard to existing cleared tracks and retention of vegetation*. The path shall be constructed in accordance with the specification of the existing Yellagonga Regional Park path network to the satisfaction of the ~~City~~ *Managing Authority*, ~~as a condition of subdivision being carried out~~ *or prior to* development first being occupied.
- t) A north-south subdivisional road may be required on Lot 6 or 7 Drovers Place, to assist in traffic circulation depending on the intensity of development and/or subdivision of the land.

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8.3 Heritage Provisions

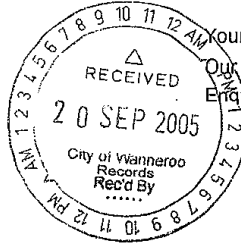
- u) Any development or subdivision impacting on Ashby House, Henry Chitty House, Ernie Chitty House and Charles Aubrey Gibbs House shall be considered only in accordance with the recommendations of the City's Municipal Inventory.
- v) *As part of an application for rezoning, subdivision or development, the landowner shall engage a suitably qualified person to undertake an archaeological and ethnographic survey of the site in consultation with the Aboriginal community.*

8.4 General

- w) Development and subdivision shall be undertaken in a manner that does not adversely impact on the visual quality of the adjoining Yellagonga Regional Park. Development should be designed at a scale and level that would render it unobtrusive from the adjoining park boundary and shall be screened from the park by way of local native vegetation.
- x) Any fencing to be provided abutting Wanneroo Road shall be designed and constructed in a uniform style and using materials that complement the rural character of the area, to the satisfaction of the City.
- y) *Any fencing to be provided abutting the Yellagonga Regional Park shall be designed and constructed using materials that complement the Park, to the satisfaction of the Department of Conservation and Land Management.*

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Department for Planning and Infrastructure
Government of Western Australia
Metro North West Team



Your ref: SP/0058V02
Our ref: 801/2/30/24P47V
Enquiries: David Carter (9264 7678)

16 September 2005

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

Attention: Silvia Foti

Dear Silvia,

DROVERS PLACE PRECINCT STRUCTURE PLAN No.47

I refer to your letter dated 14 June 2005 regarding the proposed Drover's Place Precinct Structure Plan No.47.

The Department has considered the proposed Structure Plan and provides the following 'officer level' comments for the City's consideration:

STRUCTURE PLANNING:

- * The North-West Corridor Structure Plan identifies the Structure Plan area as "Subject to City of Wanneroo Local Structure Planning". Accordingly, a Local Structure Plan is required for the entire area. The proposed Structure Plan No. 47 Plan No. 47 therefore needs to give due regard to the entire area and should not be used as a vehicle to facilitate the development of selected lots.
- * On 6 May 2004, the Department advised the City, with respect to Structure Plan No.46 for PT Lots 2 and 3 Wanneroo Road, Wanneroo, that the proposed Structure Plan No.46 should be reviewed to include all of the land area zoned "Rural" under the Metropolitan Region Scheme (MRS) in the vicinity between Lake Joondalup and Wanneroo Road/Drovers Place.
- ① With this in mind, it is recommended that Structure Plan No.46 be cancelled as it is superseded by proposed Structure Plan No.47.

LAND USE & DEVELOPMENT PROVISIONS:

- * Proposed Structure Plan No.47 does not identify specific land uses and associated development provisions. It is considered that by not identifying specific land uses and associated development provisions in proposed Structure Plan No.47, there is insufficient surety of future land uses/development in this area. In addition, without

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the identification of specific land uses within the Structure Plan area, a proper assessment of the road network and associated traffic implications is not possible.

- * The intention that subsequent structure planning will be undertaken for the specific land use precincts is not supported. The intent of proposed Structure Plan No. 47 is to address all issues relating to the site and for this Structure Plan to be used to facilitate the progress of the MRS and TPS amendments.
- * The proposed Structure Plan No. 47 is intended to provide for the optimum land uses for the area, and should not be constrained unnecessarily by the existing zoning under DPS No. 2. Part 9.8 of DPS No. 2, specifically 9.82, would appear to include provisions which facilitates such a process.
- * The proposed Structure Plan does not adequately demonstrate the suitability of the proposed land uses within the identified precincts relative to the wider area and respective statutory policies. Sufficient detail must be included in the Structure Plan to allow for adequate assessment of relevant issues pertinent to the area and should address issues including, developer contributions, implementation, road networks, bushfire planning, ceding of Parks and Recreation reservations, as outlined below

DEVELOPER CONTRIBUTIONS:

- * Proposed Structure Plan No.47 does not address the issue of developer contributions for: servicing infrastructure such as water supply service, sewerage service, drainage connection and electricity supply service; land infrastructure such as wetland foreshore reserves and existing road widening requirements; and administrative costs such as structure planning costs.
- * Timeframes associated with the provision of servicing infrastructure, land infrastructure and administrative costs will also be difficult to establish if developer contributions are not conducted in an integrated and co-ordinated landowner manner.
- * The ceding of the Parks and Recreation Reserve and possible public open space contributions are required to be addressed as a component of the proposed Local Structure Plan to ensure an integrated approach is adopted.

ROAD NETWORK:

- * The provision of a separation road is recommended between the "Parks and Recreation" reserve and the development land to negate the 'annexing' of the reserve by the development land and to provide a clear demarcation boundary. Reference should be made to the Commission's policies including DC 2.6 "*Residential Road Planning* "
- * A connected road system, rather than a number of cul-de-sacs, is considered to be a more robust road layout system that will cater for a variety of different land uses. Accordingly, a single road running parallel with the Parks and Recreation reserve through all landholdings will contribute to an integrated road network which will facilitate access to the Parks and Recreation reservation.
- * Given that proposed Structure Plan No.47 does not identify specific land uses within the Structure Plan area, a proper assessment of traffic implications is not possible.

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It would be appropriate for proposed Structure Plan No.47 to provide an indication of future traffic volumes for each road based on the proposed land uses.

- * The proposed 16 metre wide road reserve widths for subdivisional roads within the Structure Plan area would appear to an acceptable general road standard although this would need to be confirmed with provision of traffic volume figures for these roads.
- * Wanneroo Road is reserved "Primary Regional Roads" under the MRS and is under Main Roads WA control. The section of Wanneroo Road is classified as Category 2 on WAPC Plan SP693/2 - frontage access may be allowed subject to approval. Proposed Structure Plan No.47 proposes access onto Wanneroo Road in accordance with the Wanneroo Road Access Plan - Joondalup Drive to Ashley Road - that is understood to have been endorsed by Main Roads WA.
- * Proposed Structure Plan No.47 accurately indicates road widening (truncation) requirements at two locations within the Structure Plan area affecting lot 810 and lot 1 (southern most lot). Detailed land requirements are shown on WAPC Plans 1.2860 and 1.2986/1.
- * The proposed location of the access road at the rear of lots 500, 501 and portion of lot 2 is not supported as it is within the "Parks and Recreation" reserve under the MRS. It is recommended that this road be relocated within the boundaries of these lots.
- * The proposed Structure Plan should give consideration to the staging of development in the area to ensure adequate access arrangements are provided during the life of the Structure Plan.

DUAL USE PATH:

- * The Department's Cycling Unit recommend that a dual use path be provided between Lots 1 and 811 linking Wanneroo Road to the Yellagonga regional recreational dual use path. This will allow for the safe and convenient access to the regional park by the residents living on the east side of Wanneroo Road.
- * Cycling facilities on Wanneroo Road are inadequate and possible future development of the Drivers Place precinct presents the opportunity to upgrade Wanneroo Road to allow for bicycle lanes and/or a dual use path. Consideration could be given in the proposed Structure Plan towards a schedule of landowner contributions towards the Wanneroo Road improvements.
- * Dual use path widths, clearances and other details should comply with the relevant codes, legislation and other applicable guidelines.


BUSH FIRE PLANNING:

- * The "Parks and Recreation" reserve under the MRS adjoining the Structure Plan area comprises Bush Forever Site No.299. The Commission's *Planning for Bush Fire Protection* addresses a number of important fire risk management and planning issues including: the statutory planning process as it relates to fire protection; bush fire hazard assessment; the definition of bush fire prone areas; fire protection

requirements for subdivision and development; and strategies available to limit vulnerability to fire. These should be addressed in the proposed Structure Plan.

If further clarification on this matter is required, please contact David Carter on 9264 7678.

Yours sincerely



Sandra McLeish
Team Leader
Metro North West Team

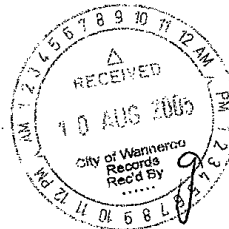
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Your Ref: SP/0058V02
 Our Ref: 2001F002033V04
 Enquiries: Brendan Dooley
 Phone: 9431 6500
 Fax: 9431 6599



Chief Executive Officer
 City of Wanneroo
 PO Box 1
 WANNEROO WA 6946



Attention: Mr Ian Bignell

Dear Ian

PROPOSED STRUCTURE PLAN NO 47 – DROVERS PLACE PRECINCT

Thank you for your letter dated 14 June 2005 seeking comments on the above-proposed Structure Plan. In response, the Department of Conservation and Land Management (CALM) offers the following comments as the manager of land adjoining the structure plan site.

PART 1 STATUTORY PLANNING SECTION

6.0 Structure Plan Map

- Given the low-lying nature of the land, the extent of the dry land buffer to Lake Joondalup in the vicinity of Lot 132 Wanneroo Road may need review by the Department of Environment.
- Although the principle of a road separating development from the regional park is supported, CALM does not support the development of roads servicing adjoining subdivisions or developments to be located within regional parks. In this respect CALM does not support the road servicing Lots 500 and 501 Wanneroo Road, which appears to be within Yellagonga Regional Park. The indicative location of the dual use path in this location is considered appropriate.

7.0 General Provisions

- As a point of clarification in items c) and d), please be advised that Yellagonga Regional Park adjoins the structure plan site to the west and south and Neerabup National Park is located to the north of the structure plan site; this needs to be amended throughout the document.
- It is acknowledged that it is not the intent of the proposed structure plan to list specific acceptable uses, but rather provide a set of planning objectives and special provisions to guide landowner proposals for development, zoning and more detailed structure planning.

While the above intent is acknowledged, by not providing a zoning scheme for the land comprising the structure plan site, it is difficult for CALM to assess the appropriateness of the proposed access regime and interface treatments between the structure plan site and Yellagonga Regional Park as illustrated in *Plan 2 Structure Plan, Drovers Place Precinct, Local Structure Plan*. For example, appropriate interface treatments with Yellagonga Regional Park may vary considerably if the land is to retain its current Rural zoning under the Metropolitan Region Scheme compared to an Urban zoning or Industrial zoning. This same principle also applies for the City of Wanneroo's Town Planning Scheme where appropriate interface treatments may differ for areas zoned General Rural, Special Residential or Tourism.

REGIONAL PARKS UNIT: Level 1, 4-6 Short Street, Fremantle, Western Australia 6160
 Phone: (08) 9431 6500 Fax: (08) 9431 6599 Email: regparks@calm.wa.gov.au Website: www.naturebase.net
 Postal address: PO Box 1535, Fremantle, Western Australia 6959

ATTACHMENT 5

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It is CALM's understanding that this proposed structure plan should outline the appropriate zoning of the land.

8.0 Special Provisions

- The principle of Special Provision h) is supported by CALM. Planning for the wetland buffer should also consider the location of pathways for pedestrian and cyclist access.
- In relation to Special Provision i), CALM is reluctant to support the provision. In other areas in the Perth where subdivisions or developments occur adjacent to wetlands, the Department of Environment nominates a 50-metre wide dry land buffer to help protect the wetland. Through the subdivision or development approvals process a management plan is prepared and implemented by the proponent for the agreed wetland buffer that is then ceded to the Crown and vested with the appropriate body. In this respect legal agreements, supporting caveats and ongoing administration of the agreement is not required by the proponents of the subdivision or development.
- In relation to Special Provision r), please be advised that CALM negotiates with proponents of developments adjoining regional parks regarding possible park contributions/enhancements on a case by case basis, including potential contributions to pathway networks and path specifications. If a dual use pathway is located on land managed by CALM or proposed to be managed by CALM, the pathway specifications should be to the satisfaction of CALM.
- In regards to Special Provision v), fencing at the interface of future subdivisions/developments and Yellagonga Regional Park should be constructed to the satisfaction of CALM.
- A Special Provision in relation to wild fire threat and management should be included. Planning for fire should be in accordance with *Planning for Bush Fire Protection* (Fire and Emergency Services 2001).

PART 2 – EXPLANATORY REPORT**7.2.1 Structure Plan Design**

- CALM notes the reasons for the City of Wanneroo suggesting that industrial and rural land uses are not considered appropriate. CALM also acknowledges the City's reasons why Special Residential development is considered more appropriate than normal residential development.

7.2.5 Pedestrian/Cycle Network

- It should be made clear that Structure Plan 47 is proposing to continue the path through the reserved land south of Lot 4 and 5 Drovers Place and along the southern boundaries of Lot 6, 7 and 8 Drovers Place to provide a connection to the path network located within the City of Joondalup. CALM does not object to this proposal, however it was not included in the Yellagonga Regional Park Management Plan due to private property and cost constraints.

Should you require any further information in relation to this letter please contact Brendan Dooley on telephone number 9431 6500.

Yours sincerely,



Tim Bowra
Regional Parks Coordinator
3 August 2005

Development Applications

PD09-11/05 Proposed Drive-Through Food Outlets (2), Take-Away Food Outlets (3), Showrooms (3) and a Video Hire - Lot 121 (2) Shaw Road, Wanneroo

File Ref:	P/0029V02
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	4

Issue

To consider a proposal for the development of two drive-through food outlets, three take-away food outlets, three showrooms and a video hire store at Lot 121 (2) Shaw Road, Wanneroo.

Applicant	Chappell & Lambert Town Planners
Owner	Department of Education of Western Australia
Location	Lot 121 (2) Shaw Road, Wanneroo
Site Area	0.8474 Hectares
MRS Zoning	Urban
DPS 2 Zoning	Centre

Background

The subject property forms part of the former Wanneroo Primary School site, situated on the western side of Wanneroo Road, bounded to the south by Hastings Street and to the north by Shaw Road (refer **Attachment 1**).

Council at its meeting dated 22 July 2003 (Item PD10-07/03), determined as part of a report to approve Amendment No.1 of the *Wanneroo Town Centre Agreed Structure Plan*, which included the proposal to rezone the Wanneroo Primary School site from Public Purpose (Primary School) to Business and Residential zones.

In March 2004, the City received referral from the Department for Planning and Infrastructure (DPI) requesting comment to the proposed subdivision of the former Wanneroo Primary School into two lots of approximately 1.66 hectares and 8,461 square metres. The proposal was in keeping with the Wanneroo Town Centre Structure Plan, with the 8,461m² adjacent to Wanneroo Road being earmarked for Business zone, while the rear 1.66ha lot designated for Residential and a density code of R40. The City provided conditional support to the proposed subdivision.

The Western Australian Planning Commission (WAPC) granted conditional approval of the subdivision application in September 2004.

Detail

Proposal

The application proposes to construct two Drive-Through Food Outlets (Hungry Jacks and KFC), three Take-Away Food Outlets, three Showrooms and a Video Hire store, 127 car parking bays and landscaping (refer **Attachment 2**).

The showrooms, take-away food outlets and video hire store are located between the two drive-through food outlets - KFC to the north and Hungry Jack's to the southern section of the site.

Consultation

The Wanneroo Town Centre Agreed Structure Plan and Amendment No.1 of the *Wanneroo Town Centre Structure Plan* rezoning the subject property included public advertising periods of 42 days. Council subsequently resolved to approve the rezoning of the subject property from Public Purpose (Primary School) to Business. Advertising of the current proposal was therefore not required.

Comment

The subject site is zoned Centre under the City's District Planning Scheme No.2 (DPS2) and Business under the Wanneroo Town Centre Agreed Structure Plan.

Drive-Through Food Outlets, Take-Away Food Outlets and Video Hire are 'D' uses under Table 1 (Clause 3.2) of the City's DPS2; a use class not permitted unless the Council grants its approval after following the procedures of Clause 6.6.2 (Dealing with 'D' Uses) and Clause 6.8 (Matters to be Considered by Council). It is considered the proposed drive-through food outlets, take-away food outlets and video hire are consistent with the intent of the Business zone and the adjoining property to the north, which currently consists of similar land-uses.

A *Showroom* is a 'P' use under Table 1 (Clause 3.2) of the City's DPS2; a use that is permitted but which may be subject to any conditions that the Council may wish to impose in granting its approval. The proposed showrooms are considered a consistent and appropriate land-use within the Business zone.

The City's DPS2 states the objectives of the Business Zone are to:

- "a) *provide for retail and commercial businesses which require large areas such as bulky goods and category/ theme based retail outlets as well as complementary business services;*
- b) *ensure that development within this zone creates an attractive façade to the street for the visual amenity of surrounding areas."*

Arboricultural Report

Clause 6.3 (i) of the Wanneroo Town Centre Agreed Structure Plan required that upon application made for subdivision or development of the former primary school site, an 'Arboricultural Assessment' of existing trees onsite be undertaken to identify trees that are appropriate for retention. As part of the Development Application, the requisite Arboricultural Assessment prepared by John Banks, Arboricultural Consultant dated 25 May 2005 was submitted. The report considered the health and condition of individual trees, perceived significance and ranking of trees on site, potential risk and hazard associated with retention of trees, and the impact of development on the long term health and safety of any retained trees (refer **Attachment 4**).

Based on the Arboricultural assessment, fifteen of the twenty-nine trees found on site were considered of 'especial significance'. It was concluded by the arboriculturalist the trees labelled 1, 2, 3, 6, 23, 24, 25, 27, and 28 on the tree location plan (refer **Attachment 4**), are worthy of consideration for retention if considered feasible within the context of the development. Of the trees indicated above by the arboriculturalist, only trees 24 and 28 are not proposed to be retained. The report commented tree 24 'although acceptably healthy, several secondary branches appeared to be slowly dying' and tree 28 is immediately outside the development site.

The report was referred to the City's Infrastructure Directorate and the following comments have been provided:

1. Tree numbers 1, 2, 3, 6, 23, 25, and 27 as indicated on the location tree plan attached as part of the Arboricultural Assessment are to be retained (refer **Attachment 4**);
2. In accordance with the recommendations of the Arboricultural Assessment, disturbance or damage to the roots of the retained trees within the drip line (or canopy) is to be minimised;
3. A qualified arboriculturalist should be present during site and major building works to ensure the health and safety of the trees has not declined;
4. A re-assessment of the trees via another independent Arboricultural assessment in 6-12 months following development;
5. The verge trees along Wanneroo Road are to be retained as per the development application plans; and
6. If removal of the trees are conducted with the spring summer period, suitable arrangements be made to relocate any bird life that may be nesting within the trees prior to removing the trees.

It is advised the two trees adjoining Shaw Road marked A and B on the site plan (refer **Attachment 2**) or 1 and 2 on the location tree plan (refer **Attachment 4**) attached to the Arboricultural assessment have been included on the Interim Register under the Aboriginal Heritage Act. The applicant has indicated the trees will be retained within a landscape area and will not be disturbed.

Administration considers the applicant/ owner's attempt and endeavour to retain trees of significance is adequate and sufficient to retain the character of the existing site. Further to the comments made by the City's Infrastructure Directorate, if the application is approved, a condition of approval should be included to ensure the recommendations of the Arboriculturist report and the City's Landscaping Department are complied with.

Council is advised of the applicant's liability concerns regarding the general preservation of Tuart trees within the development. The applicant clearly stated in a letter received 21 October 2005;

'Should however Council based on the Arboriculture assessment or other policies and/ or preferences, seek to have any of these trees protected by a condition on the approval, and where development as per the Site Plan would permit such an action, and where this was not a voluntary action of our Client then our Client would have to hold the City liable for any future damage or loss which may occur'.

The City's District Planning Scheme recognises where appropriate, the provision to retain vegetation considered to be of significance. The development should be constructed and maintained so as not to jeopardise those trees identified for retention. Further, it would be the owners' responsibility to maintain the trees on site in a safe and healthy condition and minimise any potential for damage or loss to the trees.

Health – Noise and Odour

The proposed development is located adjacent to future residential development to the west, which is the remaining old Wanneroo Primary School site. Whilst this development precedes the residential component, concerns regarding the impacts of noise, odours and other interface factors on the amenity of these residents should be addressed.

The following concerns are raised:

1. The design and location of service and loading at the rear of the development abutting the proposed residential area has the potential for noise and odour complaints being received by the City during the collection of bins.
2. There is concern that the cooking processes from the drive-through food outlets will cause cooking odours to emanate into the residential area to the west, particularly in the summer months with the prevailing easterly winds. The odours may impact on the amenity of the future residential area as people are more likely to open doors and windows in the summer months, or alternatively draw the cooking emissions into their premises via an air-conditioning unit.

Administration recommends the above concerns be addressed by way of appropriate conditions for improved cooking measures, external extractors and flues to comply with Environmental Health requirements, provision of mature landscaping buffers, increasing the height of the masonry wall along the western boundary. In addition, whilst the properties remain under the same ownership, it is recommended that Memorials on Certificates of Title of the residential lots to advise future purchasers of the potential noise and odours emanating from the adjacent development.

However, it is considered the potential effects of the development upon the amenity of the residential property to the west cannot be measured until such time the residential lot is completely established and occupied by residents.

Statutory Compliance

The following is administration's assessment of the proposed application against the City's DPS2, the *Wanneroo Town Centre Structure Plan No.23*, and the City's Signs Local Planning Policy.

Setbacks

The following table indicates the setback requirements under the *Wanneroo Town Centre Structure Plan* and the development's compliance to the stated setbacks:

	Structure Requirement	Proposed Setback
Front (Wanneroo Rd)	Min 9metres	Average 22metres
Rear (West)	Min: 4metres	12metres
Side (Shaw Rd)	Min: Nil-0.5metres	9metres
Side (Hastings St)	Min: Nil-2metres	25metres

Wanneroo Town Centre Structure Plan – Design Guidelines and Policy

The application generally complies with the specific design guidelines and policy provision listed within part two of the *Wanneroo Town Centre Structure Plan*. The non-compliance issues are discussed below:

1. Secure bicycle parking provision is required under section 11 of the Design Guidelines and Policy.
2. The provision of lighting to the car-parking areas and the rear access-way has not been addressed with the submission.

The above non-compliance points can be addressed by appropriate conditions of approval.

Car-parking Requirements

The development's car-parking provision of 127 bays is a surplus of 5 bays over the required 122 bays under the City's DPS2. Therefore, the proposal complies with the Scheme requirements in regard to the provision of on-site car parking.

	Floor Area & Seating	Parking Ratio	Bays Required
Drive-Through Food Outlet	426m ² Non Seating Area, and 154 seats	1 per 4 guests in indoor and outdoor seated areas plus 7 per 100m ² NLA of non-seated area. Up to 50% of non-seated area parking may be located in drive	54.75 154 seats = 38.5 HJ's NLA – 216m ²

		through queue.	KFC NLA - 210m ² 7.5 bays for HJ 6 bays for KFC
<i>Take-Away Food Outlet</i>	276m ² and 18 seats	1 per 4 guests in indoor and outdoor seated areas plus 7 per 100m ² NLA of non-seated area.	23.5
<i>Showroom</i>	817m ²	1 per 30m ² GFA	27.2
<i>Video Hire</i>	242m ²	7 per 100m ² NLA	16.9
Total			122.3

Landscaping

The City's DPS2 requires a minimum of 8% landscaping to be provided for all non-rural and non-residential development. The proposed development provides in excess of 13% in landscaping to the overall site.

The City considers the provision of a landscaping buffer and planting of mature (saplings) trees along the rear of the development adjoining the Residential zone to the west is appropriate. However, the current proposal does not adequately address the service areas, and the rear access-way with the future residential area. Administration recommends the applicant provide a 1 metre landscaping strip with the planting of mature (saplings) trees abutting the fast food outlets, and the provision of a 0.5 metre landscaping strip against the perpendicular car-parking bays located abutting the western boundary of the site.

The above landscaping buffer can be addressed by condition of approval.

A minor variation to the 3 metre landscaping strip is requested. The applicant's justification is; to retain the existing tree marked 25 on the tree location plan, and to design the car-parking bays and access-way for functionality reasons, it required a narrow section of landscaping to be proposed along a small section of the Hastings Street frontage. The variation to the width of the landscaping strip is supported as it is considered that the overall amenity of the area will not be affected by a small reduction in the width of the landscaping strip.

Wanneroo Road Access

The Western Australian Planning Commission issued subdivision approval to the subject site in September 2004. As part of the referral process advice was sought by the applicant from Main Roads WA (MRWA) regarding access to the site from Wanneroo Road. The MRWA granted approval for a full left in/ left out access to Wanneroo Road on the basis that Shaw Road remains closed from access to Wanneroo Road.

This issue was subsequently reflected in the WAPC subdivision approval dated 16 September 2005 and specifically Condition No.8, which reads;

"Access onto Wanneroo Road shall be limited to a single left-in/ left-out arrangement, in a location and to a standard to be agreed with Main Roads WA. The left-out driveway shall be closed at the cost of the applicant once the intersection of Shaw/ Wanneroo Road is opened."

It should be noted Council, at its meeting of 19 July 2005 (PD02-07/05), resolved that Shaw Road is to remain closed. A traffic study by Riley Consulting dated 22 August 2005, indicates the development would attract 366 vehicle movements during the evening peak period, split 50% in and 50% out. It concluded that 80% of traffic would be attracted from Wanneroo Road, of which approximately 40% can be expected to use the Hastings Street entrance. Thus it is expected that the Wanneroo Road access and egress arrangement will cater for 40% of the traffic to and from the site, equating to one vehicle using the access every 24 seconds during total peak period. It also concluded the close proximity of traffic signals at Hastings Street will provide significant gaps in the Wanneroo Road traffic stream to allow safe egress from the site.

The City's Infrastructure Directorate notes that with the proposed 'left in left out' crossover on Wanneroo Road from the development site additional traffic movements will be generated on the section of road between the Hastings Street/Conlan Avenue and Dundobar Road intersections which will impact on the capacity of this road and associated traffic controlled intersections during peak periods. Furthermore the existing mature trees in the Wanneroo Road verge adjacent to the proposed crossover may cause potential sightline problems when exiting the development as proposed. Hastings Street and Shaw Road would be better suited to accommodate the traffic generated by the development. However, due to Shaw Road remaining closed, it is considered the proposed access arrangement for 'left in/left out' crossover is the only viable solution to accommodate visitors to the development site from Wanneroo Road travelling north. Given the existing mature trees adjacent to Wanneroo Road, relocation of the 'left in left out' crossover further north needs to be investigated from a sightline perspective. The relocation northwards of the crossover will also improve stopping sight distance for traffic heading north in Wanneroo Road.

This arrangement is similar to the adjoining drive-through food outlets and take-away food outlets to the north of the subject site. As the State authority responsible for Wanneroo Road, MRWA supports a 'left in/ left out' crossover arrangement as currently proposed by the applicant. Therefore a condition of approval requiring the applicant to obtain final approval from Main Roads WA with respect to the final location of the crossover should be included, with particular reference to the need to address sightlines restrictions caused by the mature trees in the Wanneroo Road verge. The crossover should also be designed to incorporate a central island to define the 'left in' and 'left out' movements.

Accordingly, a condition of approval requiring the applicant to obtain final approval from Main Roads WA with respect to the final location of the crossover recognising sight distances is included.

Internal Traffic Movements

Clause (F) of the Wanneroo Town Centre Structure Plan requires the *'provision of a public access easement linking Hastings Street to Shaw Road, suitable for pedestrian and vehicular access, and servicing of the proposed businesses, along the western boundary of the subject lot. The right of way shall be appropriately signposted and traffic calmed. This Right of Way will be secured by an 'easement in gross' pursuant to Section 195 and 196 of the Land Administration Act'*.

As per the Clause above and Condition 4 of the conditions of approval, the development provides a 6 metre wide rear access way linking Hastings Street to Shaw Road (refer **Attachment 2**), suitable for vehicular access and the servicing of the proposed businesses.

Twenty one car-parking bays are also proposed to be located along the western boundary and directly accessible via the rear access way to enable patrons to park and provide pedestrian access to the take-away food outlets, showrooms and video hire via rear entrances.

The location of Hungry Jacks at the southern end and KFC to the northern end of the subject site is considered an acceptable arrangement to separate the traffic intensity. Administration considers this arrangement to be relatively better than if the drive-through food outlets were located adjacent each other.

Administration considers the proposed internal traffic movements and access ways within the site are functional and based on the traffic study prepared by Riley Consulting, 'there are no reasons to suggest that the development would not operate in a safe and acceptable manner'.

Signage Strategy

Wall Sign

The wall signs proposed for the take-away food outlets, showrooms and video hire comply with the policy requirements of one sign per tenancy, per street frontage, and does not extend beyond either end of the wall or protrude above the top of the wall. It is also required that the sign not exceed 25% in aggregate area on any one wall to a maximum of 8m² and be integrated with the building design.

The KFC drive-through food outlet proposes two internally illuminated wall signs along the Wanneroo Street frontage (refer **Attachment 3**), which is contrary to policy as wall signs are limited one sign per tenancy, per street frontage. Administration considers the wall signage proposed promotes a high standard of design and presentation, and in regard to the 'Colonel' sign; it is relatively well integrated into the building frontage and should be supported.

In regard to the Hungry Jack's outlet, the applicant has proposed a similar theme to the KFC outlet, in which a blade design incorporating the Hungry Jack's colours with an internally illuminated burger symbol at the top of the blade. An illuminated wall sign is also proposed in the form of the Hungry Jack's wording along Hastings Street. The proposed signs are considered to be in compliance with the signage policy.

Verandah Sign

The policy states that verandah signs affixed to the top of a verandah fascia, cantilever awning and balconies are not permitted given the potential negative visual impact. The Hungry Jack's outlet proposes an illuminated verandah sign with the Hungry Jack's wording to be affixed on top of a cantilever awning at the Wanneroo Street frontage. Given the proposed sign is generally associated with Hungry Jack's stores, and not facing any residential areas, the sign is considered an acceptable proposal.

Pylon Sign

The policy defines pylon signs to be ‘*a sign supported on one or more poles and not attached to a building and includes a detached sign framework, supported on one or more poles to which sign infills may be added*’, it also states that pylon signs shall:

- Be limited to a maximum of one per street frontage or one for every 40 metres of linear street frontage;
- Not exceed 6.0 metres in height;
- Not exceed 2.5 metres measured horizontally across the face of the sign; and
- Be located centrally within the lot and no closer than 3.0 metres to a side boundary.

The applicant proposes two internally illuminated pylon signs along the Wanneroo Road frontage, one for Hungry Jack’s and one for KFC, and one pylon sign to incorporate the take-away food outlets, showrooms and video hire (refer **Attachment 3**). The height and size of the pylon signs are incorporated into the table below:

Pylon Signs	Height	Width	Support/ Not Support
<i>Hungry Jack’s Monolith Pylon Sign (Wanneroo Road)</i>	6 metres	1.96 metres	Support
<i>KFC Pylon Sign (Wanneroo Road)</i>	6 metres	2.06 metres	Support
<i>Multiple Tenancy Sign (Wanneroo)</i>	8 metres	2.1 metres	Support
<i>Hungry Jack’s Directional Sign (Wanneroo Road)</i>	1.81 metres	0.9 metres	Not Support
<i>KFC Directional Sign (Wanneroo Road)</i>	1.4 metres	0.72 metres	Not Support
<i>Hungry Jack’s Directional Sign (Hastings Street)</i>	1.2 metres	0.6 metres	Support
<i>KFC Directional Sign (Shaw Road – adjoining future residential)</i>	1.2 metres	0.72 metres	Support
<i>KFC Directional Sign (Shaw Road)</i>	1.4 metres	0.72 metres	Not Support

As the above table indicates, Administration considers there is a plethora of pylon signs at the three street frontages and Administration recommends the deletion of several internally illuminated pylon signs at the Wanneroo Road and Shaw Road frontages.

In regard to the proposed directional signs proposed at the Wanneroo Road crossover, Administration considers that the signs do not meet the objectives of the policy, as the signs are considered to be superfluous and unnecessary by virtue of their height, size and visual impact. Administration recommends that if Council is to grant approval to the development, the directional signs are to be deleted from the current development or alternatively, the applicant amend the proposed signage, to combine the directional pylon signs for Hungry Jack’s and KFC into one sign, reduce the height and set the sign away from the Wanneroo Road frontage.

The applicant has raised the point that several directional signs at the adjacent property are considerably taller than the ones proposed by the subject development. The approval for the directional signs at the adjacent northern site occurred in 2000, prior to the City's Signs Policy, therefore not considered relevant to this development application. The signs should be considered based on the current policy in place and at this stage, they do not meet the objectives of the policy and also the signs section of the *Wanneroo Town Centre Structure Plan*.

As the table above indicates, the development also proposes one directional sign at the Hastings Street crossover and two signs at the Shaw Road crossovers. Again, Administration is of the view that the proposed signs are superfluous and unnecessary, especially at the Shaw Road frontage. Administration considers that one directional sign to each street frontage of Hastings Street and Shaw Road would provide adequate direction and guidance to potential patrons and vehicles accessing the development.

Administration considers the current proposal of four internal directional signs within the Hungry Jack's outlet area to be unnecessary by virtue of their numbers, colours, height, prominence and visual impact on the development. The City proposes the deletion of the Hungry Jack's directional signs at the mid section and end of the drive-through facilities as a condition of approval.

Summary

Administration recommends approval for the development of two drive-through food outlets, three take-away food outlets, three showrooms and a video hire store. The application generally complies with the requirements of the DSP2, the Wanneroo Town Centre Structure Plan and the intent of the Business zone. All development issues have been addressed within the context of the report and where necessary, conditioned appropriately to ensure compliance.

Administration has indicated the potential traffic accessibility issues, and the health and amenity issues that the development is likely to have upon the future residential component directly adjoining the western boundary of the subject site. The City is aware of the potential impacts and has attempted to adequately address these issues through the imposition of conditions on Memorials on Certificates of Title of future residential lots to the west, advising future purchasers that they are in close proximity to potential noise and odour emanating from the adjoining property. However, the potential effects of the development upon the residential area cannot be fully measured until such time the Residential zoned lot the west of the subject site is proposed for development.

Strategic Implications

Consideration of the proposed development is consistent with Goal 2 of the City's Strategic Plan, which seeks to foster an identity that promotes lifestyle choice and the provision of quality services and infrastructure.

Policy Implications

The application generally complies with the Signs Local Planning Policy. All non-compliance issues have been covered within this report.

Financial Implications

Nil

Voting Requirements

Simple Majority.

Recommendation

That Council:

1. **REQUESTS Main Roads Western Australia to consider the erection of a 'No U-Turn' sign on the median island adjacent to the Conland Avenue/ Wanneroo Road intersection.**
2. **APPROVES a Drive-Through Food Outlets (2), Take-Away Food Outlets (3), Showrooms (3) and a Video Hire on Lot 121 (2) Shaw Road, Wanneroo in accordance with the plans attached to and forming part of this report and subject to the following conditions:**
 - a) **A sign in accordance with the attached specification being placed on site within fourteen days of the date of this approval, stating that approval has been granted; such sign to remain until the development is completed.**
 - b) **The applicant/ owner shall submit amended plans indicating the provision and installation of:**
 - (i) **The car-parking bays directly abutting the western boundary as shown on the site plan shall provide a minimum planting of mature screen trees with a minimum height of 3m at intervals of one tree per four car bays; and**
 - (ii) **A landscaping strip to be established with the planting of mature screen trees with a minimum height of 3metres, adjacent to the western rear access-way directly abutting the drive-through food outlets;**

to the satisfaction of the Manager Development and Health Services.

- c) **While Lot 121 is in one ownership, notification in the form of a Memorial to be placed on the Certificate of Title of all lots located west of the subject property, advising of the existence of noise and odour factors from the existing commercial development on Lot 121 (2) Shaw Road, Wanneroo, in accordance with Section 12A of the Town Planning and Development Act 1928 to the satisfaction of the City of Wanneroo. The memorial is to state as follows:**

“This lot is located within close proximity of a commercial development on Lot 121 Shaw Road, Wanneroo and has the potential to be affected by odours, and noise that are associated with the continued operation of the commercial development.”

- d) The owners shall grant an easement in gross, in favour of the public at large, to the satisfaction of the City prior to the buildings being occupied over the rear access-way area hatched in red and generally identified as car-parking and vehicular access-ways. The agreement shall be finalised prior to the development first being occupied and all costs associated with the preparation of the easement shall be met by the landowner.
- e) Traffic calming measures shall be installed at the Owners cost to the satisfaction of the City's Director of Technical Operations.
- f) The applicant/ owner shall obtain approval from Main Roads WA in regard to the final location of the Wanneroo Road crossover recognizing sightlines along Wanneroo Road prior to the submission of a Building Licence to the satisfaction of the Manager Development and Health Services.
- g) The units must only be used for the purposes as indicated on the approved plans, which are related to the operation of "Drive-Through Food Outlet", "Take-Away Food Outlet", "Showroom", and "Video Hire" under the City of Wanneroo's District Planning Scheme No. 2 as the above land-uses are defined as:

"Drive-Through Food Outlet: means a take-away food outlet which includes the sale and serving of food direct to persons driving or seated in motor vehicles. The term may or may not include the preparation of food for sale and consumption within the building; or portion of thereof;"

"Take-away Food Outlet: means premises used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation, primarily off the premises, but excludes Drive Through Food Outlet;" and

"Showroom: means premises wherein goods are displayed and may be offered for sale or hire excluding the sale of foodstuffs, liquor or beverages, items of clothing or apparel (except as hereinafter stipulated in this definition) or personal adornment, magazines, books, newspapers or paper products, and medicinal or pharmaceutical products unless assembled or manufactured on the premises. The term includes the sale of secondhand clothing or apparel by welfare and charitable agencies with the approval of Council."

- h) The deletion of the "directional" pylon signs as labelled in red on the approved plans at the Hastings Street and Shaw Road crossovers, and two internal directional signs at the mid point and exit point of the Hungry Jack's drive-through outlet.
- i) The 'directional' pylon signs at the Wanneroo Road crossover shall be incorporated to the Hungry Jack's pylon sign and to the satisfaction of the Manager Development and Health Services.

- j) The applicant/ owner shall retain and maintain the trees identified as numbers “1, 2, 3, 6, 23, 25 and 27” on the site plan as to be retained and shall submit a Arboricultural assessment of the retained trees 6-12 months following development of the subject site. An overall management plan to be submitted prior to commencement of any site works whatsoever, incorporating the Arboricultural report by John Banks dated 25 May 2005 and the City’s Landscape services requirements to the satisfaction of the Manager Development and Health Services.
- k) The applicant is required to comply with Noise Control provisions contained in Section 7 of the Herring Storer Acoustic Consultants report dated 5th September 2005.
- l) The applicant be advised that the kitchen exhaust ventilation servicing the cooking processes of the food premises is to be engineered to best practice minimise cooking odours emanating into the adjacent residential premises located to the west of the development.
- m) The applicant to prepare and submit a Management Plan detailing how the activities will be managed during and after hours to minimize nuisance impacts on the surrounding residential area.
- n) The existing verge trees on Wanneroo Road shall be retained and be undisturbed.
- o) At the full cost of the owner, the provision of a centre island at the Wanneroo Road crossover to provide separation between the left-in/left-out access arrangements.
- p) The applicant/ owner shall erect a 2.3 metres high brick fence on the higher side of the boundary along the western boundary to the satisfaction of the Manager Development and Health Services.
- q) Signage for the take-away food outlets, showrooms and video hire shall be contained to the height and width as indicated on the approved plans and all signs must be licensed by the City prior to being erected.
- r) All illuminated signage shall be of low level with no flashing or pulsating to occur.
- s) A minimum of 127 carparking bays been provided on-site to the satisfaction of the Manager Development & Health Services.
- t) A minimum of four (4) disabled carparking bay(s) located convenient to the building entrance and with a minimum width of 3.8 metres, to be provided to the satisfaction of the Manager Development and Health Services.
- u) Carparking bays are to be provided in accordance with the relevant Australian Standard. These are to be detailed as part of the Building Licence submission to the satisfaction of the Manager Development and Health Services.

- v) The car parking area shall be provided with one shade tree for every four 4 bays prior to the development first being occupied. The trees shall be located within tree wells protected from damage by vehicles and maintained to the satisfaction of the Manager Development and Health Services.
- w) The proposed crossovers are to be a minimum 6 metres wide and constructed in concrete to Commercial Specifications to the satisfaction of the Manager Development and Health Services.
- x) The parking bay/s, driveway/s and points of ingress and egress to be designed in accordance with the Australian Standard for Offstreet Carparking (AS2890) unless otherwise specified by this approval. Such areas are to be constructed, sealed, drained, marked and thereafter maintained to the satisfaction of the Manager Development and Health Services prior to the development first being occupied.
- y) The provision of bicycle parking facilities to be in accordance with the Guide to Traffic Engineering Practice, Austroads Part 14 and the Australian Standard for Offstreet Carparking – Bicycles (AS2890.3-1993) and shall be provided in the location/s to the satisfaction of the Manager Development and Health Services prior to the development first being occupied.
- z) A Rubbish Collection Strategy / Management Plan shall be submitted to and approved by the City prior to the commencement of works. The strategy / plan shall consider service vehicle manoeuvring on the internal roads of the development. Any alterations to the approved plans required as a result of the strategy / plan shall be incorporated into the building licence plans. The approved strategy / plan shall be implemented to the satisfaction of the Manager Development and Health Services.
- A) Any floodlighting being designed in accordance with Australian Standards for the Control of Obtrusive Effects of Outdoor Lighting (AS4282) and internally directed to not overspill into nearby lots.
- B) Installation of lighting being designed in accordance with the City's Technical Services standards for carparking areas and rear access-way to the western boundary, to the satisfaction of the Manager Development and Health Services.
- C) An onsite stormwater drainage system with the capacity to contain a 1:100 year storm of a 24-hour duration is to be provided prior to the development first being occupied and thereafter maintained to the satisfaction of the Manager Development and Health Services. The proposed stormwater drainage system is required to be shown on the Building Licence submission and be approved by the City prior to the commencement of construction.
- D) The lodging of a schedule of external materials and colours with the Building Licence submission is accordance with provisions of Wanneroo Town Centre Structure Plan.

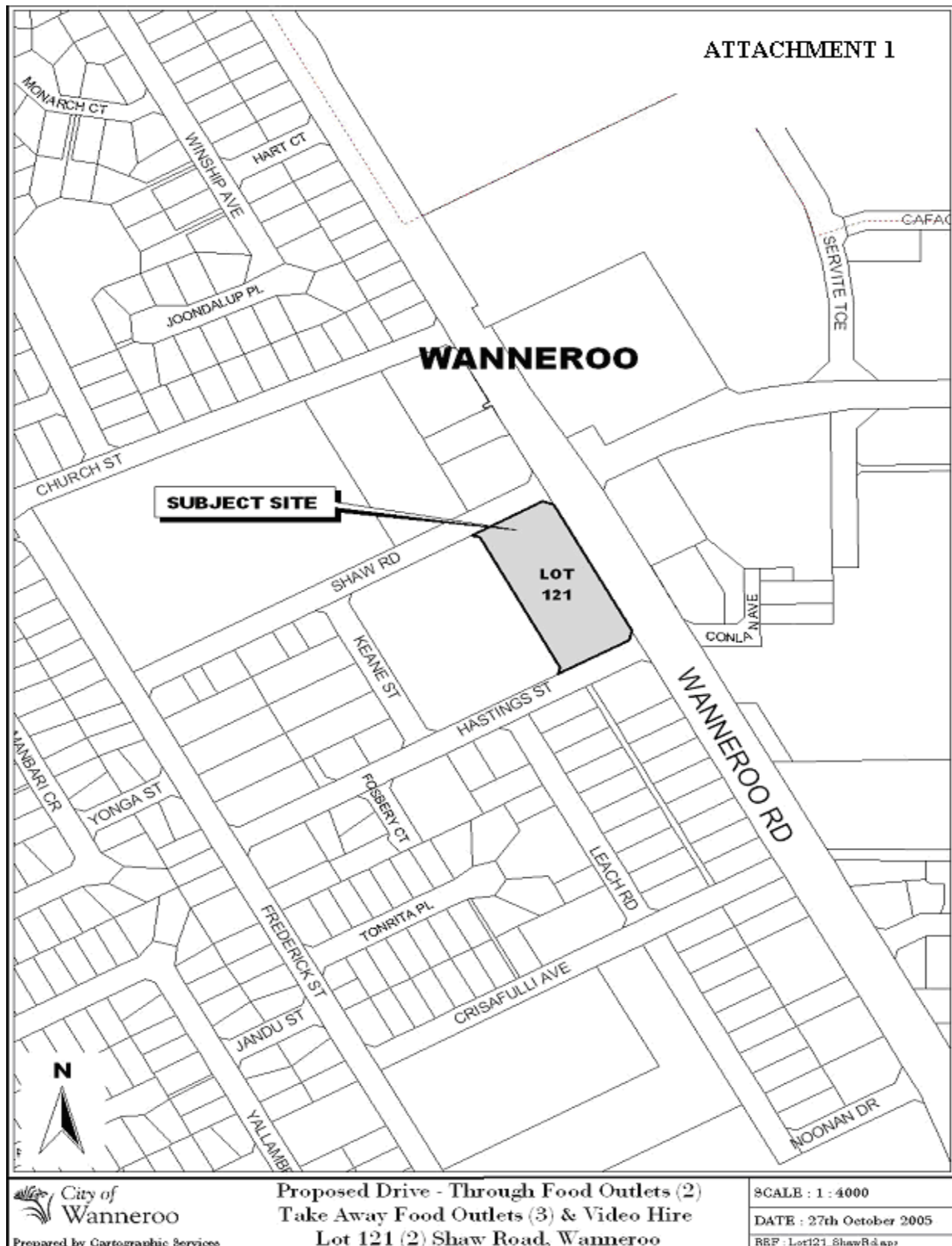
- E) The lodging of detailed landscape plans (including the locations of the retained trees), to the satisfaction of the Manager Development and Health Services, for the development site with the Building Licence Application.**
- F) Landscaping and reticulation to be established in accordance with the approved plans prior to the development first being occupied and thereafter maintained to the satisfaction of the Manager Development and Health Services.**
- G) Any roof mounted or freestanding plant or equipment, such as air conditioning units, to be located and/or screened so as not to be visible from beyond the Wanneroo Road boundary of the development site to the satisfaction of the Manager Development and Health Services.**
- H) Any blank wall of the development, including any retaining walls shall be coated with a non-sacrificial anti-graffiti coating, to the satisfaction of the Manager Development and Health Services or other alternatives.**
- I) Retaining walls are to be provided where the angle of natural repose of the soil cannot be maintained. Drawn details, signed by a practising Structural Engineer, must be submitted for approval. If the wall is proposed to be in excess of 2 metres then an application for Approval to Commence Development will be required in addition to the Building Licence.**
- J) The pedestrian pathways, landscaping areas, parking areas and/or associated accessways shall not be used for storage (temporary or permanent) and/or display and/or be obstructed in any way at any time, without the prior approval of the City.**
- K) The submission of a construction management plan at the submission of a Building Licence application stage for the proposal detailing how it is proposed to manage:**
 - (i) The delivery of materials and equipment to the site;**
 - (ii) The storage of materials and equipment on the site;**
 - (iii) The parking arrangements for the contractors and subcontractors;**
 - (iv) Impact on traffic movement;**
 - (v) Operation times including delivery of materials;**
 - (vi) Other matters likely to impact on the surrounding residents;**
 - (vii) Noise attenuation; and**
 - (viii) Name and contact details of site manager to deal with complaints.****to the satisfaction of the Manager Development and Health Services.**
- L) All verge areas shall be clear of any protrusions during the construction period.**

- M) The footpath treatment in the adjoining Wanneroo Road and Hastings Street road reserve to be continued to the front of the building in a design that matches the existing paving and at a grade of 2% rising from the kerbline, prior to the development first being occupied.**
- N) Provide a Bin Storage Areas designed and equipped to the satisfaction of the Manager Development & Health Services, and the bin storage area shall be provided with a concrete floor graded to a 100mm industrial floor waste gully connected to sewer. Provide hose cock to bin store area.**

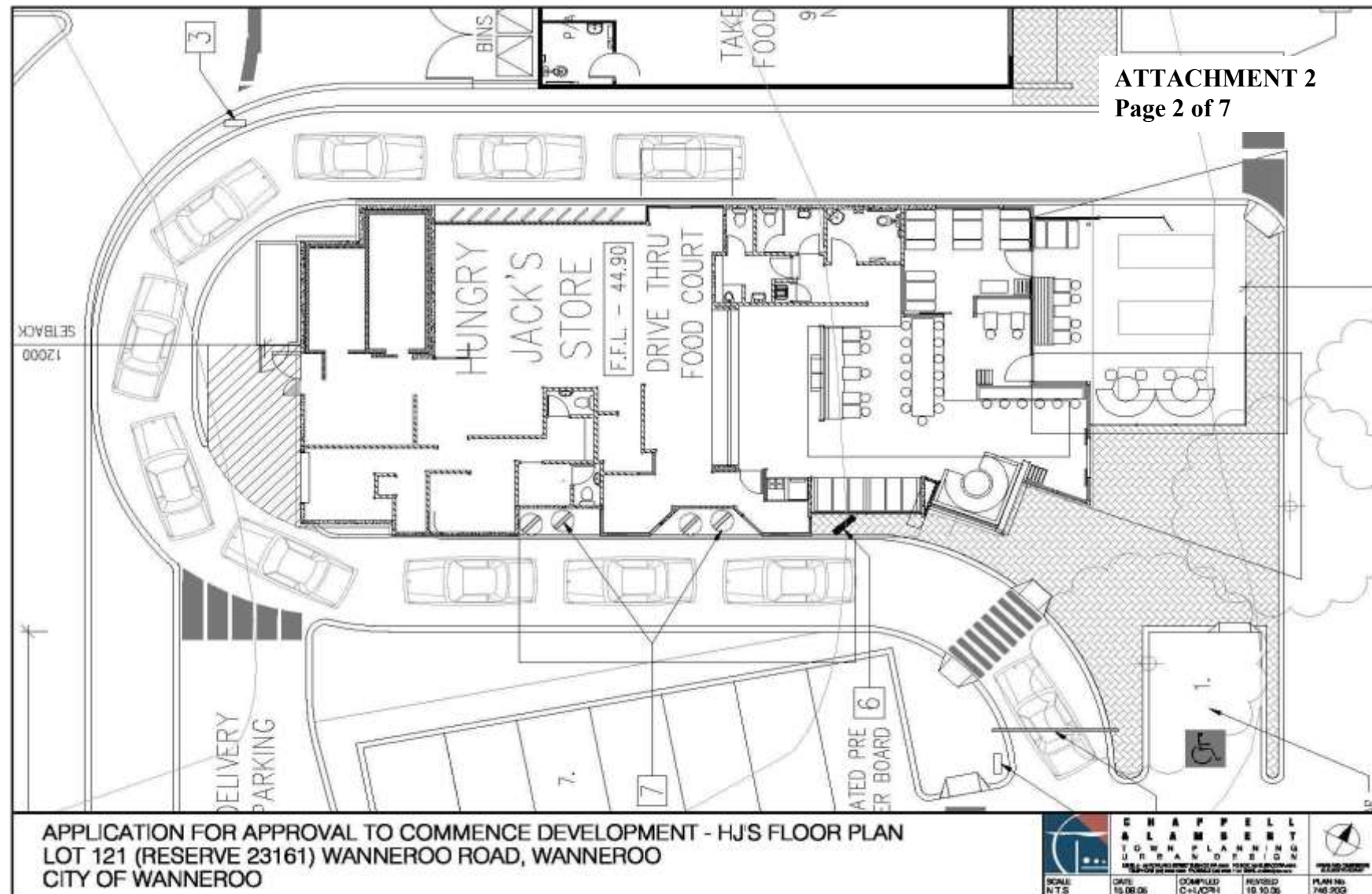
FOOTNOTES:

- 1. In regard to Condition (a), the amended plans shall be submitted at the Building Licence stage to the satisfaction of the Manager Development and Health Services.**
- 2. In regard to Condition (c) and (d), the legal agreement will be referred to the City's Solicitors and any costs will be at the applicant/ owner's expense.**
- 3. In regard to Condition (c) above, in the event that Lot 121 is subdivided, the adjoining landowner shall be advised that there will be notification in the form of a Memorial to be placed on the Certificate of Title for the balance of the land to the western lot(s).**
- 4. In regard to Condition (h) and (i), the applicant/ owner shall submit amended plans indicating the deletion and relocation of the 'directional' pylon signs to the satisfaction of the Manager Development and Health Services prior to lodging for Building Licence.**
- 5. Development shall comply with the Health (Air Handling and Water Systems) Regulations 1994.**
- 6. Prior to the installation of any Mechanical Services, the applicant shall provide a Mechanical Services Plan signed by a suitably qualified Mechanical Services Engineering or Air Conditioning Contractor. It shall certify that the mechanical ventilation of the proposed development complies with and is installed in accordance with Australian Standard 1668.2, AS 3666 and the Health (Air Handling and Water Systems) Regulations 1994.**
- 7. On practical completion and prior to occupation the Architect or Builder is to arrange for and submit to the City's Development & Health Services, an Acoustics Consultant's Report on all installations, activities and processes, giving actual sound level measurements of plant, both individually and in combination. The report should also include the presence of tonal components, amplitude or frequency modulations or impulses to ensure that noise emissions are in compliance with the requirements of the Environmental Protection Act 1986.**
- 8. In regard to Footnote 6 above, should the report indicate non-compliance with the Environmental Protection - Noise Regulations than the applicant / builder is to take measures to ensure the development complies with the relevant noise legislation.**

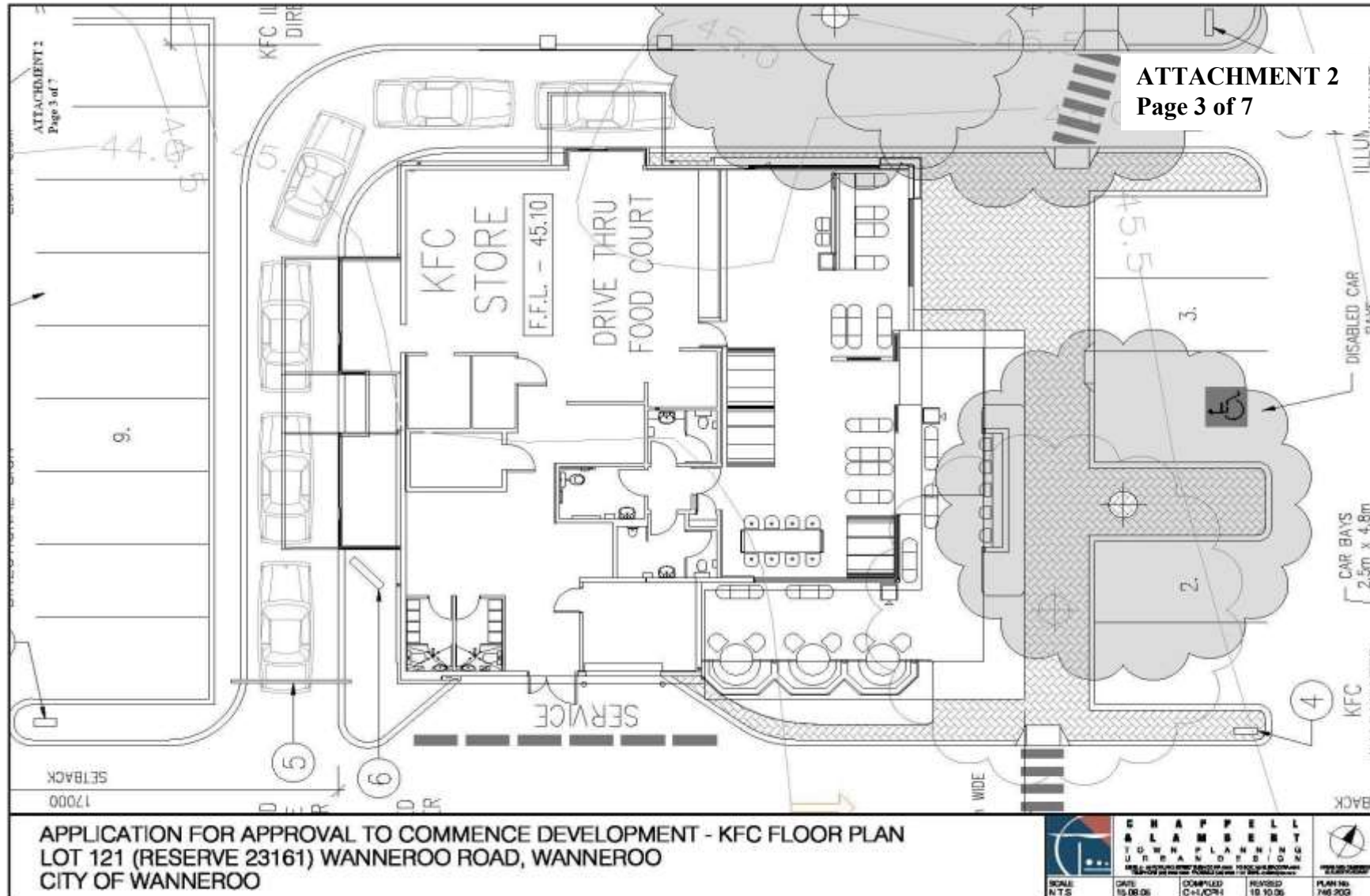
9. **Applicant/Owner please be advised that, you have an obligation to design and construct the development in compliance with the requirements of the Environmental Protection Act 1986 - Noise Regulations.**
10. **Applicant/Owner shall submit plans and specifications to the Water Corporation of Western Australia for approval.**
11. **Applicant to comply with the requirements of Worksafe Western Australia.**
12. **Applicant shall comply with all requirements of the Health (Food Hygiene) Regulations 1993.**
13. **Proprietor is to apply to the City's Development & Health Services - Health Section, for an Eating House Licence.**
14. **Development is to comply with the City of Wanneroo Eating House By-Laws.**
15. **Applicant is to submit plans and specifications on a Form (2) Two Building License Application for approval by the City prior to commencing any building works.**
16. **The City's approval is required for individual tenancy fitouts via the submission of building plans and specifications on a Form 2 Building License Application prior to commencing building works.**
17. **Applicant be advised that certain food premises will require the provision of a grease trap to the satisfaction of the Industrial Waste Section of the Water Corporation of Western Australia. The grease trap is not to be located within food preparation areas and is to be installed to the satisfaction of the City's Development & Health Services.**
18. **In regard to Condition (j) above, it is noted that the trees numbered '1' and '2' as identified in the said Arboriculturist report dated 25 May 2005, is identified on the Interim Register under the Aboriginal Heritage Act. The owner of the subject land is advised of their obligation under the Act to investigate the requirements for one tuart and marri trees, respectively.**
19. **The Owner is advised no signage (including banner signs) shall be erected and installed without the approval of the City or MRWA.**

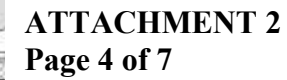






ATTACHMENT 2
Page 3 of 7





ATTACHMENT 2

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HASTINGS STREET FRONTAGE



WANNEROO ROAD FRONTAGE



ELEVATIONS

HUNGRY JACK'S PLAN
DATE : OCT 2005
HJS WANNEROO

OLDFIELD KNOTT ARCHITECTS PTY LTD
557 Hwy Street Ogilvie WA 6008
PH: (08) 93818780 FAX: (08) 93818819

SK01



ATTACHMENT 2

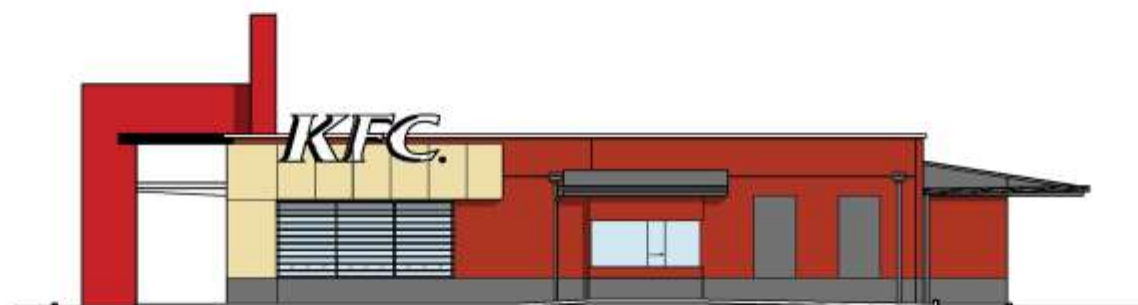
Page 6 of 7



ELEVATION 1

1:100

WANNEROO ROAD FRONTAGE



ELEVATION 2

1:100

SHAW ROAD FRONTAGE



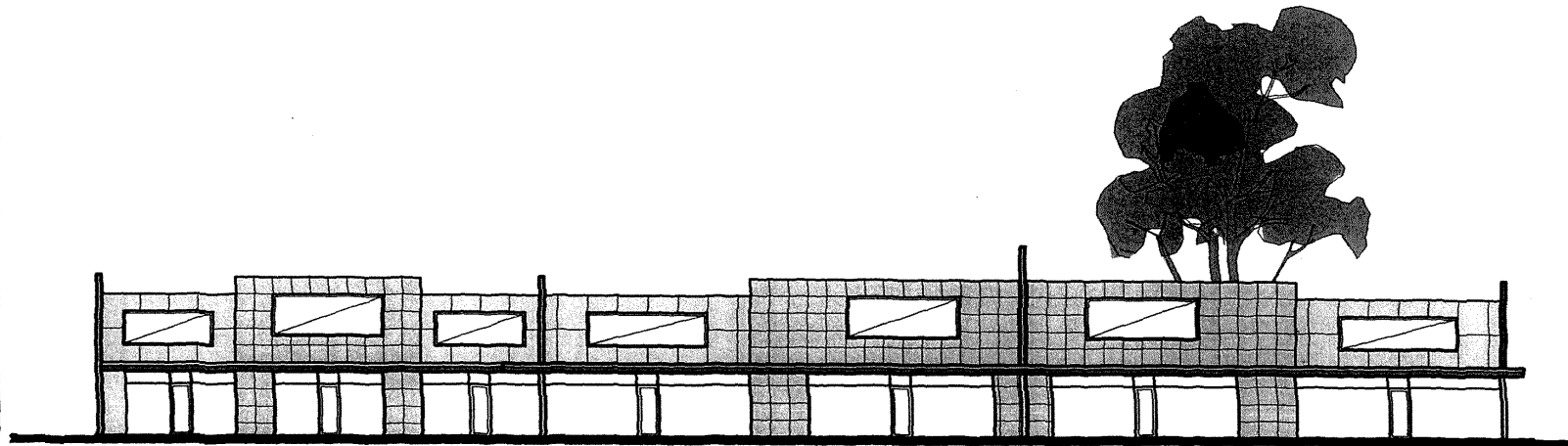
ELEVATIONS

KFC STANDARD 1:100
DATE : JUNE 05OLDFIELD KNOTT ARCHITECTS PTY LTD
557 Hay Street Dagupan WA 6008
tel. (08) 93816788 fax. (08) 93816818

SK01



ATTACHMENT 2
Page 7 of 7



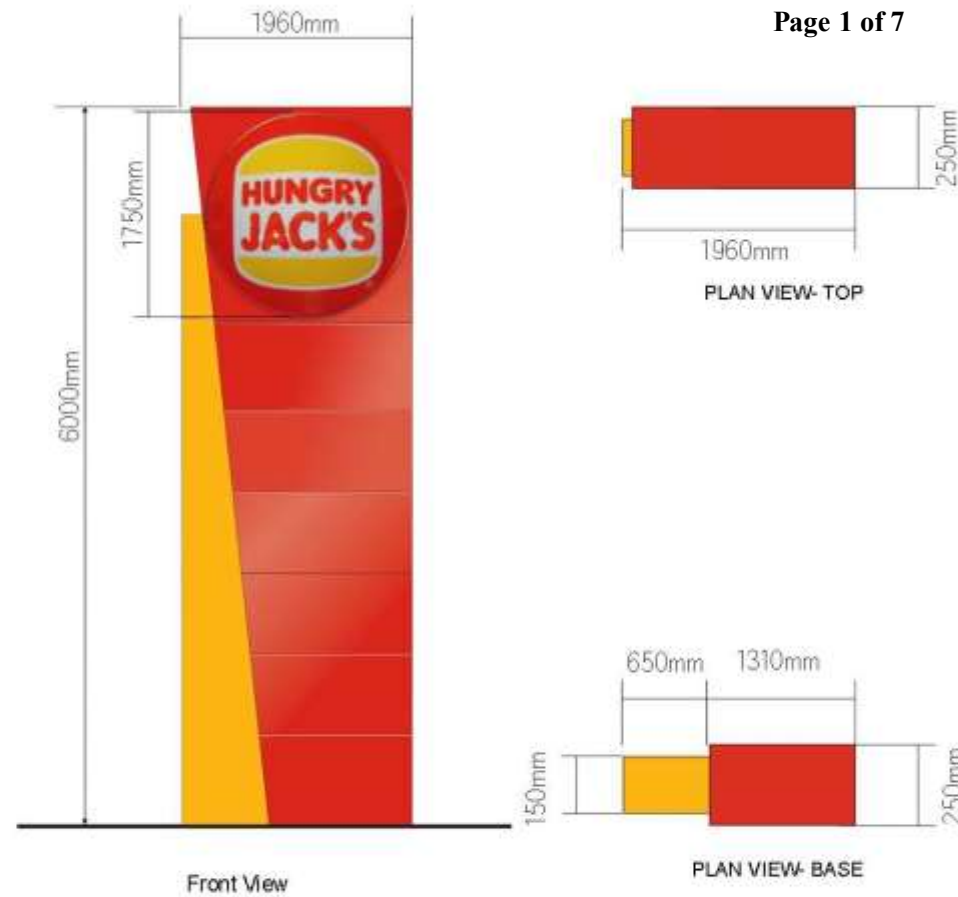
COLOUR ELEVATION
(WANNEROO ROAD)

SCALE 1:250

	CHAPPELL & LAMBERT TOWN PLANNING URBAN DESIGN			
	SCALE 1:250	DATE 18.10.05	COMPILED CPL	REVISED -
				PLAN No. COL. REV.

ATTACHMENT 3

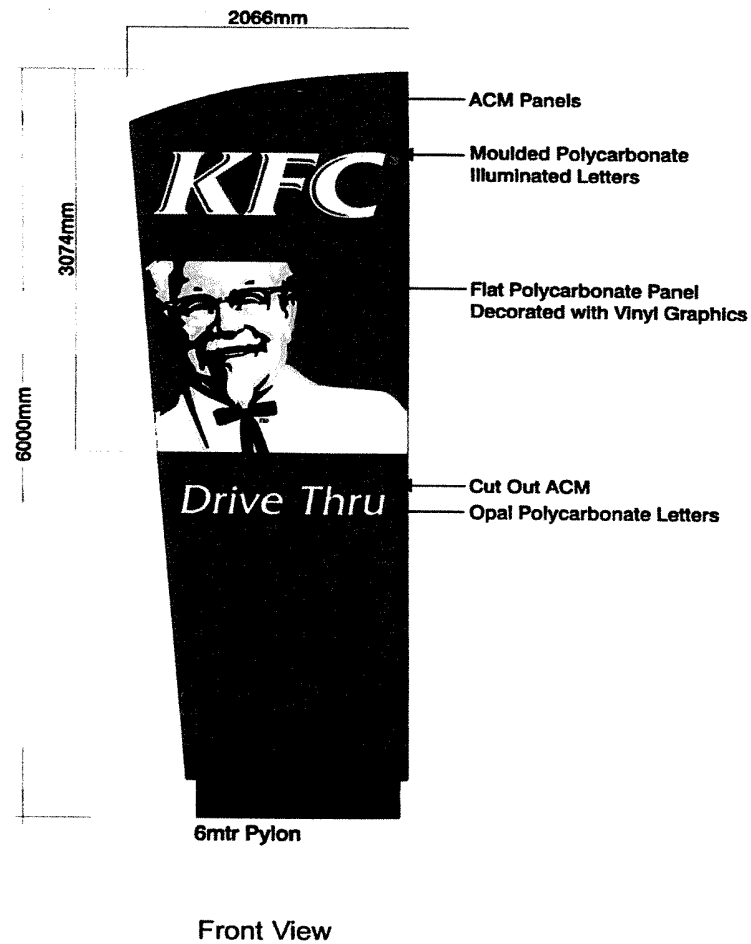
Page 1 of 7



ILLUMINATED MONOLITH SIGN
SIGN TYPE 1A
N.T.S

ATTACHMENT 3

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Top View



Bottom View

ILLUMINATED PYLON SIGN
SIGN TYPE 1
 N.T.S

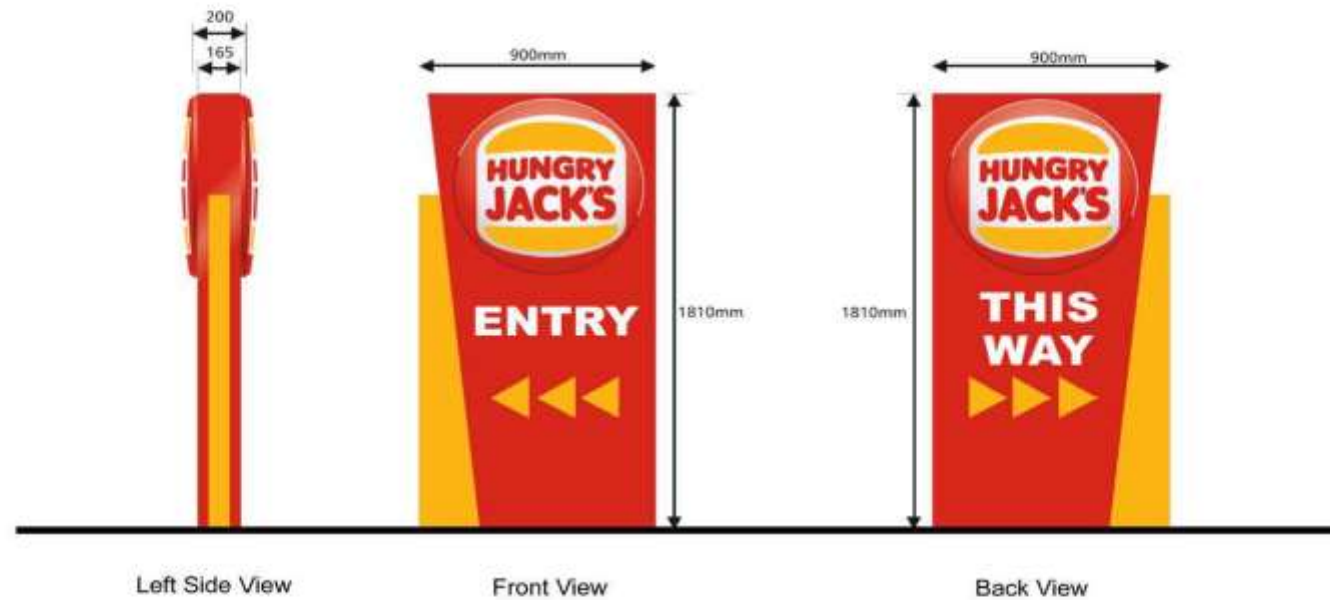
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SCALE 1:100

ATTACHMENT 3

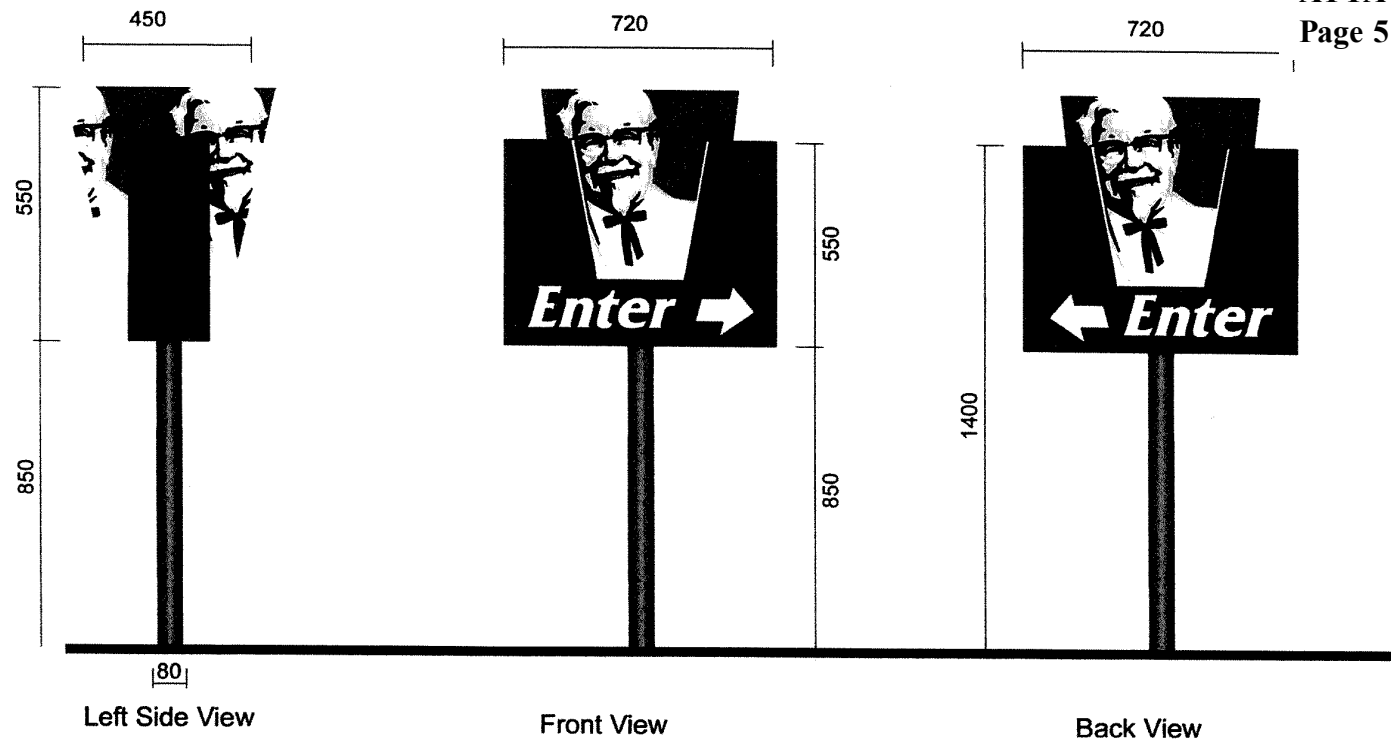
Page 4 of 7



ILLUMINATED DIRECTIONAL SIGN
SIGN TYPE 2
N.T.S

ATTACHMENT 3

Page 5 of 7



ILLUMINATED DIRECTIONAL SIGN
SIGN TYPE 2
N.T.S

ATTACHMENT 3

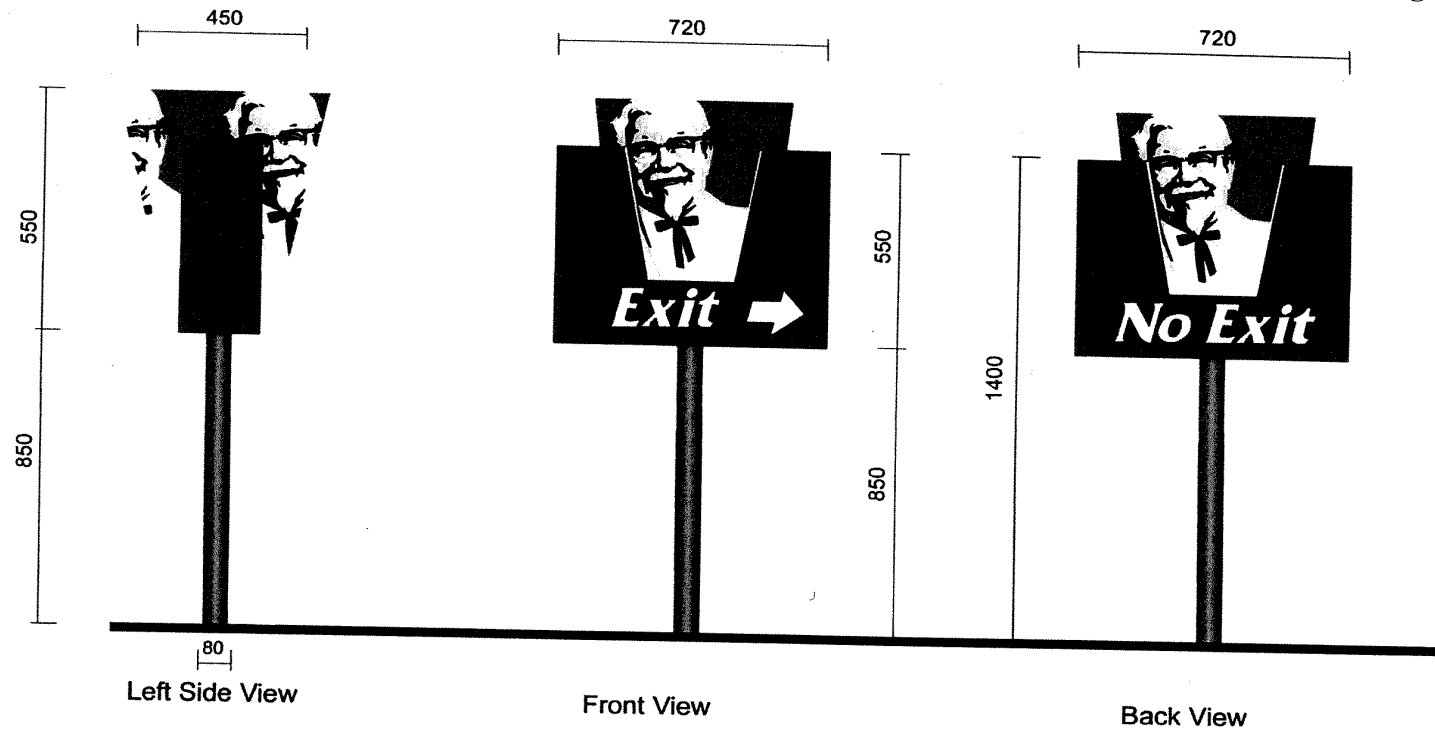
Page 6 of 7



ILLUMINATED DIRECTIONAL SIGN
SIGN TYPE 4
N.T.S

ATTACHMENT 3

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ILLUMINATED DIRECTIONAL SIGN
SIGN TYPE 4

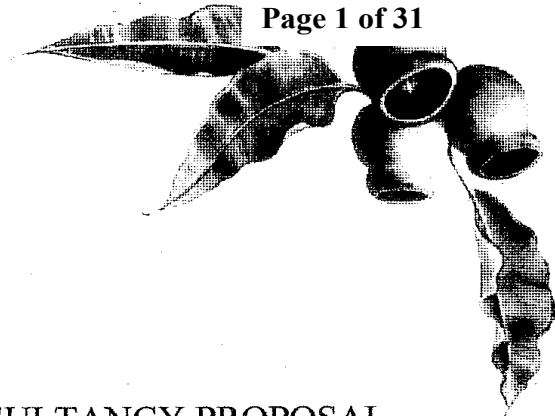
NTC

ATTACHMENT 4

Page 1 of 31

JOHN BANKS

Arboricultural Consultant



ARBORICULTURAL CONSULTANCY PROPOSAL

PREPARED FOR

CHAPPELL & LAMBERT



CONSIDERING NUMEROUS TREES AT

WANNEROO PRIMARY SCHOOL

SUBMITTED

25 May 2005

26 Cornfield Place, Hillarys, Western Australia, 6025 Telephone (08) 9401 0107 Fax (08) 9401 0601
Email : johnb@starwon.com.au

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ARBORICULTURAL REPORT - CHAPPELL LAMBERT

1. CONSULTANT'S BRIEF:

Further to the land at the eastern extremity of the Wanneroo Primary School being rezoned to Commercial within the Wanneroo Town Centre Structure Plan, it is to be redeveloped. Numerous trees grow within the area.

Further to this Structure Plan provision and its development intent, the land is zoned Commercial and will be developed for a range of uses including Fast Foods and Shops (see attached Plan).

A provision of the Structure Plan covering the land requires;

“ The preparation of an Arboriculturist assessment by a suitably qualified consultant in association with the development and/or subdivision of the land to determine any trees on the subject land that are appropriate for retention with the subdivision or development design recognising and providing for the retention of these trees as far as is reasonably practical”.

This consultant was therefore commissioned by “Chappell Lambert” (Town Planners and Urban Designers) to undertake the following;

- 1.1 Inspect the subject trees at the Wanneroo Primary School (as indicated on the plan which is enclosed with this report).
- 1.2 Prepare a report that would;
 - a. Detail the health and structural condition of each tree and highlight any concerns.
 - b. Consider the issue of 'significance' and, based on this, provide an indication of the perceived significance of each tree. Furthermore, and leading on from the above, provide a ranking (prioritisation) of the trees on the basis of their perceived relative significance.
 - c. Detail the impact of the trees on the proposed surrounding environment in terms of the potential hazard they might pose to such 'targets' as pedestrians, buildings and cars.
 - d. Detail the impact of the proposed surrounding developments on the long term health and safety of each tree.

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More attention was to be given to the group of four large Tuarts located at the extreme southern end of the property and the Tuarts, Marris and Jarrahs located at the extreme northern end of the property.

Four *Eucalyptus cladocalyx* (Sugar Gums) grow on the nearby council verge (located to the immediate east of the property). These trees were the subject of a report which this consultant submitted to the City of Wanneroo on 31 October 2000. It should be noted that the client has stated that these trees will not be impacted upon or affected in any way by the proposed development.

2. SPECIES IDENTIFIED:

The trees were inspected on Tuesday 22 and Thursday 24 March. On the enclosed plan, a number has been placed against each tree and which corresponds to those listed below in the discussion of each tree in Section 3 ('Comments Pertaining to Each Tree').

Listed immediately below are both the botanic and common names of the trees which are the subject of this report. For the sake of brevity, only their common names will be used hereafter.

<i>Casuarina obesa</i>	Swamp Sheoak
<i>Corymbia calophylla</i>	Marri
<i>Corymbia ficifolia</i>	Red Flowering Gum
<i>Corymbia maculata</i>	Spotted Gum
<i>Erythrina indica</i>	Flame Tree
<i>Eucalyptus gomphocephala</i>	Tuart
<i>Eucalyptus laeliae</i>	Darling Range Ghost Gum
<i>Eucalyptus leucoxydon</i> Var 'Rosea'	Red Flowering Yellow Gum
<i>Eucalyptus marginata</i>	Jarrah
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Melia azederach</i>	Cape Lilac

3. COMMENTS PERTAINING TO EACH TREE:

As mentioned above, the tree numbers listed below correspond to those indicated on the enclosed plan.

Tree height was measured with a clinometer. Trunk DBH refers to the trunk diameter measured at breast height (1.5 metres above ground level).

ATTACHMENT 4**Page 5 of 31****ARBORICULTURAL REPORT - CHAPPELL LAMBERT****3.1 Tree 1 - Tuart;****General Comments;**

This mature tree has a height of 25.6 metres, a canopy diameter of 12 metres from north to south, 15 metres from east to west and a trunk DBH of 995 mm.

At a point 3.8 metres above ground level, the trunk divides into two leaders which grow to the north west and south east. These support a structure that is extremely tall.

High voltage power lines are located to the immediate north and minor branches on that side have been pruned off on several occasions to remove vegetation from the profile (clearance) zone. Some of the branches were not removed correctly at their growth points and several small stubs had been created. At the time of the inspection, the upper canopy was situated above, and 2 metres into, the power line profile zone.

Due to the repeated pruning on its northern side, the tree has a slightly one sided appearance. The remaining sections of canopy were very dense and the foliage healthy. The amount of dead wood was concurrent with that which could be expected of a tree of this size and age. Some of the dead wood was as long as 4 metres.

There was an absence of any outward signs of a disease, damaging insect activity or a physiological disorder. Wood boring insects which are characteristically active on this tree species were not extensive in their activity.

There was a basal wound on the north eastern side of the trunk, extending upwards from ground level and tapering to a point 1.8 metres above. At ground level, the wound consumed 800 mm of girth. Although the exposed heart wood was dead, it appeared sound and the tree has developed healthy callus tissue at the sides of the wound.

Several branches grew low to the ground and might in future impede the free movement of pedestrian and vehicular traffic.

Conclusions;

The tree appeared healthy and vigorous and did not show any outward signs that it was structurally unsound.

ATTACHMENT 4
Page 6 of 31**ARBORICULTURAL REPORT - CHAPPELL LAMBERT****3.2 Tree 2 - Marri;**

This semi mature tree has a height of 16.8 metres, a canopy diameter of 10 metres from north to south, 9 metres from east to west and a trunk DBH of 575 mm.

It has an erect form. The trunk is free of branches until a point 10 metres above ground level and the canopy is therefore concentrated entirely in the top 6.7 metres of the structure. This was dense and the foliage appeared healthy.

An old mechanical wound was evident on the eastern side of the trunk and extending from 300 mm above ground level to a point 1.6 metres above ground level. Although the heart wood was exposed, it appeared solid. The tree has grown healthy callus tissue at the sides of the wound.

At no point has the tree been lopped. Its northern sections of canopy did not encroach into the nearby high voltage power lines. Dead wood was negligible in both its amount and size. There was an absence of any signs that would have indicated the presence of a disease, damaging insect activity or a physiological disorder.

Conclusions:

The tree appeared healthy and vigorous and did not show any outward signs that it was structurally unsound. It is reasonably attractive.

3.3 Tree 3 - Jarrah;

This mature tree has a height of 15.5 metres, a canopy diameter of 14 metres from north to south, 10 metres from east to west and a trunk DBH of 1.1 metres.

The canopy was dense and the foliage healthy. Several minor branches have been lopped thereby causing the creation of a similar number of stubs.

A very old basal wound was evident on the western side of the trunk and extending from ground level to a point 600 mm above. At ground level the wound consumed 700 mm of girth. Although dead, the exposed heart wood tissue was solid. Healthy callus tissue has been produced at the sides of the wound.

There was an absence of any signs that would have suggested the presence of a disease, damaging insect activity or a physiological disorder. Dead wood was negligible in both its amount and size.

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The tree grows at a slight angle to the east. This should not be confused with a lean.

Conclusions;

It is an attractive and healthy tree.

3.4 Tree 4 - Marri;

This mature tree has a height of 16.5 metres, a canopy diameter of 12 metres from north to south, 11 metres from east to west and a trunk DBH of 920 mm.

At a point 4.3 metres above ground level the trunk divides into three leaders which grow to the north west, south east and vertically. The south eastern leader has been lopped at 4.2 metres above ground level and 6 metre long water shoots are now attached to the resultant stub and bolling (top of the stub).

The north western leader has been lopped at a point 7.5 metres above ground level and its resultant bolling and 3.2 metre long stub support 9 metre long water shoots. All the sub-leaders which grow from the vertical leader have been lopped and water shoots have also developed from the resultant stubs and bollings.

Furthermore, the exposed heart wood tissue at the bollings is decaying and, in the case of the north western leader, the resultant stub has become hollow.

Conclusions;

The entire tree has been lopped and the canopy consists entirely of water shoots that are weakly attached to rotting stubs and bollings.

The water shoots represent a potential hazard which will only increase with time as they become larger and heavier and the points to which they are weakly attached become even more decayed.

3.5 Tree 5 - Marri;

This young tree has a height of 16.2 metres, a canopy diameter of 7 metres in all compass directions and a trunk DBH of 420 mm.

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The canopy was conspicuously sparse within and there were signs of die back from the periphery. The foliage was lacklustre, chlorotic, wilted and smaller than that which is optimum. At this stage, dead wood is represented only by twiggy material at the periphery of the canopy.

The trunk was entire. Two minor branches only, which grew toward the car park, have been lopped at 10 and 11.5 metres above ground level.

There was an absence of any signs that would have suggested the presence of a disease or damaging insect activity.

Conclusions;

The tree lacks vigour and is in decline. It is believed that the cause of decline is primarily physiological and could be due to the tree being surrounded by bitumen. Decline has been gradual and over some considerable period of time.

It is highly unlikely that the tree will recover. It has low and, indeed, diminishing amenity value.

3.6 Tree 6 - Marri;

This juvenile tree has a height of 10.5 metres, a canopy diameter of 6 metres from north to south, 9 metres from east to west and a trunk DBH of 500 mm.

Two leaders originally grew from the trunk from a point 2 metres above ground level. The one which grew to the south west and low over the car park has been removed and only that which grows to the north east remains. The branch that was removed was professionally pruned off and the exposed heart wood tissue at the site of the resultant wound appeared healthy.

It supported a canopy that was dense. The foliage was healthy and vigorous and there was an absence of any signs that might have indicated that the tree was suffering from a disease, damaging insect activity or a physiological disorder. Dead wood was negligible in both its amount and size.

Conclusions;

The tree appeared acceptably attractive, healthy and vigorous and did not show any outward signs that it was not structurally sound.

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Page 9 of 31**ARBORICULTURAL REPORT - CHAPPELL LAMBERT****3.7 Tree 7 - Marri;**

This mature tree has a height of 15.9 metres and a canopy diameter of 9 metres from north to south and 7 metres from east to west.

At a point 900 mm above round level, the trunk divides into two leaders which grow to the north west and south east and which have diameters of 420 mm and 380 mm respectively. The tissue at and beneath the crotch (fork) has become decayed and a cavity has formed. Furthermore, the decay and hollows extend upwards into the heart wood tissue of each leader.

The canopy was conspicuously sparse within and also dying back from its periphery. The foliage was wilted, chlorotic, lacklustre and smaller than that which would be considered normal.

Conclusions;

The decay and hollows are located in a strategically critical area and which now represent a weak structural point.

3.8 Tree 8 - Marri;

This young tree has a height of 14 metres, a canopy diameter of 9 metres from north to south, 12 metres from east to west and a trunk DBH of 380 mm.

At a point 5.5 metres above ground level, the trunk divides into three leaders which grow to the north, east and west. These support a structure with an erect form but whose canopy is conspicuously sparse. The foliage was lacklustre, chlorotic and smaller than normal.

Dead wood was negligible and represented by twiggy material at the periphery.

Conclusions;

The tree lacks vigour and is in a state of decline.

ATTACHMENT 4**Page 10 of 31****ARBORICULTURAL REPORT - CHAPPELL LAMBERT****3.9 Tree 9 - Red Flowering Gum;**

This semi mature tree has a height of 9.6 metres, a canopy diameter of 6 metres from north to south, 5 metres from east to west and a trunk DBH of 270 mm.

Leaders develop from a point 4.4 metres above ground and support a well rounded canopy. A bacterial canker was evident on the trunk at 2.5 metres above ground level and at two points on the trunk base. Due to the death of living tissue on the trunk base, only approximately 1/2 of its girth retained healthy living tissue.

Wood borers were also active on several branches. The canopy was conspicuously sparse within.

Conclusions;

Red Flowering Gums are commonly afflicted by bacterial cankers which kill the inner conductive tissue of branches and sometimes trunks thereby preventing a tree from taking up the volume of water it needs hence causing the canopy to decline.

There is no cure for bacterial cankers apart from removing the affected section of tree and which, in this case, would involve the removal of the tree at ground level.

The tree is in a state of decline which will continue until it dies.

3.10 Tree 10 - Spotted Gum;

This semi mature tree has a height of 17 metres, a canopy diameter of 6 metres in all compass directions and a trunk DBH of 265 mm.

It was extremely healthy and vigorous. It has an attractive form and a dense canopy. It has not been pruned. There was an absence of any signs that would have indicated that it was suffering from a disease, damaging insect activity or a physiological disorder. Dead wood was negligible.

Conclusions;

There was an absence of any signs that would have suggested that the tree was anything other than in optimum health.

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This young tree has a height of 15 metres, a canopy diameter of 8 metres from north to south, 9 metres from east to west and a trunk DBH of 315 mm.

It is tall, erect, well balanced and attractive form (for its age). It was also exceptionally healthy and vigorous. It has not been pruned. There was an absence of any signs that would have indicated that it was suffering from a disease, damaging insect activity or a physiological disorder. Dead wood was negligible.

Conclusions;

There was an absence of any signs that would have suggested that the tree was anything other than in optimum health.

Its form could be improved even more by removing (crown lifting) a branch which grows to the north east from a point on the trunk 3 metres above ground level and another which grows to the south east from a point on the trunk 4 metres above ground level.

3.12 Tree 12 - Cape Lilac;

This mature tree has a height of 12.9 metres, a canopy diameter of 12 metres from north to south, 14 metres from east to west and a trunk DBH of 490 mm.

The canopy is supported by two leaders which grow from a point on the trunk 2.5 metres above ground level. The sub-leaders which grow from these leaders have all been lopped at approximately 6 metres above ground level. Accordingly, the entire canopy consists entirely of weakly attached water shoots.

Further to the above, the exposed wound tissue at the bollings is decaying, albeit at varying rates.

Conclusions;

The wood of Cape Lilacs is notoriously pithy and when it becomes exposed (by lopping for example) it invariably decays. This situation is most serious when the decaying tissue supports weakly attached water shoots that develop in response to heavy pruning. It is common for such large and heavy water shoots to tear off.

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The subject tree will represent an increasing hazard as the water shoots grow larger and heavier and, correspondingly, the tissue to which they are attached continues to decay and hollows form in the stubs and which, quite possibly, eventually extend down into the trunk.

By way of example, this consultant has been working with the City of South Perth over the past year in their endeavours to gradually remove all their lopped Cape Lilac street trees which are extensively rotten.

3.13 Tree 13 - Flame Tree;

This mature tree has a height of 13.2 metres, a canopy diameter of 12 metres from north to south, 13 metres from east to west and a trunk DBH of 580 mm.

The tree has been completely lopped at points between 4 metres and 5.5 metres above ground level.

Conclusions;

The comments made immediately above in regards to Tree 12 apply equally to this tree.

3.14 Tree 14 - Spotted Gum;

This juvenile tree has a height of 16.5 metres, a canopy diameter of 13 metres in all compass directions and a trunk DBH of 470 mm.

It is exceptionally healthy and vigorous. There was an absence of any signs that it was suffering from a disease, damaging insect activity or a physiological disorder. It has an extremely well balanced, rounded and attractive form.

Conclusions;

This attractive tree is in optimum health.

3.15 Tree 15 - Darling Range Ghost Gum;

This young tree has a height of 11.2 metres, a canopy diameter of 7 metres from north to south, 8 metres from east to west and a trunk DBH of 300 mm.

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Although it has a well balanced form, a significant percentage of the foliage is dying or dead and as reflected by its dried, brown appearance.

Conclusions;

The decline in the condition of this tree has occurred quite suddenly over the past summer period. The school gardener stated that the area in which the tree is growing has always been watered over summer but that this practice was ceased over this summer and the decline has been evident since then.

This would make sense because this species naturally grows in the Darling Ranges where there is some clay in the soil which retains moisture over the summer. Growing in the free draining sand in Wanneroo, it has in the past survived by virtue of the supplementary watering over summer. Subsequent to the watering having ceased, however, the tree is now having great difficulty surviving in such a comparatively harsh, dry soil.

3.16 Tree 16 - Red Flowering Yellow Gum;

This juvenile tree has a height of 6 metres, a canopy diameter of 5 metres from north to south, 8 metres from east to west and a trunk DBH of 300 mm.

Typical of its species, the tree grows at an angle and, in this case, to the north east. It is not leaning. Its canopy was suitably dense and it appeared healthy and vigorous. There was an absence of any signs that might have suggested that it was suffering from a disease, damaging insect activity or a physiological disorder.

Dead wood was negligible. It has not been significantly pruned.

Conclusions;

It is a healthy, vigorous and attractive tree.

3.17 Tree 17 - Red Flowering Yellow Gum;

This juvenile tree has a height of 6 metres, a canopy diameter of 7 metres in all compass directions and a trunk DBH of 230 mm.

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It grows at an angle to the north east. Its canopy was suitably dense and it appeared healthy and vigorous. There was an absence of any signs that might have suggested that it was suffering from a disease, damaging insect activity or a physiological disorder.

Dead wood was negligible. It has not been significantly pruned.

Conclusions;

The comments made immediately above in regards to Tree 16 apply equally to this tree.

3.18 Tree 18 - Red Flowering Yellow Gum;

This mature tree has a height of 9 metres, a canopy diameter of 12 metres in all compass directions and a trunk DBH of 410 mm.

Although initially growing at an angle to the north east, its upper canopy has grown outwards in all compass directions to produce a well balanced form.

Its canopy was suitably dense and it appeared healthy and vigorous. There was an absence of any signs that might have suggested it was suffering from a disease, damaging insect activity or a physiological disorder.

Dead wood was negligible. It has not been significantly pruned.

Conclusions;

It is an exceptionally healthy, vigorous and attractive tree.

3.19 Tree 19 - Swamp Sheoak;

This young tree has a height of 12 metres, a canopy diameter of 7 metres in all compass directions and a trunk DBH of 250 mm.

Approximately 80% of the foliage has died and, therefore, the remaining canopy appears conspicuously sparse. Significant leaders and branches have died. Vertical cracks have appeared on the bark and the wood immediately beneath.

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The tree is in the last stages of decline and as an obvious result of extreme water stress. This, again, may have been a result of the watering having been stopped during the past summer period.

3.20 Tree 20 - Jacaranda;

This juvenile tree has a height of 11.8 metres, a canopy diameter of 9 metres in all compass directions and a trunk DBH of 390 mm.

It grows at a conspicuous angle to the north and away from the shade cast by the much larger canopy of the nearby large Tuart. Accordingly, it has an unbalanced form. Its canopy was however dense and healthy.

There was an absence of any signs that might have indicated it was suffering from a disease, damaging insect activity or a physiological disorder. Dead wood was negligible and represented by characteristic twiggy wood only.

Conclusions;

The tree is healthy and vigorous. It could be made to appear more attractive if the three lowest branches were removed.

3.21 Tree 21 - Jacaranda;

This semi mature tree has a height of 11.5 metres, a canopy diameter of 9 metres in all compass directions and a trunk DBH of 410 mm.

It also grows at a conspicuous angle to the north and away from the shade cast by the much larger canopy of the nearby large Tuart. Accordingly, it has an unbalanced form. Its canopy was however dense and healthy.

There was an absence of any signs that it was suffering from a disease, damaging insect activity or a physiological disorder. Dead wood was negligible and represented by characteristic twiggy wood only.

Conclusions;

The tree is healthy and vigorous.

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This young tree has a height of 15.6 metres, a canopy diameter of 9 metres from north to south, 6 metres from east to west and a trunk DBH of 260 mm.

It has an upright form. A recent mechanical impact has removed bark from the trunk base but the wood tissue beneath had not decayed. Dead wood was negligible. There was an absence of any signs that it was suffering from a disease, damaging insect activity or a physiological disorder.

The canopy was acceptably dense and the foliage appeared healthy. Its form is somewhat compromised by several branches that grow off the lower trunk.

Conclusions;

The tree appeared healthy, vigorous and reasonably attractive. Its canopy has not declined like that of its counterpart (Tree 15) and probably because it is in an area where watering over summer has continued.

3.23 Tree 23 - Tuart;

This tall mature tree has a height of 27.2 metres and a canopy diameter of 19 metres from north to south and 18 metres from east to west.

At a point 1 metre above ground level, the trunk divides into two leaders which grow to the north west and south east and which have diameters of 535 mm and 890 mm respectively.

Numerous branches have been correctly pruned from the southern and south eastern side of the structure and in order to remove them from above the nearby power lines, traffic lights and major intersection. As a response to the pruning, water shoots have developed from some of the remaining branches.

The canopy was extremely dense and the foliage healthy and vigorous. There was an absence of any signs that might have suggested the presence of a disease, damaging insect activity or a physiological disorder.

The amount of dead wood was consistent with that which would be expected in a tree of this size and age. Most of it was 'twiggy' sized material.

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The tree appeared vigorous and healthy and did not show any outward signs that it was structurally unsound.

3.24 Tree 24 - Tuart;

This mature tree has a height of 23 metres, a canopy diameter of 14 metres from north to south, 24 metres from east to west and a trunk DBH of 820 mm.

It grows at a conspicuous angle to the north east and away from shade cast by the canopy of another large Tuart (Tree 25 see below) as well as from that of another large tree which once grew to the immediate south but which has since been removed.

The canopy was acceptably dense although a large number of dead branches were evident and some of which had lengths of 6 metres. Numerous large branches have recently been pruned off and it is suspected that these might also have been either dead or dying.

At a point 4 metres above ground level, the trunk divides into two leaders which grow to the north west and east.

There was an absence of any signs that would have suggested the presence of a disease or a physiological disorder. Wood borers are causing the demise of some branches and, therefore, the development of dead wood.

Conclusions;

Although acceptably healthy, several secondary branches appeared to be slowly dying.

3.25 Tree 25 - Tuart;

This mature tree has a height of 32 metres, a canopy diameter of 19 metres from north to south, 16 metres from east to west and a trunk DBH of 885 mm.

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It is extremely tall with a single main trunk which grows at an angle to the north east away from the shade cast by the canopy of another nearby Tuart (see Tree 26 below) as well as from another large tree which once grew to the immediate south but has since been removed. The canopy was acceptably dense and the foliage healthy.

There was an absence of any signs that would have suggested the presence of a disease or a physiological disorder.

There was minor wood borer activity and an amount of dead wood that could be expected of a tree of this size and age and some of which was up to 4 metres in length.

Conclusions;

The tree is acceptably vigorous and healthy. There were no outward signs to suggest that it was not structurally sound.

3.26 Tree 26 - Tuart;

This mature tree has a height of 21.5 metres, a canopy diameter of 11 metres from north to south, 9 metres from east to west and a trunk DBH of 1.03 metres.

At some time in the past three years, the entire structure was lopped to remove its timber from above the roof of the classroom below. As a response to the lopping, the tree has rapidly developed copious amounts of water shoot growth which now entirely cover the tree and lend it an appearance akin to a very large shrub. It is for this reason that its canopy diameter is so small.

Based on its exceptionally large trunk diameter, prior to its having been lopped this specimen would have been the tallest and widest spreading of the Tuarts in the south eastern corner of the property.

Conclusions;

The lopping of the tree has irreparably destroyed its natural form and established a scenario whereby the water shoots will become an increasing hazard.

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This mature tree has a height of 21.6 metres and a canopy diameter of 16 metres from north to south and 15 metres from east to west.

At a point 1 metre above ground level, the trunk divides into two leaders which grow to the north west and south east and which have diameters of 470 mm and 570 mm respectively.

It has been both crown lifted and reduced in diameter and in order to contain its dimensions above the small courtyard in which it grows and away from above the nearby classroom roofs. Accordingly, it has a narrow and upright form.

There was an absence of any signs that might have suggested the presence of a disease, damaging insect activity or a physiological disorder. Dead wood was negligible in both its amount and size. There was an absence of any signs that branches had separated.

The canopy was acceptably dense and the foliage healthy.

Conclusions;

Although extensively pruned and reduced in size, the tree appeared reasonably attractive and healthy and did not show any outward signs that it was not structurally sound.

3.28 Tree 28 - Marri;

This tree has a height of 17.4 metres, a canopy diameter of 12 metres from north to south, 11 metres from east to west and a trunk DBH of 560 mm.

As with Tree 27, it has also been both both crown lifted and reduced in diameter and in order to contain its dimensions above the small courtyard in which it grows and away from above the nearby classroom roofs. Accordingly, it also has a narrow and upright form.

There was an absence of any signs that might have suggested the presence of a disease, damaging insect activity or a physiological disorder. Dead wood was negligible in both its amount and size. There was an absence of any signs that branches had separated.

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The canopy was acceptably dense and the foliage healthy.

Conclusions;

Although extensively pruned and reduced in size, the tree appeared reasonably attractive and healthy and did not show any outward signs that it was not structurally sound.

3.29 Tree 29 - Marri;

This tree has a height of 22 metres, a canopy diameter of 7 metres from north to south, 8 metres from east to west and a trunk DBH of 560 mm.

It has a trunk clear of branches until approximately 12 metres above ground level. At approximately 16 metres above ground level the entire structure was lopped. Given the substantial size of the trunk (940 mm), prior to its having been lopped it would have been exceptionally tall and wide spreading. It seems obvious that it was lopped in order to remove its vegetation from above the nearby classroom.

It now appears a bit like a tall lollypop. Masses of water shoots have grown in response to the pruning and the entire canopy now consists of water shoots. Dead wood was negligible in both its size and amount.

Conclusions;

The lopping of the tree has irreparably destroyed its natural form and established a scenario whereby the water shoots will become an increasing hazard.

4. THE DELETERIOUS EFFECTS OF LOPPING:

Numerous of the trees have been lopped. In this regard, it would be extremely relevant to discuss the effects of lopping on trees because it is on this basis of these that some of the recommendations have been made.

Lopping is the term used to describe that practice which was universally thought to be the appropriate method of pruning ornamental trees, and particularly street trees located beneath power lines, in order to reduce their overall dimensions and, most commonly, their height. It involves the removal of any unwanted section of branch at a point along its length other than that from which it grows - rather than at its growth point.

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At best it results in a tree which has several stubs and, at worst, is evident as a trunk which, immediately after having been lopped, is devoid of all foliage with nothing remaining but stubs. It requires very little skill to perform and, short of poisoning, is without doubt the worst thing that can be done to a tree.

When a branch, leader or trunk is lopped, their heart wood which is the most vulnerable tissue in the middle and which is normally surrounded and protected by the bark and sap wood, is immediately exposed to the ravages of the sun, water, fungi, bacteria and insects and often dries out, splits and decays. The potential for more extensive decay below this point is high and it is common for the heart wood to rot further down into that hitherto unaffected part of the tree to which the stub is attached - thereby leading to more extensive decay and even hollows in trunks.

Lopping also destroys the natural form and beauty of a tree and to an extent that is invariably irreversible. The lopped Marris, Cape Lilac, Flame Tree and Tuarts at Wanneroo Primary School, for example, are really no longer Marris, Cape Lilacs, Flame Trees or Tuarts but mutilated Marris, Cape Lilacs, Flame Trees and Tuarts.

If lopping is unwittingly inflicted on a tree that is intolerant of such a harsh form of pruning, or at the wrong time of year, the tree will die. A tree unfortunate enough to survive, however, will produce multiple water shoots from beneath the bark on the stubs and epicormic water shoots from the bollings. This is a vigorous attempt by the tree to replace the foliage that has been removed and in order to resume the vital process of photosynthesis. The lush appearance of this new growth is the main reason why many lay people think, erroneously, that such a tree is healthy and, by extension, sound.

The water shoots, small though they may seem at first, often grow as long and heavy as the original branches but, unfortunately, will be attached far less securely (approximately 35% less so) to the outside of their respective bollings or stubs and, therefore, more prone to being blown off or falling out by virtue of their own ever increasing weight.

Ironically, therefore, a tree that has been lopped and then produced water shoots becomes structurally less sound in the long term than if it had been left untouched. Such a tree poses a greater hazard than previously and one that increases with time as the water shoots grow longer and heavier

When these water shoots are attached to bollings and stubs that are dying/decaying then the structural condition of the tree (the strength of attachment of the water shoots) becomes even more tenuous.

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The lopping of trees to contain their height and spread, therefore, is only a short term solution which, if the owner wishes to retain the 'tree' at all cost, requires regular lopping in order to contain the potential danger. Ironically, this exacerbates the decay!

The above should be borne in mind when considering the retention, management or removal a tree which is currently growing on the subject land.

5. 'SIGNIFICANT' STATUS:**5.1 'Significant' Status Defined;**

In 1998, this consultant was commissioned by the City of Wanneroo to design a Tree Policy for the city.

One small part of that policy was to consider significance as it applies to trees. Following is that which he submitted and which can be taken as a guide to the issue of significance as it applies to the trees in question.

It should be noted that this consultant does not recognise, condone or use the term 'significant' in reference to individual trees because it implies that all other trees are not significant and, by extension, have no value and are not deserving of protection or preservation. He prefers the use of the term 'especial significance' (or 'especially significant'). It is this terminology that he incorporated within the Wanneroo Tree Policy document and which he will apply below.

It should also be stated that the basis for his determination of especial significance was in large part based on the criteria applied by the National Trust of Australia (W.A.) in their endeavours to determine 'significance'.

An especially significant tree (or a tree of especial significance) can be regarded as one which satisfies one or more of the following criteria;

- 5.1.1 Has outstanding aesthetic appearance.
- 5.1.2 Is outstanding by virtue of its large height, trunk circumference or canopy circumference/diameter.
- 5.1.3 Is particularly old or venerable.
- 5.1.4 Commemorates or is associated with an important historical event.

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- 5.1.5 Is associated with a well known public figure or ethnic group.
- 5.1.6 Occurs in a unique location or situation or provides a significant contribution to the landscape. Such trees would therefore include those which were a component of remnant native vegetation, represented important landmarks and/or were a component of an historic garden, park or community.
- 5.1.7 Is a rare species or variety of localised distribution.
- 5.1.8 Is of horticultural or genetic value and could be an important source of stock for propagation.
- 5.1.9 Exhibits a curious growth form or physical feature.

5.2 Subject Trees That Have Especial Significance;

Based on applying the above criteria to the subject trees, it is this consultant's opinion that the following 15 trees have especial significance;

Trees 1, 23, 24, 25, 26 - all Tuarts.

Trees 2, 4, 5, 6, 7, 8, 27, 28 and 29 - all Marris.

Tree 3 - Jarrah.

The main basis for assessing the above as having especial significance is because they are '.... a component of remnant native vegetation,'.

Some of the above also qualify as having especial significance because they are 'particularly old or venerable' and, furthermore, are 'outstanding by virtue of their large height, trunk circumference or canopy circumference/diameter'.

Whilst the Spotted Gum is an Australian native Eucalyptus (a typical 'Gum' tree), it is only native to NSW and Victoria, actually exotic to W.A. and, therefore, not '.... a component of remnant native vegetation'.

Similarly, the Red Flowering Gum, although a native of W.A., is actually native to the Denmark and Walpole region, exotic to the Perth region and, therefore, not '.... a component of remnant native vegetation'.

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The same applies to the Darling Range Ghost Gum which is a native of the Darling Ranges and not the coastal plain or, therefore, of Wanneroo.

Similarly, the Red Flowering Yellow Gum is a native of NSW, Victoria and South Australia. The Swamp Sheoak is native to saline swamps and rivers in the south of the Perth metropolitan area. The Cape Lilac hails from NSW, QLD and parts of Asia and are exotic to W.A...

The Flame Tree originates from Burma and the Jacaranda is a native of Brazil and, therefore, both species are not only exotic to W.A. but also to Australia.

5.3 Factors Additional to Especial Significant Status:

Having determined that a tree is deserving of especial significant status does not automatically mean that such a tree should be retained.

A major factor in determining the 'overall' status of any tree and, therefore, whether it should be retained, is public safety. No matter how especially significant a tree may be regarded, if it represents an unacceptable hazard then it should either be maintained (e.g. pruned) to reduce that hazard to an acceptable level or, at the extreme, removed.

Due to the large size of some of the subject trees and, in particularly the Tuarts which have a much higher propensity for shedding branches than that which is exhibited by most other trees which are grown or retained for their amenity applications, they have a correspondingly greater potential to impact deleteriously on 'targets' located beneath. Put simply, Tuarts have a greater potential to cause damage or injury than the great majority of trees which can be found in urban locations throughout Perth.

Accordingly, any determination regarding the fate of each subject tree needs to be considered individually on the basis of its health and structural condition (as stated in Section 3 above), its degree of especial significance (as covered in Section 5.2 above), its inherent characteristics (for shedding branches) and the circumstances and proximity of its location relative to future construction works and future structures (based on a careful consideration of the final plans).

Further to the above, it may be relevant to consider the monetary value of trees.

In the early 1990's, 'Standards Australia' embarked on a nation-wide endeavour to devise a formula for assessing the monetary value of amenity trees. This consultant was involved in that process.

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Unfortunately there was disagreement amongst various of the involved parties as to the integrity of the formula (which became known as a draft standard) and it was never completed or ratified.

In the absence of any widely recognised and ratified formula to assess the monetary value of trees, this consultant applies a formula called "A System of Assigning a Monetary Value to Trees" which was designed in 1985 by E.J. McAllister and endorsed by the Australian Institute of Horticulture Inc. in 1990.

The formula assesses any tree according to each of the following criteria;

- Frequency of occurrence
- Historical association/significance
- Location
- Form and vigour
- Live crown size
- Life expectancy

Scores are awarded on the basis of each of the above elements and then multiplied against each other to achieve a final product. This final product is then in turn multiplied against a dollar amount.

Like all such formulae which are used in other parts of the world, the McAllister formula is designed to be objective and, to a great extent, limits the ability or inclination of the assessor to impose their own bias or subjectivity.

In regards to the element 'Form and Vigour', the McAllister method states that any tree which is 'defective or severely damaged' rates a score of 0 and, by extension, has a monetary value of \$0.

The specific circumstances relating to the location of any tree is a significant contributing factor in determining whether any tree should be retained and regardless of its especial significant status.

In the above regard, therefore, it is this consultant's opinion that the following trees, although worthy of especial significant status (as determined by applying the criteria in section 5), are not suitable for retention in a school or commercial retail precinct because of their 'defective or severely damaged' conditions and by virtue of their having been lopped or extremely low vigour;

Trees 4, 5, 7, 8, 26 and 29.

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The proposed development is for car parking bays and retail, fast food buildings to be located beneath the trees. He would therefore reiterate that the above trees (4, 5, 7, 8, 26 and 29) would be unsuited to retention in such a development and for the reasons stated above in terms of securing the safety of people and property. Furthermore, nearby environmental changes made during the course of construction would most likely exacerbate their current poor condition.

Accordingly, the trees which he believes have both especial significance and may be suitable for consideration for retention (within the context of the proposed development) are;

Trees 1, 2, 3, 6, 23, 24, 25, 27 and 28.

Having stated the above, it should again be emphasised that whilst the Tuarts and Marris (listed in the above group) appeared healthy and are regarded as having especial significance, given their large size and the high propensity for Tuarts in particular to shed branches, they represent a potentially higher risk to both public safety and property than any of the other trees.

Their future status should therefore be carefully assessed on the basis of their proximity to 'targets' based, in turn, on a careful consideration of the final plans.

Further, environmental changes caused during construction such as earthworks, cut and fill, tree/root mass removal and car park bituminising have the potential to impact deleteriously on the healthy trees.

5.4 Trees That Do Not Have Especial Significant Status;

Discussed above were the trees that are regarded as having especial significance. Listed below are those which do not have especial significance;

Trees 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22.

It is considered that the following trees do not have especial significance and, further, are in poor condition;

Trees 9, 12, 13, 15 and 19.

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In short, it is considered that the following trees have especial significance and, based also on their condition, are worthy of consideration for retention if considered feasible within the context of the surrounding developments;

Trees 1, 2, 3, 6, 23, 24, 25, 27 and 28.

Due to their poor conditions, it is considered that the following trees are not worthy of retention and regardless of the opinion that some of them qualify as having especial significance;

Trees 4, 5, 7, 8, 9, 12, 13, 15, 19, 26 and 29.

5.6 Prioritisation of the Trees:

Following is this consultant's 'ranking' of the trees and based on the criteria listed above in subsections 5.2 and 5.3 and listed in order of priority with the first mentioned tree having the highest priority;

Trees 3, 23, 1, 24, 25, 2, 6, 27, 28, 14, 11, 10, 16, 17, 18, 20, 21 and 22.

6. IMPORTANT NOTES - INHERENT RISK CHARACTERISTICS OF SPECIES:

It should be clearly understood that Tuarts have a propensity for shedding branches with a degree of frequency that is significantly higher than that exhibited by the great majority of trees which are located in urban areas.

In this regard, although it has been concluded that based (in part) on the outwardly sound appearance of four Tuarts they are worthy of consideration for retention, it can never be stated that any of them will never or, indeed, will ever, shed branches.

Branches shed by Tuarts may be perfectly healthy and it is impossible to predict which, if any, individual branches will separate. In this regard it is recommended that they be inspected every two years to monitor any deterioration in their overall condition and which would enhance the chances of branch separation.

Marris also shed branches with a degree of frequency that is higher than that exhibited by most other trees which are located in urban areas but not as frequently as Tuarts.

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For this reason, it is similarly concluded that the Marris which have been considered as worthy of consideration for retention be inspected every two years to monitor any deterioration in their overall condition and which would enhance the chances of branch separation.

Jarrahs have a significantly lower propensity for shedding branches than that which is exhibited by most other trees which are located in urban areas.

Spotted Gums have a propensity for shedding branches with a degree of frequency that is no greater or less than that exhibited by most other trees which are located in urban areas.

Red Flowering Yellow Gums have a propensity for shedding branches with a degree of frequency that is no greater or less than that exhibited by most other trees which are located in urban areas. Due to their comparatively small size, branch separation is not such a serious concern as it is with larger trees.

Jacarandas have a propensity for shedding branches with a degree of frequency that is significantly lower than that exhibited by most other trees which are located in urban areas.

The Darling Range Ghost Gum is rarely grown on the coastal plane and its wood strength is not known. Given its comparatively small size, it would anyhow be a minor concern from this perspective.

7. IMPACT OF SURROUNDING DEVELOPMENTS ON TREES:

The most potentially damaging actions to on construction sites trees relate to root damage. Damage to roots can not only cause a decline in health but, if extensive, can also jeopardise the very security (anchorage) of a tree.

The ability of any tree to withstand root pruning (loss, damage) is based on the following factors;

- Species (relative tolerance to root damage).
- Age.
- Health.
- Size.

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- Time of year.
- Proximity of root pruning to trunk.
- Extent of root pruning - the area (mass) of roots pruned.
- Depth of excavations.
- Method of root pruning - machine or hand dug.
- After care practices - period of time between excavation and back fill and application of supplementary watering.

Determining the impact of root pruning on any tree demands that all the above criteria be considered. As a general rule of thumb, it is accepted that root pruning should be restricted to areas of soil outside the drip zone (beneath the canopy).

This can often be varied, however, depending on depth, proximity, extent of pruning and the size, species and health of the tree concerned. For example, it can be stated that root pruning could be undertaken at much closer proximity, over a greater area and to a greater depth to the Jacarandas than to the Tuarts.

Given the range of tree species which are the subject of this report, and the differences in their ages, health and size, it would not be possible to list a set of hard and fast rules that applied to all trees across the board. Furthermore, when undertaking earthworks, statutory servicing, trenching and the construction of buildings and car parks it is often difficult to minimise root damage. Accordingly, the potential impact of these undertakings need to be considered individually (for each tree) when the precise nature, extent and proximity of the proposed works are known.

Damage to branches and trunks is another frequent occurrence on development sites. Trees for retention therefore need to be adequately protected during construction and to the satisfaction of Council.

Branches that would in future interfere with building structures and, indeed, the construction of buildings, should be identified well in advance of the commencement of building works and be pruned off properly, prior to the commencement of construction, and in order to ensure that they were not instead ripped off by contractors - often with the buckets of front end loaders.

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Page 30 of 31**ARBORICULTURAL REPORT - CHAPPELL LAMBERT****8. IMPACT OF TREES ON SURROUNDING DEVELOPMENTS:**

The major concerns in the above regard are root damage to hard surfaces and foundations and damage from branch separation.

Again, the variables that influence damage by trees to structures and pedestrians depends on the species, age, health and size of the tree in question and its proximity to the 'target' objects.

In terms of future root damage, it can be generally stated that the older trees (Tuarts, Jarrah and some of the Marris) will have less of a potential to cause root damage because the development of any new roots will be diminishing. The greatest threat would be from the Spotted Gums which are young, have the potential to grow to 30 metres in height and, coincidentally, will develop roots in places far distant to the locations of their current root systems.

Again, the impact of tree roots on future structures needs to be considered on a case by case basis and taking into account all the criteria listed above.

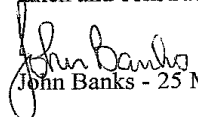
9. CONCLUSIONS

This report has been prepared on the basis of an inspection of 29 trees which grow on the land at the eastern extremity of the Wanneroo Primary School.

The report details the health and structural condition of each tree, an indication of its comparative degree of significance and, indeed, prioritises each tree according to its perceived degree of significance.

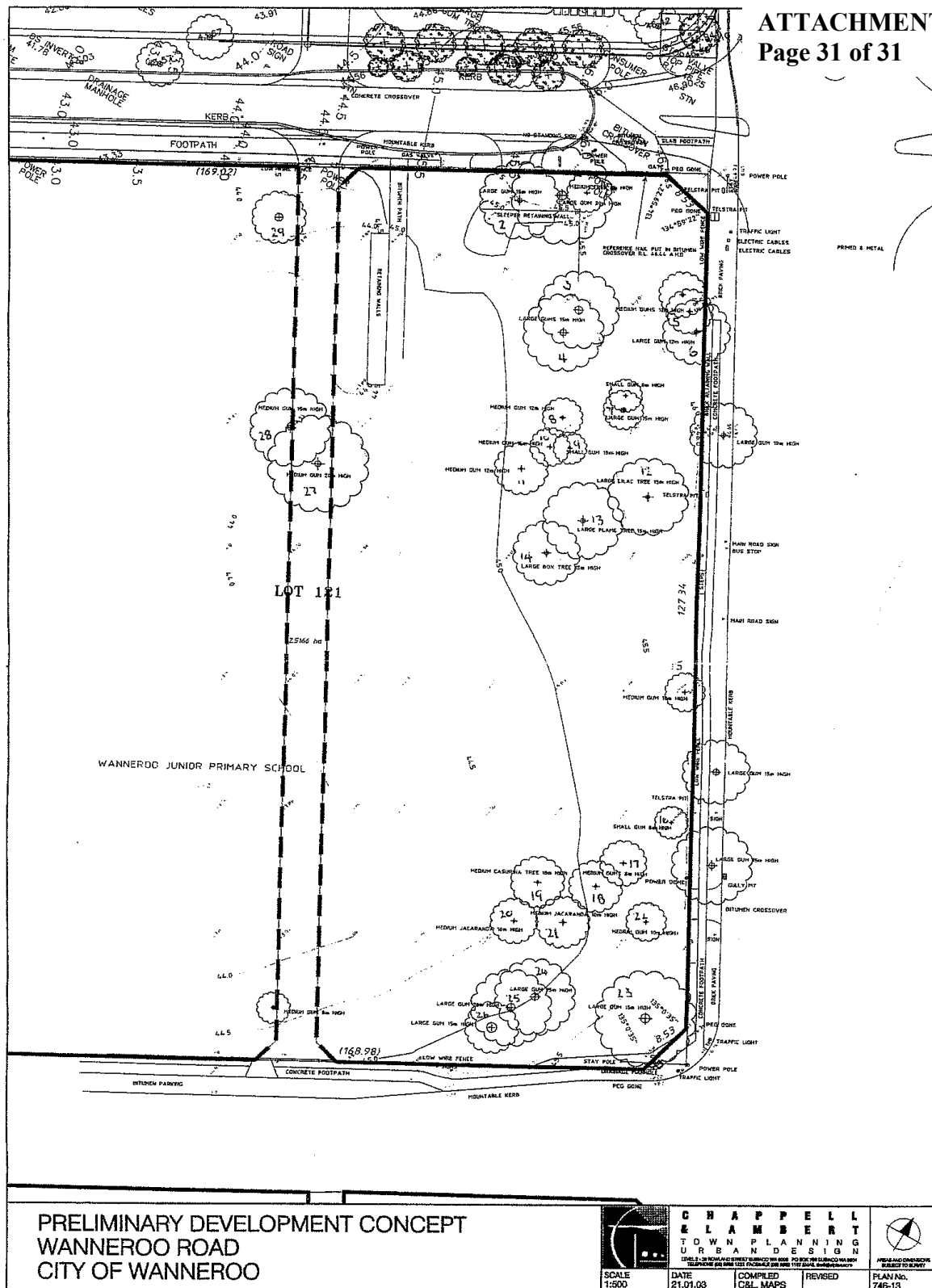
It makes only general conclusions regarding their potential impact on future 'targets', such as pedestrians, vehicles and buildings, and from the perspectives of their potential to cause damage, injury or fatality. Conversely, it makes only general conclusions in regards to the potential impact of the development on the future health and structural condition of the trees.

For the above reasons, no specific recommendations have been made for each tree. In order to make such specific recommendations, a careful assessment will need to be made of the nature and proximity of the construction works and structures that are to be undertaken and constructed near each tree respectively.


John Banks - 25 May 2005

ATTACHMENT 4

Page 31 of 31



Delegated Authority Reports

PD10-11/05 Subdivision on Applications Determined under Delegated Authority During October 2005

File Ref:	S09/0008V03
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	14

Issue

Determination of subdivision applications processed in the period for the month of October under delegated authority.

Detail

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

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

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

SCU 1 Subdivision applications received which are generally consistent with an approved or Agreed Structure Plan (including Outline Development Plan and Development Guide Plan).

SCU 2 Subdivision applications previously supported, or not supported by Council and subsequently determined by the Western Australian Planning Commission (WAPC) consistent with the Council's recommendation.

SCU 3 Applications for extension of subdivisional approval issued by the WAPC which were previously supported by Council.

SCU 4 Applications for subdivision or amalgamation which result from conditions of development approval given by or on behalf of Council.

SCU 5 Applications for subdivision or amalgamation of lots which would allow the development of the land for uses permitted in the zone within which that land is situated including applications involving the excision of land for road widening, sump sites, school sites, etc.

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

The following table provides the details of the subdivision applications dealt with under delegated authority in the period for the month of October.

Recommendation

That Council **NOTES** the actions taken in relation to providing comments to the Western Australian Planning Commission on subdivision applications processed under delegated authority in the period for the month of October as listed below:

Subdivision Application Delegations

Att	WAPC No/ Received Date	Location / Owner	DPS2 Zoning LDU Category	Advice	WAPC Advised
1	129369 21/09/05	Part Lot 50 (10) Gngara Road, Madeley Jenvale Pty Ltd	Urban Development SCU 1	Supported	5/10/05
2	129394 27/9/05	Lot 69 (32) Cooper Street, Madeley Helena Antulov	Urban Development SCU1	Supported	6/10/05
3	129404 27/9/05	Lot 69 (32) Cooper Street, Madeley Helena Antulov	Urban Development SCU1	Supported	11/10/05
4	129406 27/9/05	Lot 9003 (289) Pinjar Road, Tapping PEET ASHTON HEIGHTS LIMITED	Urban Development and Regional Reservation – Other Regional Road SCU1	Supported	27/10/05
5	129424 28/9/05	Lot 9104 (143) Nicholas Road, Hocking Hocking Land Co Pty Ltd	Urban Development SCU1	Supported	28/10/05
6	129468 5/10/05	Lot 121& 122 (398) Kingsway, Landsdale Turnberry Nominees Pty Ltd	Urban Development SCU1	Supported	28/10/05
7	129578 17/10/05	Lot 47 (50) Bamboore Crescent, Wanneroo Lorna Villanova	Residential SCU1	Supported	24/10/05
8	129613 21/10/05	Lot 3 (29) Mereworth Way, Marangaroo Michael A Aquino & Francesco Terrible	Residential SCU5	Supported	27/10/05
9	1332-05 24/10/05	Lot 146 (47) Hennessy Drive, Ashby Watson Property Group Ashby Rise Ltd	Urban Development SCU1	Supported	31/10/05
10	1333-05	Lot 145 (51) Hennessy Drive, Ashby	Urban	Supported	31/10/05

	21/10/05	Watson Property Group Ashby Rise Ltd	Development SCU1		
11	837-05 7/10/05	Part Lot 37 (14) Denman Gardens, Landsdale John JK Potts & Lucy Potts	Residential SCU1	Supported	28/10/05
12	128020 19/4/05	Lot 25 (20) Pinjar Road, Sinagra Gino Sinagra, Francesco G Sinagra, Vincenzo G Sinagra, Peter C Sinagra	Urban Development SCU1	Supported (Previously Deferred)	26/10/05
13	128848 7/7/05	Lot 264 (14) Berriman Drive, Wangara Akenfiled Pty Ltd	Service Industrial SCU4	Supported (Previously Deferred)	5/10/05
14	129373 21/9/05	Lot 21 (176) Mary Street, Wanneroo City of Wanneroo	Urban Development SCU1	Supported	5/10/05

[illegible]

LOT 50 GNANGARA ROAD,
MADELEY

Areas and dimensions are subject to survey.

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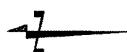


PERTH Tel. (08) 9486 2222 Email: perth@jacp.com.au

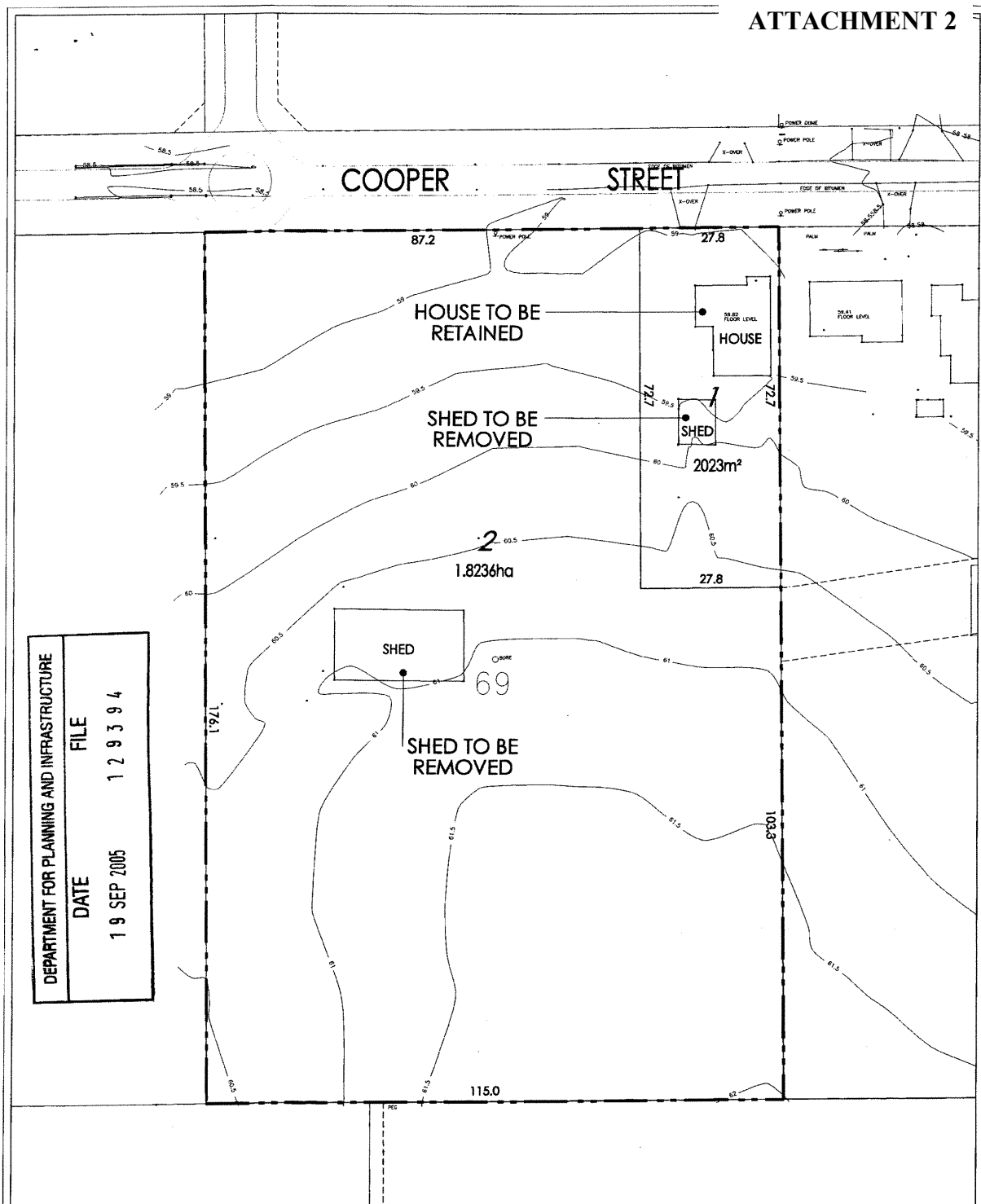
Source: DOLA

LEGEND

--- 24 --- ~~CONFIDENTIAL~~ SUBJECT LAND



: CLIENT
 1:1,500 : SCALE
 30 AUGUST 2005 : DATE
 2418-S-014d-R40 : PLAN No
 d : REVISION
 M. ZUVELA : PLANNER
 A. DOBBS : DRAWN



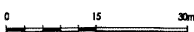
koltasz smith
DEVELOPMENT CONSULTANTS
TOWN PLANNERS • PROJECT MANAGERS

PERTH Tel. (08) 9486 2222 Email: perth@kasp.com.au

Source: DOLA

LEGEND

1. ~~20~~ ~~COMMUNITARIAN~~ SUBJECT LAND



```

- : CLIENT
1:1,000 : SCALE
11 AUGUST 2005 : DATE
2557-3-009pl : PLAN No
: REVISION
M. ZUVELA : PLANNER
A. DOBBS : DRAWN

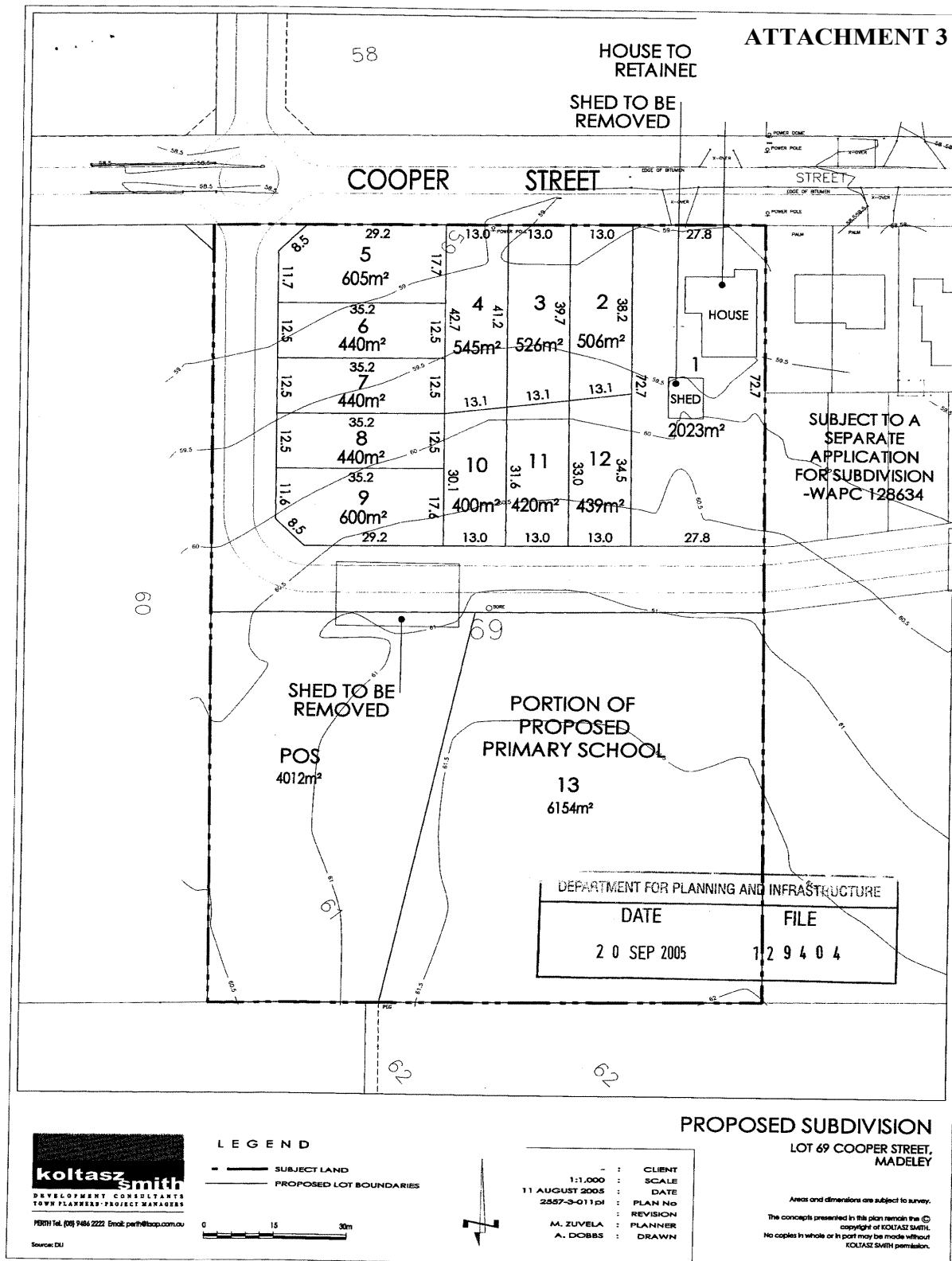
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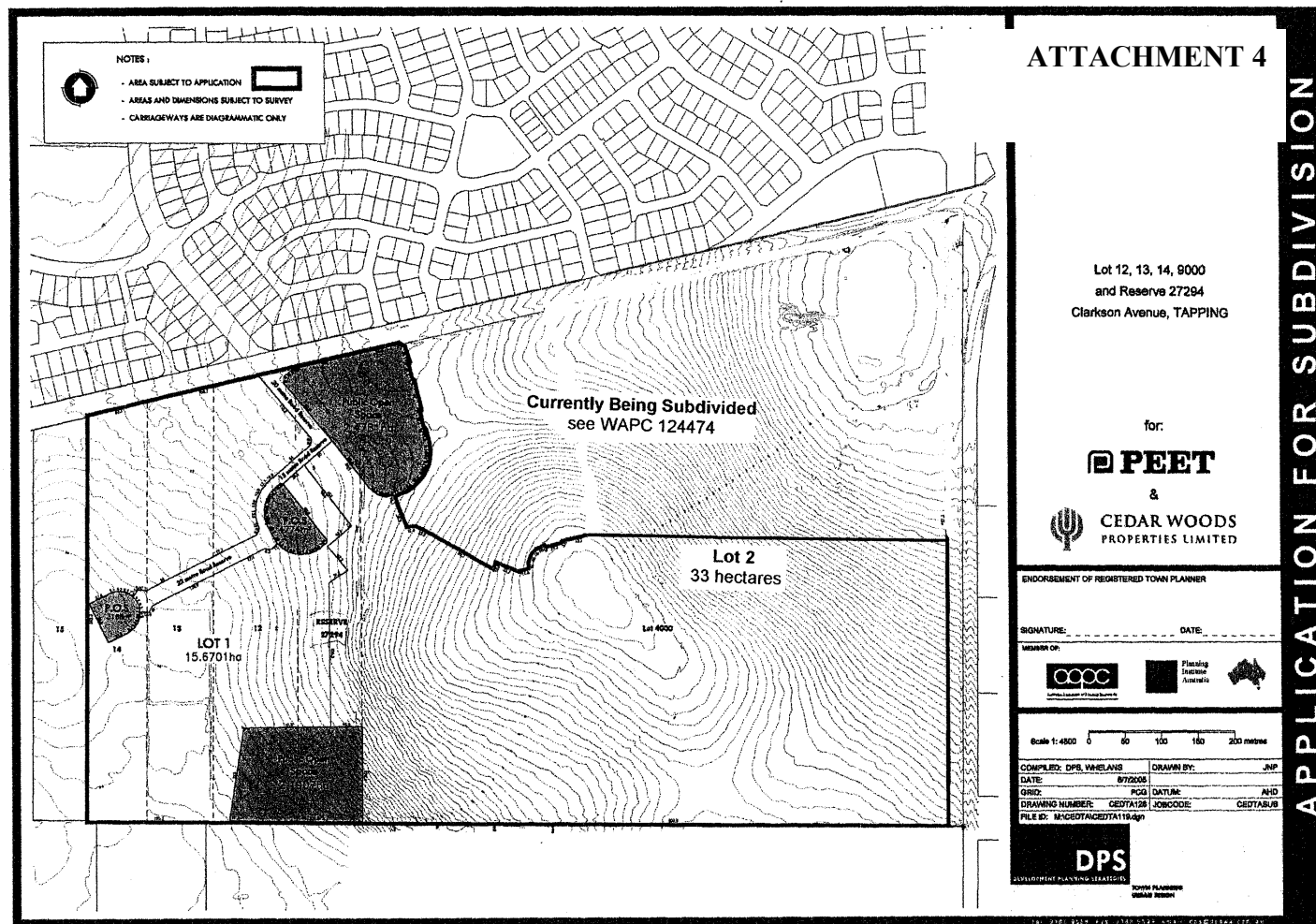
SUPER LOT SUBDIVISION

LOT 69 COOPER STREET,
MADELEY

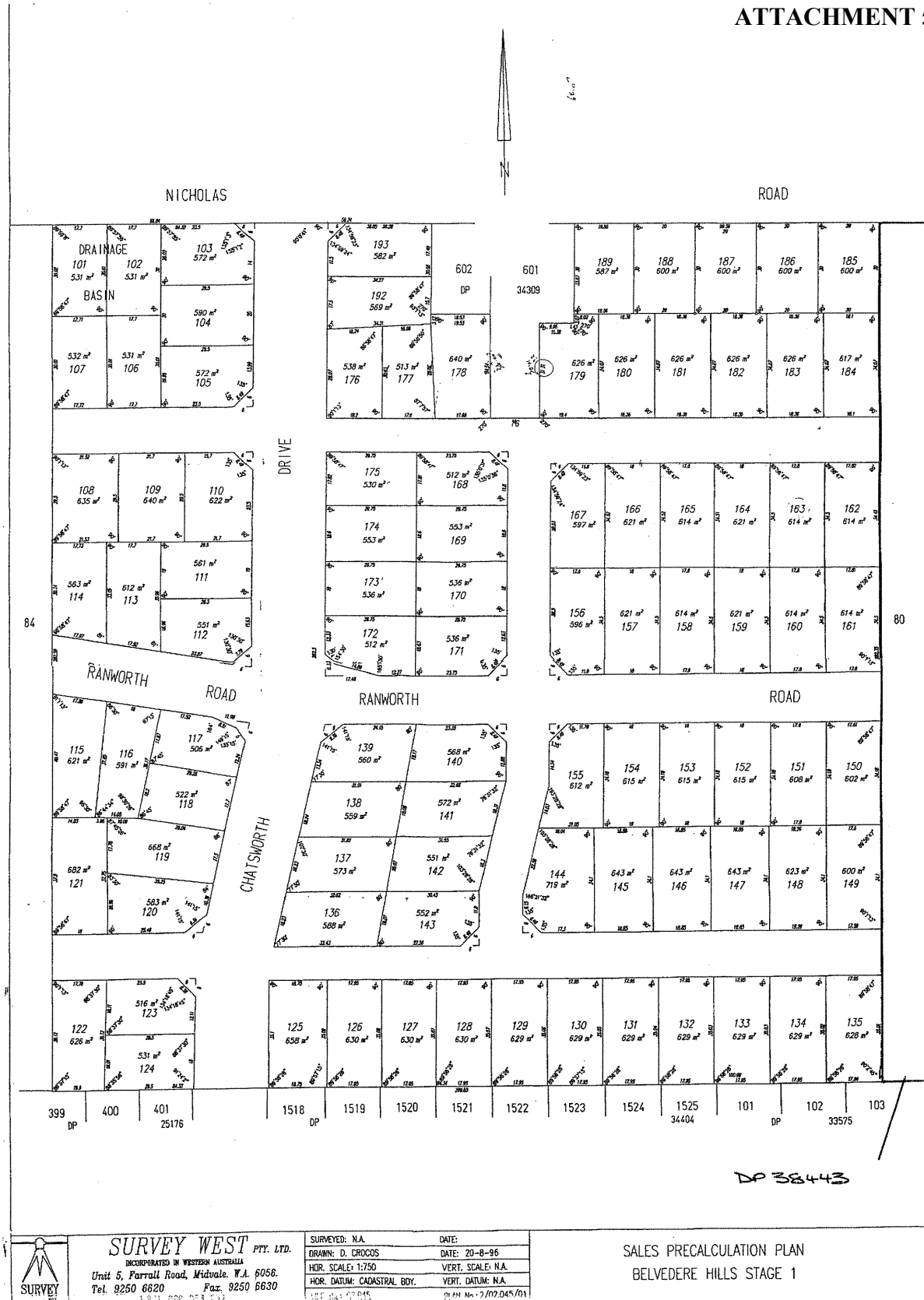
Areas and dimensions are subject to survey.

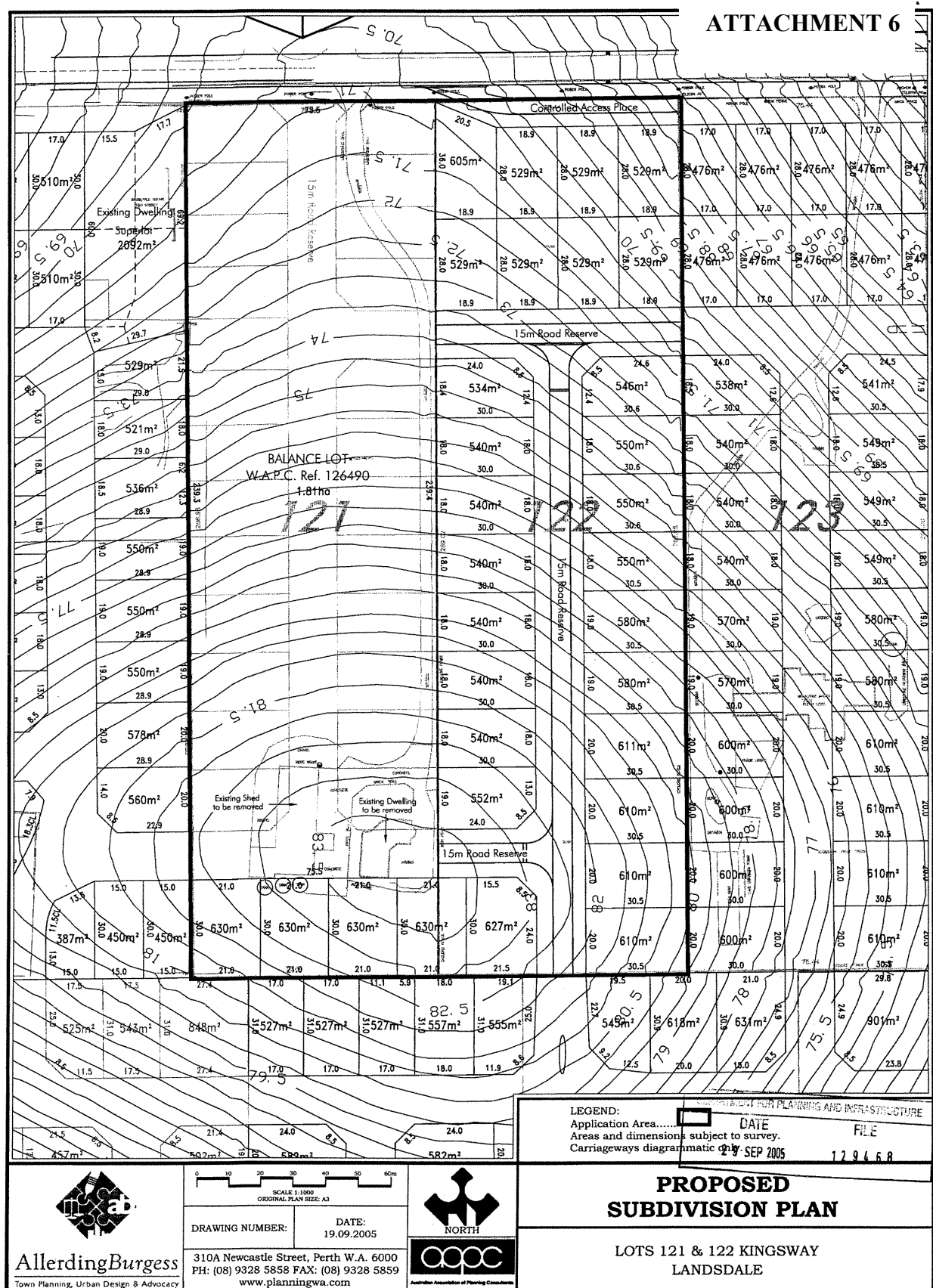
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ATTACHMENT 5

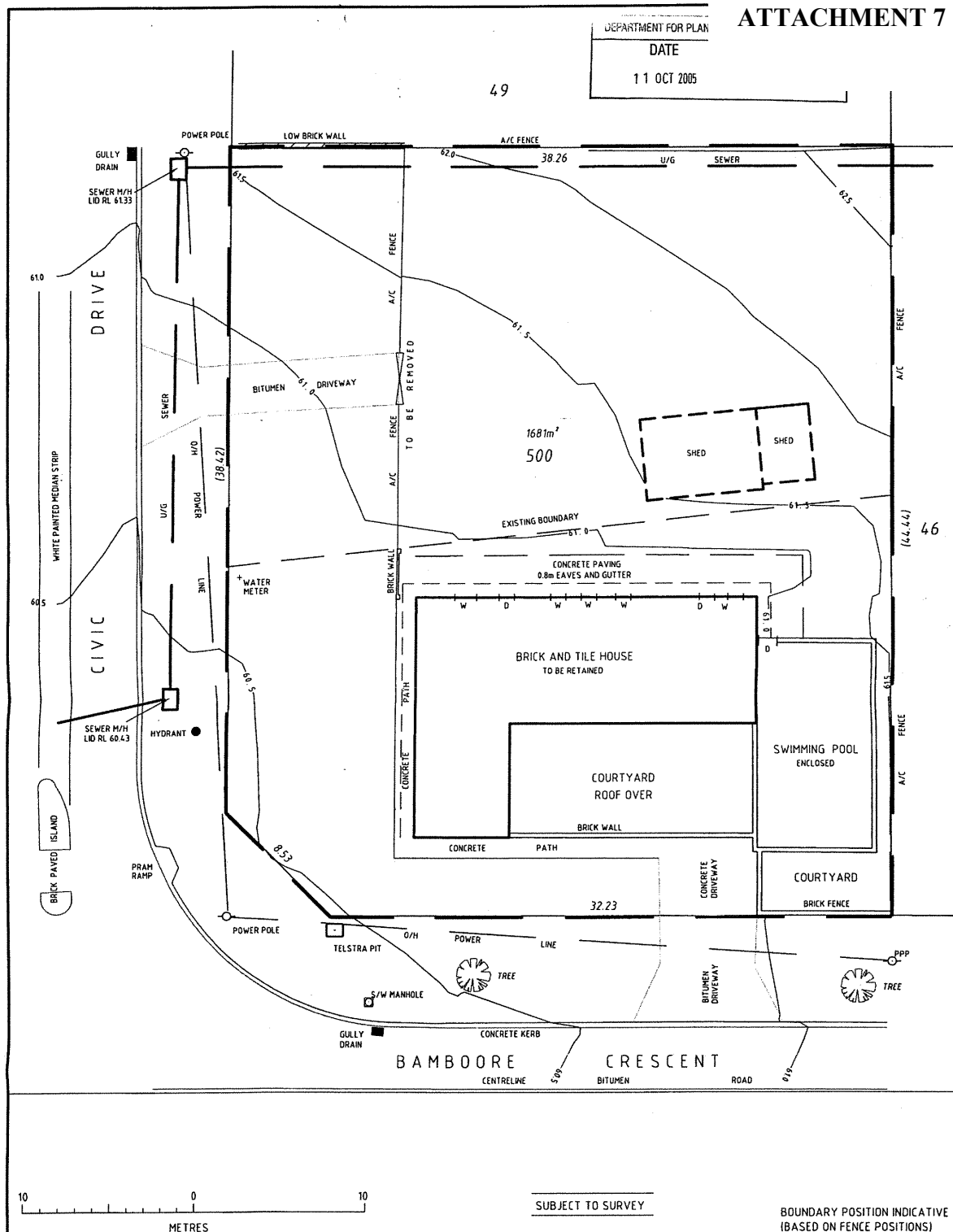




DEPARTMENT FOR PLAN

DATE _____

11 OCT 2005



WANNER00

LOTS 47 & 48 BAMBOORE CRESCENT
PROPOSED AMALGAMATION

SAS

SORENSEN SHORT & ASSOCIATES

LAND AND ENGINEERING SURVEYORS
4 O'CONNOR WAY WANGARA WA 6065

TEL 9409 6366
FAX 9309 1105

SURVEYED MZ		DRAWN MS	DATE 19.9.2005	SIGNED
DATUM AHD		C/FILE 076PS1	CHECKED	
FB	LB	SCALE	DRAWING	REVISION
		1:200	NUMBER 05/076PS.1	
REF NO 05/076				

[illegible]

[illegible]

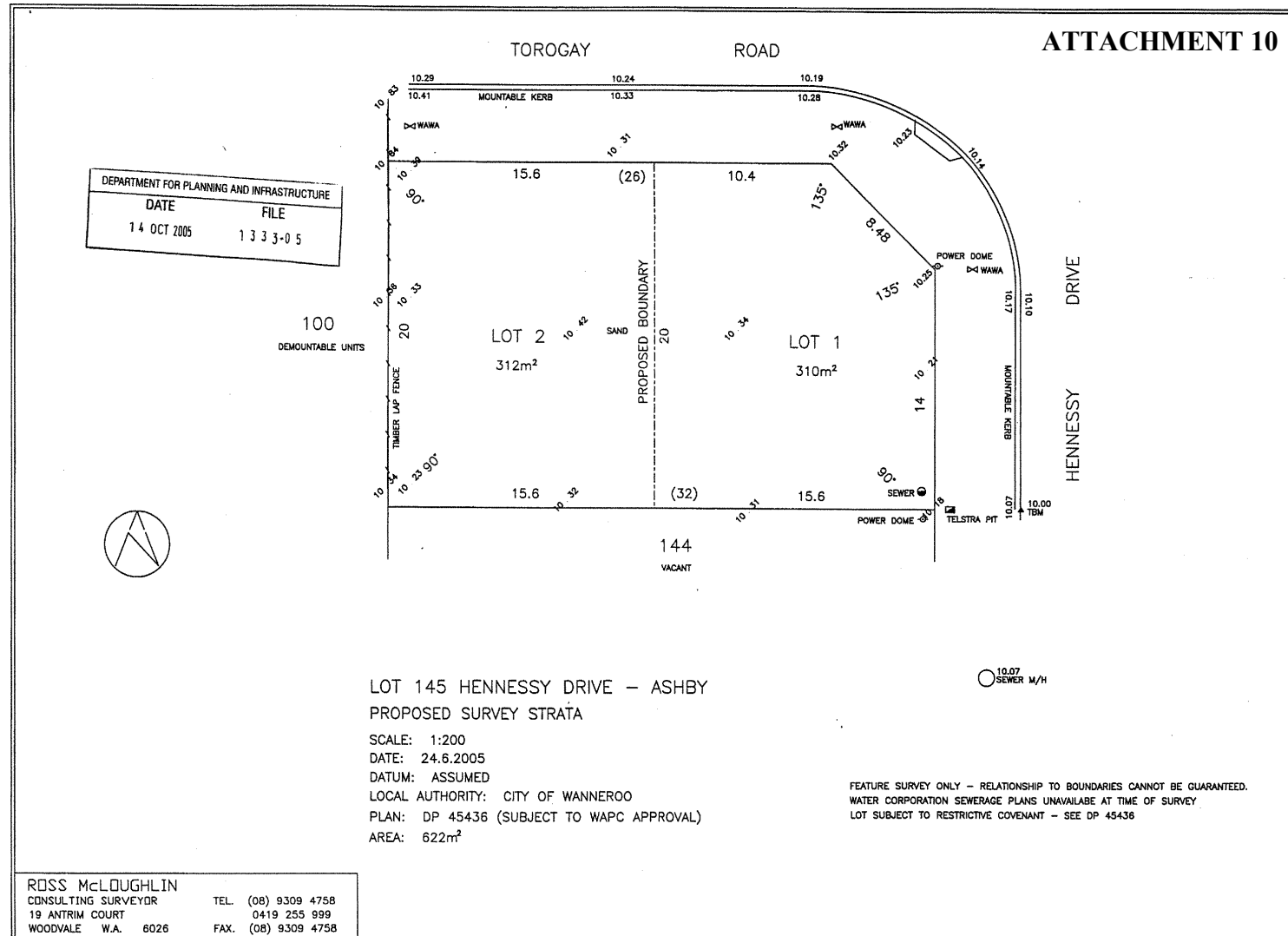
DATE	FILE
14 OCT 2005	133 2-05

SCALE: 1:200
DATE: 24.6.2005
DATUM: ASSUMED
LOCAL AUTHORITY: CITY OF WANNEROO
PLAN: DEPOSITED PLAN 45436 (SUBJECT TO WAPC APPROVAL)
AREA: 622m²

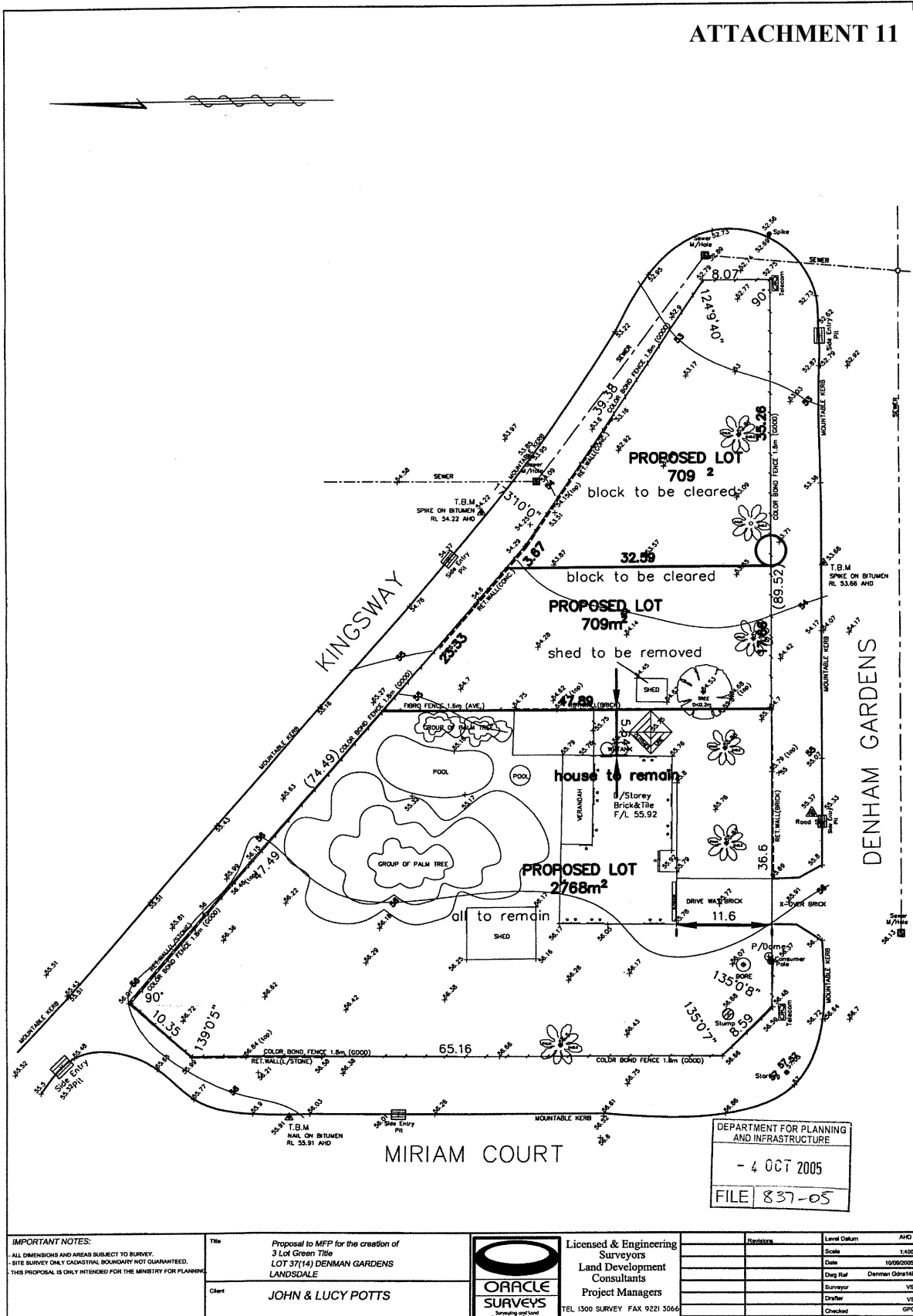
FEATURE SURVEY ONLY - RELATIONSHIP TO BOUNDARIES CANNOT BE GUARANTEED.
WATER CORPORATION SEWERAGE PLANS UNAVAILABLE AT TIME OF SURVEY
LOT SUBJECT TO RESTRICTIVE COVENANT -- SEE DEPOSITED PLAN 45436

ROSS McLOUGHLIN
CONSULTING SURVEYOR TEL. (08) 9309 4758
19 ANTRIM COURT 0419 255 999
WOODVALE W.A. 6026 FAX. (08) 9309 4758

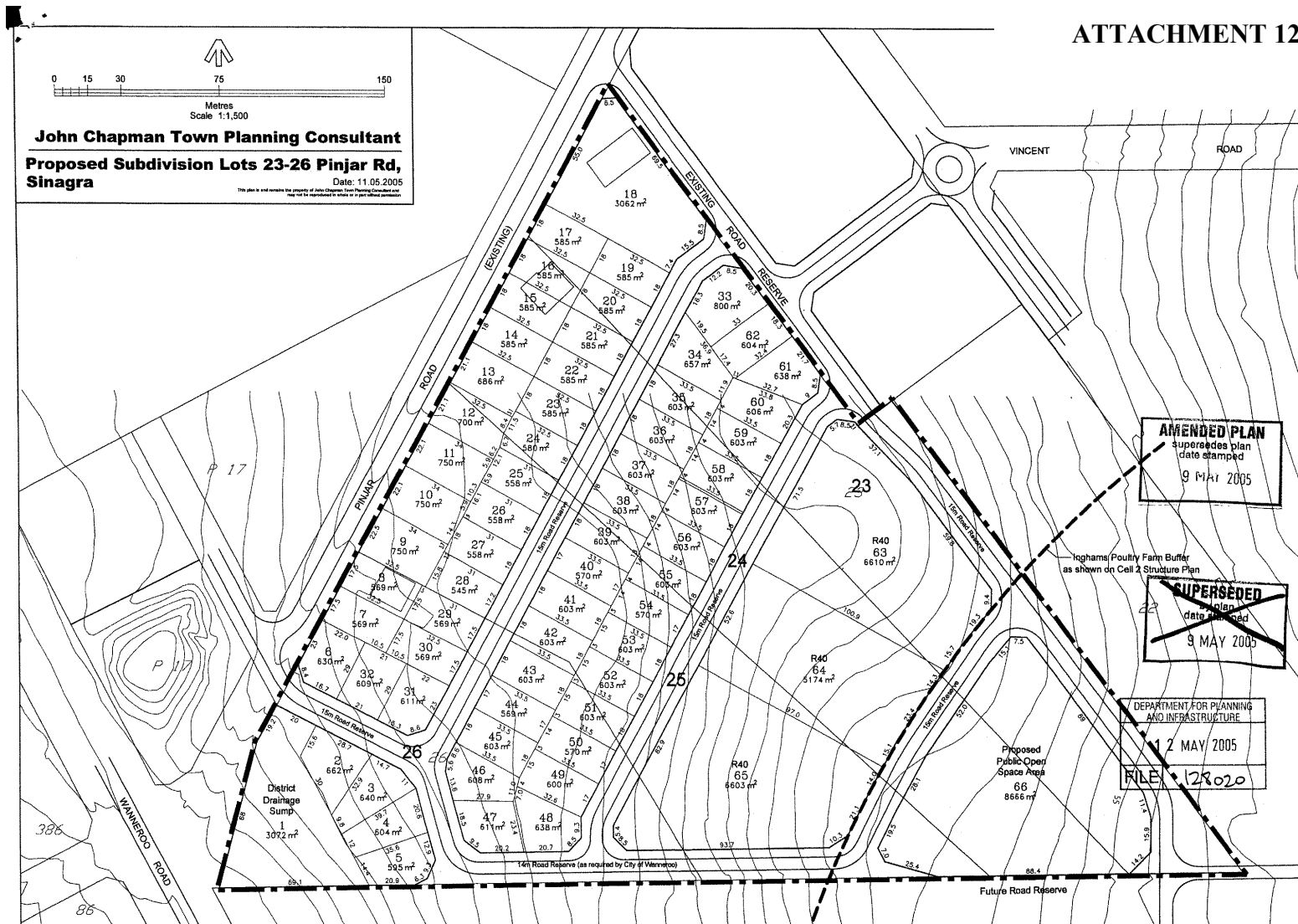




ATTACHMENT 11



ATTACHMENT 12



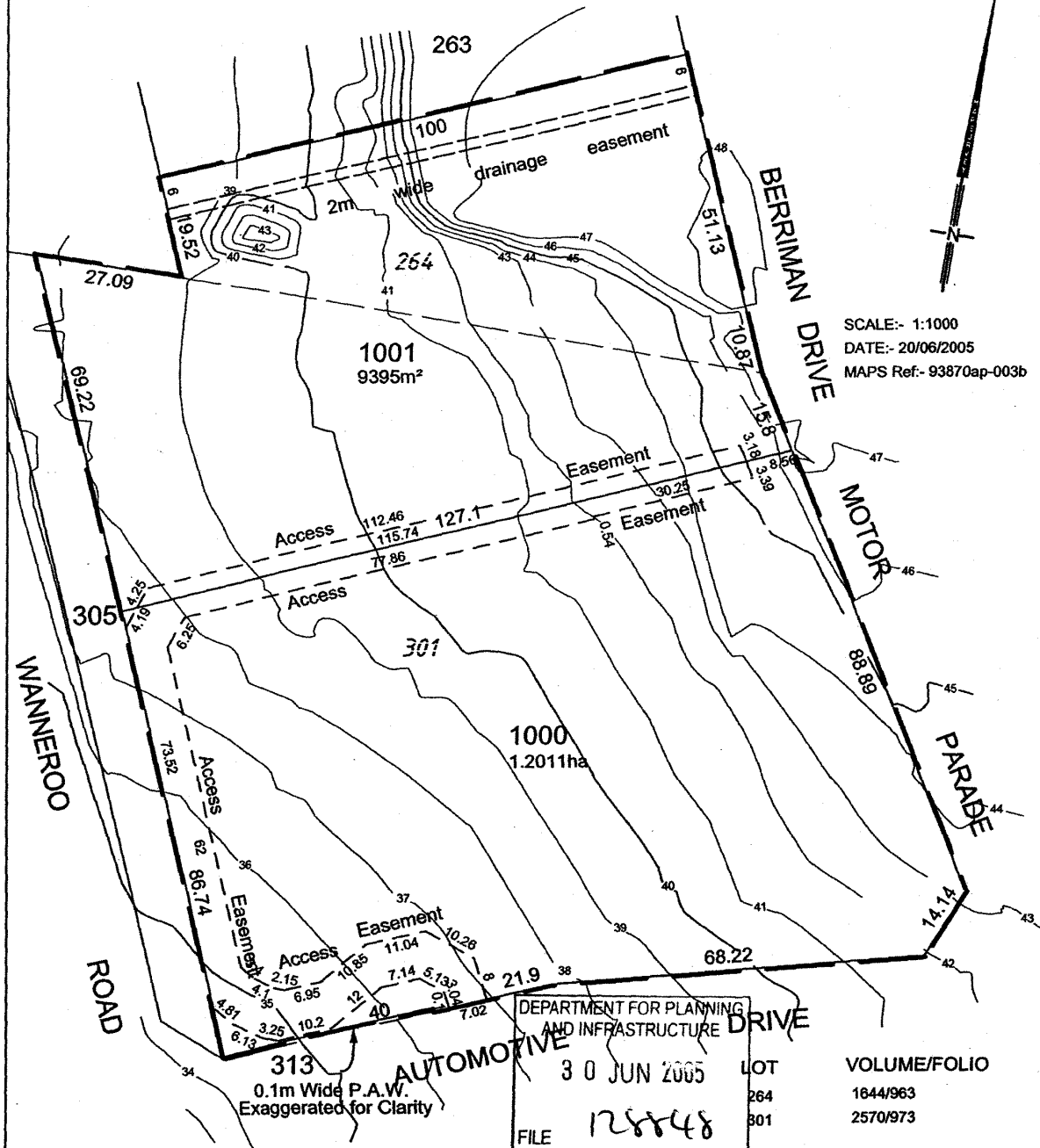
ATTACHMENT 13

PROPOSED SUBDIVISION OF LOT 301
ON DP 28518 & LOT 264 ON DIA. 52483,
DRAINAGE AND ACCESS EASEMENTS



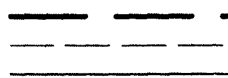
McMULLEN
SURVEYORS

Suit 11, 2 Hardy Street, South Perth
PO Box 117, South Perth, W.A. 6951
Tel: (08) 9474 1099 Fax: (08) 9474 1093



LEGEND

BOUNDARY OF SUBJECT LAND
EXISTING BOUNDARIES
PROPOSED BOUNDARIES



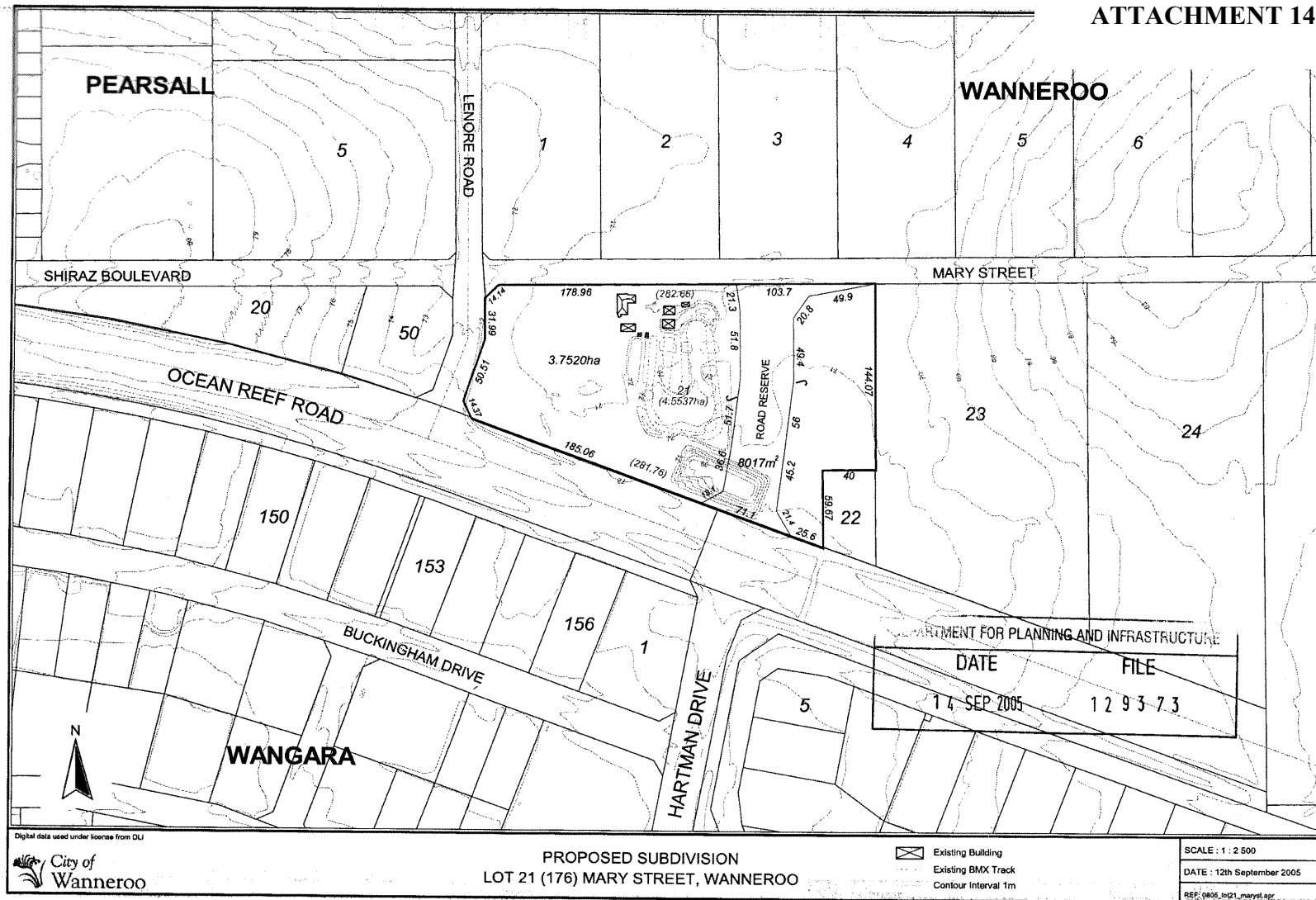
STATISTICS

TOTAL AREA 2.1406ha
No. OF EXISTING LOTS 2
No. OF PROPOSED LOTS 2

LOCALITY

Lot 264 & 301, Motor Parade
& Berriman Drive
Wangara
City of Wanneroo

ATTACHMENT 14



PD11-11/05 Development Applications Determined By Delegated Authority For October 2005

File Ref: S09/0009v01
Responsible Officer: Director, Planning and Development
Disclosure of Interest: Nil
Attachments: 1

Issue

Development Applications determined by Development & Health Services between 1 October 2005 and 31 October 2005, acting under Delegated Authority from Council.

Background

Nil

Detail

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

The City of Wanneroo continues to experience very rapid growth pressures. Since the commencement of 2005, the City has received over 85 development applications on average per month in addition to an average of over 707 building license applications.

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

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

Development applications determined by Development & Health Services between 1 October 2005 and 31 October 2005, acting under Delegated Authority from Council are included in the attached **Schedule 1**.

Consultation

Nil

Comment

Nil

Statutory Compliance

A Delegated Authority Register was adopted by Council at its meeting on 31 August 2004 (item CE06-08/04 refers). The decisions referred to in schedule 1 of this report are in accordance with this register.

Strategic Implications

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

Policy Implications

Nil

Financial Implications

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

Voting Requirements

Simple Majority.

Recommendation

That Council NOTES the determinations made by Development and Health Services acting under delegated authority from Council on development applications processed between 1 October 2005 and 31 October 2005.

Development Applications determined for Period

City of Wanneroo

WHERE (Issued_date BETWEEN 01/10/2005 00:00:00 AND 31/10/2005

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
DA05/0609	18/08/2005	JAIPAUL E BANGAR & LALITHA BANGAR	23	\$11,000.00	Approved
	Prop address	158 PINJAR ROAD MARIGINIUP WA 6065			
	Land	Lot 19 DP 222778 Vol 1426 Fol 123			
	Description	SINGLE HOUSE - GARAGE ADDITION			
	Applicants	OUTDOORWORLD			
	File Number	P20/0184V01			
DA05/0651	02/09/2005	DANNY STEVANOSKI	19	\$141,480.00	Approved
	Prop address	24 TAYWOOD DRIVE WANNEROO WA 6065			
	Land	Lot 3 D 40808 Vol 438 Fol 018A			
	Description	GROUPED DWELLING - SECOND DWELLING			
	Applicants	SCOTT PARK HOMES PTY LTD			
	File Number	P34/1482V01			
DA05/0460	23/06/2005	TERRANCE L BRENNAN & KARYN C CARTER	51	\$0.00	Refused
	Prop address	5 MEADOW PLACE QUINNS ROCKS WA 6030			
	Land	Lot 167 P 16321 Vol 1806 Fol 109			
	Description	HOME BUSINESS CATEGORY 2 - ART CLASSES			
	Applicants	GM PINEIRO			
	File Number	P13/0200V01			
DA05/0672	12/09/2005	BRUNO LAMBERTI, IMMACOLATA LAMBERTI,	19	\$300,000.00	Approved
	Prop address	10 BARLETTA PLACE MINDARIE WA 6030			
	Land	Lot 167 P 16424 Vol 2093 Fol 537 S/P 48182			
	Description	GROUPED DWELLING - TWO 2-STOREY UNITS			
	Applicants	DI HILL			
	File Number	P22/1171V01			
DA05/0277	20/04/2005	DAVID C HAWKINS, JAMIE D HAWKINS, JULIANNE J	118	\$4,400.00	Refused
	Prop address	172 HAWKINS ROAD JANDABUP WA 6065			
	Land	Lot 30 D 54677 Vol 1605 Fol 600			
	Description	RETROSPECTIVE RURAL SHED			
	Applicants	J HAWKINS			
	File Number	P14/0038V01			
DA05/0719	03/10/2005	VAN T LE & THI N HUYNH	11	\$20,000.00	Approved
	Prop address	231 CARABOODA ROAD CARABOODA WA 6033			
	Land	Lot 13 P 8913 Vol 222 Fol 169A			
	Description	INTENSIVE AGRICULTURE - MACHINERY SHED			
	Applicants	TN HUYNH, VT LE			
	File Number	P06/0119V01			
DA05/0673	13/09/2005	GARRY P JAMES & KERRY C JAMES	26	\$10,000.00	Approved
	Prop address	5 BROLO STREET SINAGRA WA 6065			
	Land	Lot 5 D 21467 Vol 1625 Fol 206			
	Description	SINGLE DWELLING - CARPORT ADDITION			
	Applicants	G JAMES			
	File Number	P29/0307V01			
DA05/0633	26/08/2005	WILLIAM D DUFFY	18	\$250,000.00	Approved
	Prop address	641 WANNEROO ROAD WANNEROO WA 6065			
	Land	Lot 50 D 64227 Vol 1782 Fol 519			
	Description	VEHICLE SALES/ HIRE PREMISES - INCIDENTAL OFFICE ADDITION			
	Applicants	GF BOND			
	File Number	P34/0616V01			

Development Applications determined for Period City of Wanneroo

WHERE (Issued_date BETWEEN 01/10/2005 00:00:00 AND 31/10/2005

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
DA05/0337	12/05/2005	WESTECH NOMINEES PTY LTD	115	\$75,000.00	Approved
	<i>Prop address</i>	WANNEROO WEEKEND MARKETS 33 PRINDIVILLE DRIVE WANGARA WA 6065			
	<i>Land</i>	Lot 5 D 69997 Vol 1777 Fol 496			
	<i>Description</i>	MARKET (RETAIL) - FOOD HALL UPGRADE			
	<i>Applicants</i>	M STEENS			
	<i>File Number</i>	P33/0332V01			
DA05/0657	06/09/2005	BRAVADO NOMINEES PTY LTD	30	\$780,000.00	Approved
	<i>Prop address</i>	21 COOPER STREET MADELEY WA 6065			
	<i>Land</i>	Lot 75 P 6843 Vol 1314 Fol 948			
	<i>Description</i>	GROUPED DWELLING - 9 UNITS			
	<i>Applicants</i>	B WOOLHOUSE			
	<i>File Number</i>	P18/0040V01			
DA05/0662	06/09/2005	BALMORAL INTERNATIONAL INVESTMENTS LTD	22	\$9,570.00	Approved
	<i>Prop address</i>	KINGSWAY CARAVAN PARK 16 KINGSWAY MADELEY WA 6065			
	<i>Land</i>	Lot 50 D 70893 Vol 1751 Fol 388			
	<i>Description</i>	CARAVAN PARK - PATIO ROOF AND FRAME REPLACEMENTS, AND A NEW INTERNAL			
	<i>Applicants</i>	KINGSWAY TOURIST PARK			
	<i>File Number</i>	P18/0663V01			
DA05/0634	26/08/2005	VALMIA P SONTER & ARTHUR G SONTER	24	\$16,815.00	Approved
	<i>Prop address</i>	69 ROSS STREET JANDABUP WA 6065			
	<i>Land</i>	Lot 8 D 26742 Vol 1294 Fol 808			
	<i>Description</i>	SINGLE HOUSE - SWIMMING POOL ADDITION			
	<i>Applicants</i>	SAPPHIRE POOLS - WELSHPOOL			
	<i>File Number</i>	P14/0059V01			
DA05/0677	13/09/2005	ELIZABETH A PARMENTER, ALLAN I TITCHMARSH,	21	\$43,636.00	Approved
	<i>Prop address</i>	317 BADGERUP ROAD WANNEROO WA 6065			
	<i>Land</i>	Lot 343 D 87829 Vol 2048 Fol 784			
	<i>Description</i>	SINGLE HOUSE - ADDITION TO EXISTING DWELLING			
	<i>Applicants</i>	EA PARMENTER, AI TITCHMARSH, GM TITCHMARSH			
	<i>File Number</i>	P34/1038V01			
DA05/0536	22/07/2005	LUCILLE EM FUNCHES & JOHN V FUNCHES	56	\$11,000.00	Approved
	<i>Prop address</i>	351 BADGERUP ROAD WANNEROO WA 6065			
	<i>Land</i>	Lot 6 D 31290 Vol 1679 Fol 132			
	<i>Description</i>	SINGLE HOUSE - SHED ADDITION			
	<i>Applicants</i>	JV FUNCHES			
	<i>File Number</i>	P34/2221V01			
DA05/0713	29/09/2005	CITY OF WANNEROO	21	\$2,000.00	Approved
	<i>Prop address</i>	MATERIAL RECOVERY FACILITY 70 MOTIVATION DRIVE WANGARA WA 6065			
	<i>Land</i>	Lot 15 D 16710 Vol 1164 Fol 564			
	<i>Description</i>	STORAGE YARD - FOR PLASTICS IN BULK BAGS & MANUFACTURED PLASTIC			
	<i>Applicants</i>	JOJO PLASTICS PTY LTD			
	<i>File Number</i>	P33/0097V01			
DA05/0704	27/09/2005	CRAIG J CHALLEN	15	\$10,000.00	Approved
	<i>Prop address</i>	533 SYDNEY ROAD JANDABUP WA 6065			
	<i>Land</i>	Lot 53 D 82914 Vol 1962 Fol 880			
	<i>Description</i>	SINGLE HOUSE - GARAGE ADDITION			
	<i>Applicants</i>	CJ CHALLEN			
	<i>File Number</i>	P14/0008V01			

Development Applications determined for Period

City of Wanneroo

WHERE (Issued_date BETWEEN 01/10/2005 00:00:00 AND 31/10/2005

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
DA05/0707	28/09/2005	CAU V DO & CHI V DO	21	\$20,000.00	Approved
	Prop address	335 SYDNEY ROAD GNANGARA WA 6065			
	Land	Lot 3 P 5992 Vol 1205 Fol 234			
	Description	INTENSIVE AGRICULTURE (MARKET GARDENS)			
	Applicants	J BODYCOAT			
	File Number	P12/0153V01			
DA05/0627	24/08/2005	SUN W CHAN & AINHI WONG	26	\$0.00	Approved
	Prop address	8 BUCKINGHAM DRIVE WANGARA WA 6065			
	Land	Lot 188 P 11776 Vol 1467 Fol 593			
	Description	CHANGE OF USE - WAREHOUSE TO VEHICLE SALES/HIRE SERVICES AND			
	Applicants	K HUBBARD			
	File Number	P33/0222V019			
DA05/0599	17/08/2005	SISTERS OF THE GOOD SHEPHERD	25	\$0.00	Approved
	Prop address	MERCY FAMILY CENTRE 4 TEMPANY WAY KOONDOOLA WA 6064			
	Land	Lot 338 P 11138 Vol 1407 Fol 373			
	Description	CHANGE OF USE - RETROSPECTIVE APPROVAL SINGLE HOUSE TO USE NOT LISTED -			
	Applicants	SISTERS OF THE GOOD SHEPHERD			
	File Number	P16/0614V01			
DA05/0682	19/09/2005	LAKELANDS COUNTRY CLUB INC	11	\$9,000.00	Approved
	Prop address	LAKELANDS GOLF COURSE 120 CLUBHOUSE LANE GNANGARA WA 6065			
	Land	Lot 72 D 95399			
	Description	PRIVATE RECREATION - ENTRANCE GATE TO GOLF COURSE			
	Applicants	LAKELANDS COUNTRY CLUB INC			
	File Number	p12/0092v01			
DA05/0630	25/08/2005	GIRRAWHEEN BAPTIST CHURCH INC	40	\$150,000.00	Approved
	Prop address	EMMANUEL CHRISTIAN SCHOOL 5 SALCOTT ROAD GIRRAWHEEN WA 6064			
	Land	Lot 50 D 64263 Vol 1643 Fol 743			
	Description	EDUCATIONAL ESTABLISHMENT - FESA FIRE TANKS, HYDRANTS AND PUMP SHED			
	Applicants	A JOHNSON			
	File Number	P11/0117V01			
DA05/0578	04/08/2005	TERENCE F WILLIAMS & GAIL D WILLIAMS	38	\$4,700.00	Approved
	Prop address	17A CARMIL PLACE ALEXANDER HEIGHTS WA 6064			
	Land	Lot 1 Vol 1821 Fol 477 S/P 16874			
	Description	GROUPED DWELLING - 2 PATIO ADDITIONS (17A)			
	Applicants	NORTHERN PATIOS INSTALLATIONS			
	File Number	p01/0695v01			
DA05/0664	08/09/2005	HOMESWEST RENTALS	22	\$6,200.00	Approved
	Prop address	3A HARFORD WAY GIRRAWHEEN WA 6064			
	Land	Part Lot 646 P 10405			
	Description	GROUPED DWELLING - TWO CARPORT ADDITION			
	Applicants	AP NAUGHTIN			
	File Number	p11/1169v01			
DA05/0589	15/08/2005	WAYNE T DESMOND	49	\$3,000.00	Approved
	Prop address	TUART GARDENS 1/20 SHORTLAND WAY GIRRAWHEEN WA 6064			
	Land	Lot 1 Vol 2501 Fol 923 S/P 39709			
	Description	SINGLE HOUSE - PATIO ADDITION			
	Applicants	WT DESMOND			
	File Number	P11/0185V01			

Development Applications determined for Period

City of Wanneroo

WHERE (Issued_date BETWEEN 01/10/2005 00:00:00 AND 31/10/2005

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
DA05/0524	14/07/2005	No owners recorded	64	\$2,500.00	Approved
	Prop address	2 HAINSWORTH AVENUE GIRRAWHEEN WA 6064			
	Land	Lot 1800 D 85990 S/P 25889			
	Description	GROUPED DWELLING - PATIO ADDITION			
	Applicants	DONS OUTDOOR LEISURE			
	File Number	P11/0211V01			
DA05/0572	05/08/2005	KYLE D HITCHEN & JAMIE C BOGOIAS	56	\$7,000.00	Refused
	Prop address	NATIONAL BANK 12 CONLAN AVENUE WANNEROO WA 6065			
	Land	Lot 64 P 11072 Vol 1502 Fol 319			
	Description	MEDICAL CENTRE - 7 ADDITIONAL CAR BAYS			
	Applicants	KD HITCHEN			
	File Number	P34/0281V01			
DA05/0693	19/09/2005	CLAUDIO DELLE DONNE & VIKKI J DELLE DONNE	20	\$2,380.00	Approved
	Prop address	4/57 BUCKINGHAM DRIVE WANGARA WA 6065			
	Land	Lot 4 Vol 1987 Fol 379 S/P 25721			
	Description	FACTORY UNIT - PATIO ADDITION			
	Applicants	HALF PRICE PATIOS			
	File Number	P33/0185V01			
DA05/0587	12/08/2005	IAN L HICKS	27	\$2,000.00	Approved
	Prop address	BAY14 14/30 MANGANO PLACE WANNEROO WA 6065			
	Land	Lot 14 Vol 1787 Fol 014 S/P 15622			
	Description	CARAVAN PARK - RETROSPECTIVE APPROVAL PATIO ADDITION (UNIT 14)			
	Applicants	R QUINN			
	File Number	P34/0051V01			
DA05/0680	15/09/2005	WILLIAM J KEENAN, BRETT J KEENAN, PAULINE S	21	\$6,500.00	Approved
	Prop address	2 SARACEN WAY MARANGAROO WA 6064			
	Land	Lot 2 Vol 1972 Fol 441 S/P 23887			
	Description	GROUPED DWELLING - GARAGE AND PATIO ADDITION			
	Applicants	BJ KEENAN			
	File Number	P19/1632V01			
DA05/0612	22/08/2005	DEIRDRE R OKULICZ & GEORGE R OKULICZ	29	\$36,000.00	Approved
	Prop address	26 HERITAGE TERRACE GNANGARA WA 6065			
	Land	Lot 272 P 18490 Vol 1941 Fol 188			
	Description	SINGLE HOUSE - SWIMMING POOL AND RETAINING WALL ADDITION			
	Applicants	LINER POOLS WA			
	File Number	P12/0242V01			
DA05/0506	11/07/2005	HUU T NGUYEN	53	\$1,000.00	Approved
	Prop address	53 REDCLIFFE AVENUE MARANGAROO WA 6064			
	Land	Lot 526 P 18548 Vol 1940 Fol 423			
	Description	MAST AND ANTENNAE - SATELLITE DISH (RETROSPECTIVE)			
	Applicants	TH NGUYEN			
	File Number	P19/1291V01			
DA05/0624	24/08/2005	THOMAS A LOCKER & LISA J LOCKER	41	\$240,963.00	Approved
	Prop address	141 TOWNSEND ROAD MARIGINIUP WA 6065			
	Land	Lot 121 D 85349 Vol 1988 Fol 876			
	Description	SINGLE HOUSE			
	Applicants	TA LOCKER			
	File Number	p20/0196v01			

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Ram Id	Date	Owners	Days	Est Cost	Decision
DA05/0631	24/08/2005	RAAFA ASSOCIATION INC & AUSTRALIAN FLYING	23	\$4,195.00	Approved
	Prop address	RAAFA UNIT18 18/19 HUGHIE EDWARDS DRIVE MERRIWA WA 6030			
	Land	Part Lot 9010 DP 36790			
	Description	GROUPED DWELLING - PATIO ADDITION (UNIT 18)			
	Applicants	WESTRAL HOME IMPROVEMENTS			
	File Number	P21/0339V02			
DA05/0434	16/06/2005	CHISHOLM HOLDINGS PTY LTD	77	\$600,000.00	Approved
	Prop address	MIXED BUSINESS-PROPOSED 10 HUGHIE EDWARDS DRIVE MERRIWA WA 6030			
	Land	Lot 1601 D 90254 Vol 2201 Fol 843			
	Description	CHILD CARE CENTRE - 92 Children and 15 Staff			
	Applicants	STONEWALL CONSTRUCTIONS			
	File Number	P21/0557V01			
DA05/0356	19/05/2005	NGHIA T HOANG	110	\$1,200.00	Approved
	Prop address	33 GOLDSWORTHY ENTRANCE ALEXANDER HEIGHTS WA 6064			
	Land	Lot 890 P 22978 Vol 2147 Fol 540			
	Description	MAST AND ANTENNA - SATELLITE DISH - RETROSPECTIVE (2.3M DIAMETER)			
	Applicants	NT HOANG			
	File Number	P01/0652V01			
DA05/0663	07/09/2005	COLIN W FILMER & CAROL L TAYLOR	31	\$9,000.00	Approved
	Prop address	161 COOGEE ROAD MARIGINIUP WA 6065			
	Land	Lot 19 P 23142 Vol 2173 Fol 401			
	Description	SINGLE HOUSE - PATIO			
	Applicants	CW FILMER			
	File Number	P20/0145V01			
DA05/0526	15/07/2005	DONALD PALMER & DIANE WILSON	55	\$12,000.00	Approved
	Prop address	11 PENNYGUM PLACE MARIGINIUP WA 6065			
	Land	Lot 17 D 96765 Vol 2160 Fol 875			
	Description	SINGLE HOUSE - GARAGE ADDITION			
	Applicants	D PALMER			
	File Number	P20/0161V01			
DA05/0569	03/08/2005	RAAFA ASSOCIATION INC	47	\$2,000.00	Approved
	Prop address	CAMBRAI VILLAGE 85 HESTER AVENUE MERRIWA WA 6030			
	Land	Lot 12 P 24265 Vol 2202 Fol 109			
	Description	RETIREMENT VILLAGE - STORAGE SHED ADDITION			
	Applicants	RAAFA ASSOCIATION INC			
	File Number	P21/0080			
DA05/0684	19/09/2005	NIGEL KEEN & BENITA L KEEN	13	\$0.00	Approved
	Prop address	85 JADE LOOP CARABOODA WA 6033			
	Land	Lot 15 DP 24940 Vol 2205 Fol 818			
	Description	USE NOT LISTED - BUILDING ENVELOPE MODIFICATION			
	Applicants	N KEEN, BL KEEN			
	File Number	P06/0134V01			
DA05/0732	05/10/2005	NIGEL KEEN & BENITA L KEEN	1	\$200,000.00	Approved
	Prop address	85 JADE LOOP CARABOODA WA 6033			
	Land	Lot 15 DP 24940 Vol 2205 Fol 818			
	Description	SINGLE HOUSE			
	Applicants	BL KEEN			
	File Number	P06/0134V01			

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DA05/0568	03/08/2005	SILVERLINE DEVELOPMENTS PTY LTD	14	\$300,000.00	Approved
	<i>Prop address</i>	5 ADVANTAGE WAY WANGARA WA 6065			
	<i>Land</i>	Lot 212 DP 31494 Vol 2518 Fol 709			
	<i>Description</i>	WAREHOUSE/SHOWROOM - 2 UNITS			
	<i>Applicants</i>	SILVERLINE DEVELOPMENTS PTY LTD			
	<i>File Number</i>	P33/0297V01			
DA05/0790	20/10/2005	CARMELA VICENTINI & FRANCO VICENTINI	2	\$4,818.18	Approved
	<i>Prop address</i>	32 SOVRANO AVENUE MADELEY WA 6065			
	<i>Land</i>	Lot 2 Vol 2526 Fol 200 S/P 42483			
	<i>Description</i>	GROUPED DWELLING - PATIO ADDITION			
	<i>Applicants</i>	CONDO PATIOS & MAINTENANCE			
	<i>File Number</i>	P18/0368V01			
DA05/0652	02/09/2005	BASIL HK ASAD & ALI H ASAD	41	\$200,244.00	Approved
	<i>Prop address</i>	44 APPLEBY DRIVE DARCH WA 6065			
	<i>Land</i>	Lot 217 DP 36416 Vol 2540 Fol 517			
	<i>Description</i>	GROUPED DWELLING - 2 UNITS			
	<i>Applicants</i>	J CORP PTY LTD			
	<i>File Number</i>	P09/0531V01			
DA05/0534	20/07/2005	MARIA SALAMONE, SALVATORE SALAMONE,	64	\$49,500.00	Approved
	<i>Prop address</i>	50 DRIVER ROAD DARCH WA 6065			
	<i>Land</i>	Lot 8005 DP 36178 Vol 2544 Fol 070			
	<i>Description</i>	USE NOT LISTED - INERT LANDFILL SITE			
	<i>Applicants</i>	KOLTASZ SMITH			
	<i>File Number</i>	P09/0076V01			
DA05/0678	13/09/2005	BRIGHTWATER CARE GROUP	23	\$2,270.00	Approved
	<i>Prop address</i>	KINGSWAY COURT 12 COUNTESS LINK MADELEY WA 6065			
	<i>Land</i>	Part Lot 103 Sec 38 DP 36095			
	<i>Description</i>	RETIREMENT VILLAGE - PATIO ADDITION TO UNIT 38			
	<i>Applicants</i>	PEARCEY CONSTRUCTIONS PTY LTD			
	<i>File Number</i>	P19/1627V01			
DA05/0611	19/08/2005	CLAIRE G WHITE & GRAEME R GEER	42	\$0.00	Approved
	<i>Prop address</i>	24 TIMBER GROVE TWO ROCKS WA 6037			
	<i>Land</i>	Lot 109 DP 39433 Vol 2559 Fol 429			
	<i>Description</i>	USE NOT LISTED - MODIFICATION OF BUILDING ENVELOPE			
	<i>Applicants</i>	GR GEER			
	<i>File Number</i>	P32/0505V01			
DA05/0699	23/09/2005	GRETCHEN B COPEMAN & DALE A COPEMAN	26	\$0.00	Approved
	<i>Prop address</i>	229 COUNTRYSIDE DRIVE TWO ROCKS WA 6037			
	<i>Land</i>	Lot 18 DP 40184 Vol 2560 Fol 72			
	<i>Description</i>	USE NOT LISTED - BUILDING ENVELOPE MODIFICATION			
	<i>Applicants</i>	GB COPEMAN			
	<i>File Number</i>	P05/0245V01			
DA05/0497	07/07/2005	ANTHONY R COOPER & ROY COOPER	56	\$500.00	Approved
	<i>Prop address</i>	218 COUNTRYSIDE DRIVE TWO ROCKS WA 6037			
	<i>Land</i>	Lot 137 DP 40184 Vol 2560 Fol 083			
	<i>Description</i>	SINGLE HOUSE - HOLDING YARD FOR ONE HORSE			
	<i>Applicants</i>	R COOPER			
	<i>File Number</i>	P32/0557V01			

Development Applications determined for Period

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DA05/0773	14/10/2005	BRIGHTWATER CARE GROUP	6	\$3,130.00	Approved
	<i>Prop address</i>	KINGSWAY COURT 37 BARON LOOP MADELEY WA 6065			
	<i>Land</i>	Part Lot 103 Sec 150 DP 36095			
	<i>Description</i>	RETIREMENT VILLAGE - PATIO ADDITION (UNIT 37)			
	<i>Applicants</i>	THORN ROOFING CONTRACTORS			
	<i>File Number</i>	P18/1102V01			
DA05/0686	20/09/2005	BRIGHTWATER CARE GROUP	16	\$2,600.00	Approved
	<i>Prop address</i>	KINGSWAY COURT 50 IMPERIAL CIRCUIT MADELEY WA 6065			
	<i>Land</i>	Part Lot 103 Sec 159 DP 36095			
	<i>Description</i>	RETIREMENT VILLAGE - PATIO ADDITION - (UNIT 159)			
	<i>Applicants</i>	TRADE DIRECT PATIOS			
	<i>File Number</i>	P18/1024V01			
DA05/0696	21/09/2005	BRIGHTWATER CARE GROUP	9	\$2,305.00	Approved
	<i>Prop address</i>	KINGSWAY COURT 71 IMPERIAL CIRCUIT MADELEY WA 6065			
	<i>Land</i>	Part Lot 103 Sec 91 DP 36095			
	<i>Description</i>	RETIREMENT VILLAGE - PATIO ADDITION (UNIT 91)			
	<i>Applicants</i>	PARAMOUNT PATIOS			
	<i>File Number</i>	P18/1023V01			
DA05/0307	29/04/2005	JOHN MB SPERRING & MONIQUE J SPERRING	109	\$0.00	Approved
	<i>Prop address</i>	41 TAMARAMA CRESCENT CLARKSON WA 6030			
	<i>Land</i>	Lot 909 DP 42698 Vol 2578 Fol 451			
	<i>Description</i>	HOME BUSINESS - CATEGORY 2 - BEAUTY THERAPY			
	<i>Applicants</i>	MJ SPERRING			
	<i>File Number</i>	P08/1492V01			
DA05/0452	23/06/2005	OVINGTON PTY LTD	33	\$800,000.00	Approved
	<i>Prop address</i>	1 EDISON RISE WANGARA WA 6065			
	<i>Land</i>	Lot 6 DP 43073 Vol 2577 Fol 579			
	<i>Description</i>	WAREHOUSE - 8 UNITS			
	<i>Applicants</i>	PRETEC CONSULTANTS PTY LTD			
	<i>File Number</i>	P33/0385V01			
DA05/0566	03/08/2005	STATE HOUSING COMMISSION & UPL (WA) PTY LTD	19	\$1,102,545.45	Approved
	<i>Prop address</i>	19 CYLINDERS LOOP CLARKSON WA 6030			
	<i>Land</i>	Lot 1628 DP 43434			
	<i>Description</i>	GROUPED DWELLING - 11 UNITS			
	<i>Applicants</i>	HILLAM ARCHITECTS			
	<i>File Number</i>	P08/1916V01			
DA05/0803	24/10/2005	HOCKING LAND CO PTY LTD	5	\$282,917.00	Approved
	<i>Prop address</i>	29 ST LOUIS AVENUE HOCKING WA 6065			
	<i>Land</i>	Lot 815 DP 43649			
	<i>Description</i>	GROUPED DWELLING - 2 UNITS			
	<i>Applicants</i>	CONTENT LIVING			
	<i>File Number</i>	P13/1124V01			
DA05/0641	29/08/2005	BRIGHTWATER CARE GROUP	32	\$3,300.00	Approved
	<i>Prop address</i>	KINGSWAY COURT 25 BARON LOOP MADELEY WA 6065			
	<i>Land</i>	Part Lot 103 Sec 130 DP 36095			
	<i>Description</i>	GROUP DWELLING - PATIO ADDITION (UNIT 130)			
	<i>Applicants</i>	PEARCEY CONSTRUCTION			
	<i>File Number</i>	P18/1006V01			

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DA05/0193	22/03/2005	HOMESWEST RENTALS	13	\$572,727.00	Approved
	Prop address	SUBDIVIDED 650 CONNOLLY DRIVE CLARKSON WA 6030			
	Land	Lot 9032 DP 45445			
	Description	PARK - SOMERLY NATURE PARK			
	Applicants	PLAN E			
	File Number	P08/0789V02			
DA05/0635	26/08/2005	LENTONA NOMINEES PTY LTD	33	\$220,000.00	Approved
	Prop address	70 BERRIMAN DRIVE WANGARA WA 6065			
	Land	Lot 273 DP 39809 Vol 2599 Fol 910			
	Description	WAREHOUSE			
	Applicants	VESPOLI ENTERPRISES PTY LTD			
	File Number	P33/0439V01			
DA05/0692	21/09/2005	MARISA P MILANA, PETER S ITALIANO, VICKI T	20	\$200,000.00	Approved
	Prop address	22 BERRIMAN DRIVE WANGARA WA 6065			
	Land	Lot 9 DP 44874 Vol 2599 Fol 441			
	Description	WAREHOUSE - INCLUDING INCIDENTAL OFFICE			
	Applicants	JOSEPH CALAUTTI BUILDING			
	File Number	P33/0447V01			
DA05/0596	15/08/2005	JAYANTKUMAR K PATEL	35	\$225,429.00	Approved
	Prop address	20 CRAIGHALL TURN MADELEY WA 6065			
	Land	Lot 354 DP 47029 Vol 2597 Fol 819			
	Description	GROUPE D DWELLING - 2 UNITS			
	Applicants	JWH GROUP (METRO STYLE)			
	File Number	P18/1008V01			
DA05/0667	09/09/2005	BUTLER LAND COMPANY PTY LTD & QUINNS	20	\$40,000.00	Approved
	Prop address	960 CONNOLLY DRIVE RIDGEWOOD WA 6030			
	Land	Lot 9002 DP 46286			
	Description	USE NOT LISTED - ESTATE SIGNAGE			
	Applicants	SATTERLEY PROPERTY GROUP			
	File Number	P05/0006V01			
DA05/0552	26/07/2005	HOMESWEST RENTALS	5	\$10,800,000.00	Approved
	Prop address	SUBDIVIDED 650 CONNOLLY DRIVE CLARKSON WA 6030			
	Land	Lot 9033 DP 45468			
	Description	GROUPE D DWELLING - 76 TOWNHOUSES			
	Applicants	CAMERON CHISHOLM & NICOL (WA) PTY LTD			
	File Number	P08/0789V02			
DA05/0644	30/08/2005	TYLON PTY LTD	37	\$350,000.00	Approved
	Prop address	6 QUANTUM LINK WANGARA WA 6065			
	Land	Lot 316 DP 45312 Vol 2599 Fol 649			
	Description	WAREHOUSE - 4 UNITS			
	Applicants	VESPOLI ENTERPRISES PTY LTD			
	File Number	P33/0440V01			
DA05/0660	07/09/2005	GULLA DEVELOPMENTS PTY LTD	31	\$350,000.00	Approved
	Prop address	49 INSPIRATION DRIVE WANGARA WA 6065			
	Land	Lot 298 DP 45312 Vol 2599 Fol 640			
	Description	WAREHOUSE - 4 UNITS			
	Applicants	G GULLA			
	File Number	p33/0437v01			

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DA05/0709	20/09/2005	JAYANTKUMAR K PATEL	20	\$217,986.00	Approved
	<i>Prop address</i>	8 GRACELAND AVENUE LANDSDALE WA 6065			
	<i>Land</i>	Lot 260 DP 46214 Vol 2601 Fol 959			
	<i>Description</i>	GROUPED DWELLING - 2 UNITS			
	<i>Applicants</i>	JWH GROUP (METRO STYLE)			
	<i>File Number</i>	P17/1141V01			
DA05/0702	20/09/2005	LUCY RAMSDEN & GARY RAMSDEN	18	\$230,172.00	Approved
	<i>Prop address</i>	4 IDAHO COURT LANDSDALE WA 6065			
	<i>Land</i>	Lot 263 DP 46214 Vol 2601 Fol 962			
	<i>Description</i>	GROUPED DWELLING - 2 UNITS			
	<i>Applicants</i>	JWH GROUP (METRO STYLE)			
	<i>File Number</i>	P17/1143V01			

City of Wanneroo

Infrastructure

Tenders

IN06-11/05 Tender No 05537 - Provision of Green Waste Shredding Services at Motivation Drive, Wangara for a Period of Two Years

File Ref:	C05537V01
Responsible Officer:	Director Infrastructure
Disclosure of Interest:	Nil
Attachment(s):	Nil

Issue

To consider Tender No 05537 - Provision of Green Waste Shredding Services at Motivation Drive, Wangara for a Period of Two Years.

Background

The City operates the Wangara Greens Recycling Facility, which accepts green waste from residents of Wanneroo and Joondalup, and the greens collected from the bulk rubbish collection of the two local governments. The greens are shredded and matured for sale to the public. The Parks Operations Unit also stores greens at Wangara and uses the same contractor to shred them for use on City projects.

The shredded material is sold to help recover the cost of processing.

Detail

Tender No 05537 was advertised on 1 October 2005 and closed on 18 October 2005.

Essential details of the new contract are shown in the following table:

Contract Type	Schedule of Rates
Contract Duration	2 Years with the option to extend for a further 12 months
Commencement Date	1 December 2005
Expiry Date	30 November 2007
Extension Permitted	Yes – 12 months to 30 November 2008
Rise Fall Included	No

Tenders were received from the following companies:

- Soiland Pty Ltd
- Chipmunks Recycling Services Pty Ltd
- Bigger Diggers Pondplan T/as Pondplan Excavating

- Shayler Pty Ltd T/as Grass Growers
- Blinks Chop and Chip Pty Ltd

The Tender Evaluation Team, comprising the Manager Waste and Fleet Services and the Coordinator Waste Services, completed the evaluation of the tenders in accordance with the following assessment criteria as detailed in the tender document:

- Price for services offered
- Tenderer's resources
- Tenderer's previous experience in carrying out work similar to the services
- Safety Management

The Tender Evaluation Team scored each tender against the established criteria to determine the overall weighted score and reported as follows:

1. Price for the services offered:

The tender is for the shredding of greens on site. The shredded material is put in a windrow and the volume measured, with payment made on the volume of material processed. Provision was made for a price for year 1 and year 2 and prices are quoted in \$ per m3. As Blinks Chop and Chip did not submit a price for the second year, its tender was considered non conforming and was not further evaluated.

This criterion represents 60% of the total score resulted in the following ranking:

Tenderer	Year 1	Year 2	Rank
Grass Growers	\$7.00	\$7.00	1
Pondplan Excavating	\$6.65	\$7.50	2
Chipmonks Recycling Service	\$8.75	\$8.75	3
Soiland	\$9.85	\$9.85	4
Blinks Chop and Chip	\$7.92	Not quoted	5

2. Tenderer's resources:

Assessment of this criterion considered resources currently available to the tenderer to fulfil the contract. The equipment owned by each contractor was assessed to determine whether it was able to provide the required service.

As a result of this evaluation, all five tenderers are assessed to have sufficient resources to provide the tendered services.

This criterion represents 20% of the total score resulted in the following equal ranking:

Tenderer	Rank
Grass Growers	1
Pondplan Excavating	1
Chipmonks Recycling Service	1
Soiland	1

3. Tenderer's previous experience in carrying out work similar to the services.

The tenders were assessed on the tenderer's experience with current previous contracts completed of a similar size nature.

This criterion represents 10% of the total score resulted in the following equal ranking:

Tenderer	Rank
Grass Growers	1
Pondplan Excavating	1
Chipmonks Recycling Service	1
Soiland	1

4. Safety Management

The tenderers were assessed on the information submitted with the tender.

This criterion represents 10% of the total score resulted in the following ranking:

Tenderer	Rank
Grass Growers	1
Pondplan Excavating	1
Soiland	1
Chipmonks Recycling Service	2

Overall Weighted Scoring

The Tender Evaluation Team scored each tenderer against the above-established criteria. The overall scoring of the tenders based on a weighted score is as follows:

Tenderer	Rank
Grass Growers	1
Pondplan Excavating	2
Soiland	3
Chipmonks Recycling Service	4

Grass Growers hold the current tender and has demonstrated the ability to proficiently carry out work in accordance with the defined contract requirements.

Comment

Based on the overall ranking of tenders, it is recommended that the tender submitted by Grass Growers be accepted for the provision of mulching services. The specification included the option for the City to also have mulching undertaken at the Ashby Depot to enable the Parks section to undertake a trial of a new work procedure.

Statutory Compliance

Tenders were invited in accordance with the requirements of Section 3.57 of the *Local Government Act 1995*. The tendering procedures evaluation complied with the requirements of Part 4 of the Local Government (Functions General) Regulations 1996.

The Manager Contracts and Property has examined the tender selection process for fairness compliance and is satisfied with the evaluation process and result.

Strategic Implications

The provision of mulching services is consistent with the following City of Wanneroo Strategic Plan (2002-2005) goals objectives:

*“Environmental Sustainability
1.2 Develop sustainable waste management options”*

Policy Implications

Nil

Financial Implications

The estimated expenditure per year for shredding services is \$300,000 and this amount has been allocated in the operating budget for the Wangara Greens Facility.

Voting Requirements

Simple Majority

Recommendation

That Council ACCEPTS Tender No 05537 from Shayler Pty Ltd T/as Grass Growers for Provision Of Green Waste Shredding Services At Motivation Drive, Wangara, as per the schedule of rates, general conditions of tendering for a period of two years from 1 December 2005 to 30 November 2007 with an option to extend the contract for a further 12 months to 30 November 2008 at the Council’s discretion.

IN07-11/05 Tender No 05538 - Supply and Delivery of Front Loader Refuse Bins for a Period of Two Years

File Ref:	C05538V01
Responsible Officer:	Director Infrastructure
Disclosure of Interest:	Nil
Attachment:	Nil

Issue

To consider Tender No 05538 – Supply and Delivery of Front Loader Refuse Bins for a period of Two Years.

Background

The City operates a Commercial Refuse Collection Service in an open competition format for businesses in the region. The service provides a range of bins to suit the needs of different customers.

The metal bins used for the service have a life of about seven years and a number need to be replaced each year. New bins are also required to service additional customers or to cater for changing needs of customers.

The specification provides for the pricing of two lid systems, a non assisted opening lid (System A) and one with a mechanism that allows the lid to be securely held with two hands while being opened and closed (System B).

Detail

Tender No 05538 was advertised on 1 October 2005 and closed on 18 October 2005.

The tender evaluation team comprising Manager Waste & Fleet Services and Coordinator Waste Services, has evaluated the tenders in accordance with the following assessment criteria as detailed in the tender document:

- Price for the goods offered
- Relevant local government industry experience
- Estimated life expectancy and maintenance requirements
- Delivery period.

The following table summarises the tenders received:

PRICE SCHEDULE			Apollo Fabrications			
ITEM	DESCRIPTION	Estimated No/Yr	YEAR 1		YEAR 2	
			LID SYSTEM "A"	LID SYSTEM "B"	LID SYSTEM "A"	LID SYSTEM "B"
			PRICE (EACH)	PRICE (EACH)	PRICE (EACH)	PRICE (EACH)
1	1.5 cubic metre steel bins	10	885.00	1,175.00	995.00	1,275.00
2	3 cubic metre steel bins	100	1,115.00	1,465.00	1,248.00	1,611.00
3	4.5 cubic metre steel bins	30	1,338.00	1,688.00	1,554.00	1,883.00
			Wastemaster			
ITEM	DESCRIPTION	Estimated No/Yr	YEAR 1		YEAR 2	
			LID SYSTEM "A"	LID SYSTEM "B"	LID SYSTEM "A"	LID SYSTEM "B"
			PRICE (EACH)	PRICE (EACH)	PRICE (EACH)	PRICE (EACH)
1	1.5 cubic metre steel bins	10	900.00	1,275.00	945.00	1,325.00
2	3 cubic metre steel bins	100	1,275.00	1,705.00	1,315.00	1,770.00
3	4.5 cubic metre steel bins	30	1,727.00	2,005.00	1,799.00	2,055.00

Both tenderers scored well in the evaluation with each producing different bin designs that are suitable for use by various groups of customers.

Wastemaster provides a roll top system bin lid (System B) which is the preferred system in food outlets and shopping centres, (a major component of the customer base). This is due to manual handling concerns, ie, lifting above shoulder height and ease of use in terms of opening/closing. These bins need to be kept closed for health reasons and the Wastemaster bin mechanism assists with the opening/closing functions. Other commercial refuse contractors use these bins at similar locations and this is the preferred and requested standard by the City's customers. This is a more sophisticated bin lid system and the higher prices reflect this.

The Apollo bin product has proved suitable for industrial type uses where health issues are not of concern and the bin lids can be left open.

Wastemaster and Apollo Fabricators have supplied commercial refuse bins to the City for the past 15 and three years respectively and complied with whole of life, durability and delivery criteria.

Comment

The Commercial Refuse Collection Service needs to expend approximately \$150,000 on the purchase of new bins each year to replace worn out units and service new customers. Funding has been approved in the Commercial Refuse Collection Service budget for the purchase of new bins.

The service needs to be able to have access to a range of bins to suit customer needs and it is recommended that Council accept the tenders from both companies for their individual products.

Statutory Compliance

Tenders have been invited and evaluated against the selection criteria in accordance with Section 3.57 of the Local Government Act and associated regulations. The tendering procedures evaluation complied with the requirements of Part 4 of the Local Government (Functions General) Regulations 1996.

The Manager Contracts and Property has reviewed the tender compliance and assessment process and endorses the recommendations.

Strategic Implications

The provision of suitable bins for waste collection purposes is consistent with the City of Wanneroo Strategic Plan (2002-2005) goals and strategies:

*“Environmental Sustainability
1.2 Develop sustainable waste management options”*

Policy Implications

Nil

Financial Implications

The estimated expenditure this year is \$150,000 and funding is provided in the Commercial Refuse Collection Operating Budget and Strategic Project 1677 – Commercial Rubbish Bins.

Voting Requirements

Simple Majority

Recommendation

That Council ACCEPTS Tender 05538 from Apollo Fabrications and Wastemaster for their respective types of Front Loader Bins as per the schedule of rates and general conditions of tendering for a period of two years from 1 December 2005 to 30 November 2007 with an option to extend the contract for a further 12 months to 30 November 2008 at the Council’s discretion.

IN08-11/05 Tender Number 05539 - The Supply and Laying of High Friction Road Surfacing System

File Ref: C05539V01
Responsible Officer: Director Infrastructure
Disclosure of Interest: Nil
Attachment(s): Nil

Issue

To consider Tender No 05539 – The Supply and Laying of High Friction Road Surfacing System.

Background

Under the State and National Black Spot Programs, the City received funding in 2005/2006 for five projects. As per the approved project submissions, application of a high friction skid surfacing system was included as a treatment to improve the road safety at the intersections included in these projects. The City does not have any current contractual arrangement for this item and it was necessary to advertise tenders for the supply and laying of high friction road surfacing system.

Detail

Tender No 05539 – The Supply and Laying of High Friction Road Surfacing System was advertised on 8 October 2005 and closed on 25 October 2005.

A tender was prepared which outlined the scope and extent of service and included the City's specifications. Essential details of the proposed new contract are shown in the following table:

Contract Type	Fixed Lump Sum and Schedule of Rates
Contract Period	Date of Award to 31 December 2005
Rise and fall permitted	No

Tenders were received from the companies listed as follows:-

- Anti Skid Industries
- Emoleum
- Workforce International (Country Linemarking Division)

Prior to undertaking a detailed evaluation of tenders, the scope of works for the five projects included in this tender was reviewed. As per the review, it has been proposed not to proceed with two major State Black Spot Projects in Marmion Avenue, Mindarie. A separate report on this matter is being presented to Council at this meeting. Due to deletion of these projects, the scope of works included in the tender is reduced by about 70%. Comments were sought from all three tenderers on the impact of reduction in the scope of work on their respective tenders.

Two of the three tenderers have advised that the reduction in the scope of work will have significant impact on their tenders and the fixed lump sum price for the other three projects would need to be amended upwards.

In view of the change to the scope of works and the tenderers' responses to amend the price for the remainder of works, it is not proposed to accept any tender.

Consultation

Nil

Comment

Since the scope of works has been reduced considerably, it is logical that the tenderers may have to adjust the prices of the material they have to source to undertake these specialised works. In order to maintain the fairness of the competitive tendering process, recalling of the tender is considered the right course of action in this circumstance.

Statutory Compliance

Tenders were invited in accordance with the requirements of Section 3.57 of the *Local Government Act 1995*. The tendering procedures and evaluation complied with the requirements of Part 4 of the Local Government (Functions and General) Regulations 1996.

Strategic Implications

The Supply and Laying of High Friction Road Surfacing System is consistent with the following City of Wanneroo Strategic Plan (2002-2005) goals and objectives:-

“Healthy Communities

2.6 Provide and manage infrastructure to meet the needs of the community”.

Policy Implications

Nil

Financial Implications

The cost to undertake works for the item under this tender is included in the approved capital works projects.

Voting Requirements

Simple Majority

Recommendation

That Council DOES NOT ACCEPT any of the Tender No. 05539 bids for the supply and laying of a high friction road surfacing system.

Traffic Management

IN09-11/05 Parking Prohibitions - Ocean Keys Boulevard, Orenco Bend, Celebration Boulevard, Ladera Drive and Pavonia Link, Clarkson

File Ref:	R08/0025V01
Responsible Officer:	Director Infrastructure
Disclosure of Interest:	Nil
Attachments:	2

Issue

To consider parking prohibitions on sections of Ocean Keys Boulevard, Orenco Bend, Celebration Boulevard, Ladera Drive and Pavonia Link, Clarkson.

Background

Ocean Keys Boulevard extends 2.5km from Marmion Avenue and connects to Orenco Bend next to the Clarkson Railway Station. The land adjacent to Ocean Keys Boulevard between Connolly Drive and the railway station has recently been subdivided, however building development has yet to commence. On-road parking embayments have been provided within this subdivision for the purposes of residential and commercial parking.

The land developer and Public Transport Authority have both requested control of the time permitted for parking in the on-road embayments. It is possible that all day parking in embayments close to the railway station is contributing to other drivers not complying with the road rules and stopping their vehicles in hazardous positions. The land developer also raised concern that unrestricted all day parking in front of the private properties will adversely affect the future use of those properties.

The two parking concerns raised have been treated in a proposal for parking restrictions.

Detail

As part of the land development and railway station construction, two large parking areas were constructed within 150m of the railway station to the north and to the south of Ocean Keys Boulevard. These two parking areas are available for extended time period parking use by train patrons immediately. Inappropriate all day parking is occurring along sections of Ocean Keys Boulevard and adjoining streets near the Clarkson Railway Station. The on-road parking embayments are intended for short to medium time parking to compliment future business uses of the adjacent properties.

All day parking is not illegal, however it is inconvenient as parking habits are being established that will not be sustained when building development commences and businesses start trading. It is therefore necessary to alter the parking habits as quickly as possible.

Short time parking and passenger set down is available in an area near the pedestrian entry just north of Ocean Keys Boulevard. Though the entry is clearly marked, not all drivers are using the set down area. A regular flow of drivers are using the road carriageway and stopping on a bend near the entry to allow passengers to alight. Main Roads WA has recently marked the bend with a double white line to emphasis there is to be 'no overtaking' on the bend and for drivers to keep to the correct side of the road. Though illegal, drivers are continuing to create a hazard by not using the set down area. The WA Police and the City's Rangers will soon be requested to patrol the area and issue infringements where appropriate.

The proposed parking prohibitions for Ocean Keys Boulevard are detailed on City of Wanneroo Drawing No. T2118-1-0 – **Attachment 1** refers. The proposal is to restrict the times that parking is permissible in the area near the railway station. A summary of the proposal is shown schematically on City of Wanneroo Drawing No. T2118-2-0 – **Attachment 2** refers.

The proposed parking prohibitions will limit both illegal and inappropriate parking.

Consultation

As the current stakeholders in the area adjacent to the railway station, both the land developer and the Public Transport Authority have been involved in the proposed parking prohibitions as shown on **Attachment 1**.

Comment

The installation of time limit parking on the on-road embayments will assist future business proprietors in the area and currently give an option for the drop-off of railway station patrons without needing to use the special set down area.

A site inspection undertaken in October 2005 by Administration confirmed that the demand for all day parking does not exceed the available capacity of the two large "Park'n'Ride" parking facilities for use by railway station patrons. The results of the day time survey revealed that the 420 bay northern car park was under utilised with approximately 30% of the parking bays being occupied whilst the southern 250 bay car park had approximately 90% occupancy. It is therefore suggested that additional directional signage as shown on **Attachment 1** be placed on Ocean Keys Boulevard and several surrounding roads in order to raise awareness to the location of both "Park'n'Ride" facilities provided by the Public Transport Authority.

Statutory Compliance

The installation of prohibition signage and yellow edge lines will allow the enforcement of Part 4 Clause 38 of the City's *Parking and Facilities Local Law 2003*.

Regulation 143 (3) of the Traffic Code 2000 indicates that vehicles are not allowed to stop within 10 metres of an intersection or carriageway. The prohibition signs will allow the enforcement of this particular section of the Traffic Code and enhance sight distance at intersections.

Strategic Implications

The proposal to install parking prohibition signs in Ocean Keys Boulevard is consistent with the following City of Wanneroo Strategic Plan (2002-2005) goals and strategies:

“Healthy Communities,

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

2.4 To support safe and secure communities.

2.6 To provide appropriate infrastructure to approve safety and security within the Community.”

Policy Implications

Nil

Financial Implications

Installation of the proposed parking prohibition signs is undertaken by the City and funded through its Maintenance Budget.

Voting Requirements

Simple Majority

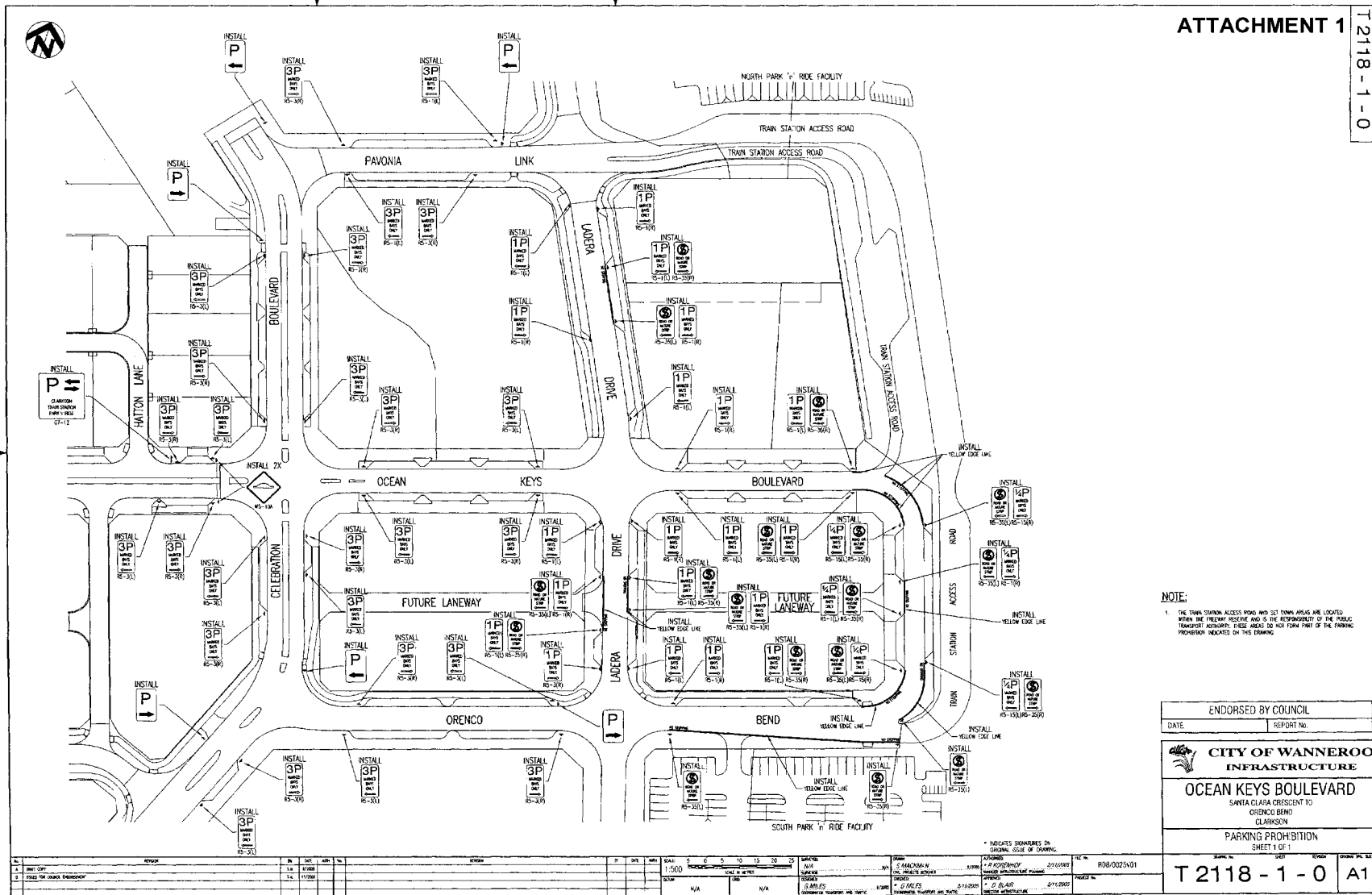
Recommendation

That Council: -

- 1. APPROVES the installation of “¼ hour parking - marked bays only”, “1 hour parking - marked bays only”, “3 hour parking - marked bays only”, “No Stopping road or nature strip” signs and associated yellow edge lines along Ocean Keys Boulevard, Orenco Bend, Celebration Boulevard, Ladera Drive, Pavonia Link, Clarkson as shown on City of Wanneroo Drawing No. T2118-1-0 (Attachment 1).**
- 2. APPROVES the installation of “Clarkson Station - Park’n’Ride” directional signage on Ocean Keys Boulevard, Celebration Boulevard, Orenco Bend and Pavonia Link, Clarkson as shown on City of Wanneroo Drawing No. T2118-1-0 (Attachment 1).**
- 3. NOTIFIES the land developer and the Public Transport Authority of Council’s decision on the proposed parking prohibitions.**

ATTACHMENT 1

T2118-1-0





IN10-11/05 2005/2006 State Black Spot Program – Deletion of Roundabout Projects in Marmion Avenue, Mindarie

File Ref: R/0004V01, R0005V01, R0006V01
 Responsible Officer: Director Infrastructure
 Disclosure of Interest: Nil
 Attachment(s): 1

Issue

To consider the deletion of two roundabout projects in Marmion Avenue, Mindarie from the 2005/2006 State Black Spot Program.

Background

At its meeting held on 29 June 2004, Council considered Item TS17-06/04 and resolved that the City's application for State and National Black Spot Program Grants for 2005/2006 be endorsed.

The applications were sent to Main Roads WA (MRWA) and each included conceptual designs of the proposed treatments.

In March 2005, MRWA advised that the successful State Black Spot Program Grants for the City were:

Major Road	Intersecting Road/ Section	Proposed Treatment	Benefit Cost Ratio	Project Cost	Black Spot Funding
Brecknock Way, Girrawheen	-	Shared Path	16.93	\$21,000	\$14,000
Marmion Avenue	Anchorage Drive/ Hester Avenue	Predeflection modification to northern and southern approach lanes on Marmion Avenue at roundabout	2.45	\$305,900	\$203,933
Marmion Avenue	Anchorage Drive/ Neerabup Road	Predeflection modification to northern and southern approach lanes on Marmion Avenue at roundabout	2.18	\$339,000	\$226,000
Marmion Avenue	Rochester Drive	Seagull island	1.86	\$35,000	\$23,333
Gnangara Road	Alexander Drive	Traffic signal installation and intersection reconstruction	Road Safety Audit	\$750,000	\$500,000
Wanneroo Road	Gnangara Road	Extend left turn lane (Gnangara to Wanneroo)	1.50	\$175,000	\$116,667
TOTALS				\$1,625,900	\$1,083,933

Detail

Following MRWA's advice of which applications were successful, site surveys were undertaken and then detailed designs and drawings were commenced by Administration for the approved projects.

For the two Marmion Avenue roundabout projects at the Hester Avenue and Neerabup Road intersections, the initial detailed designs revealed several site constraints that were not envisaged in the conceptual stage. Copies of the concept designs for both projects are attached, refer **Attachment 1**

During the period June to November 2005, the detailed designs were initially based upon standard predeflection guidelines and were then reviewed utilising other design predeflection techniques from Main Roads WA and from Queensland. The concerns arising from these detailed designs were:

1. The ability to complete the projects within the budget, and
2. Would the predeflection along Marmion Avenue for the travel path of vehicles approaching the roundabouts actually achieve sufficient reduction in speeds to influence the average of 81 crashes occurring each year at each roundabout.

Design advice from MRWA regarding its in-house standards, when applied, resulted in a design that could not be guaranteed to have significantly reduced all the approach speeds before traffic merges within the roundabout. It is desirable to gradually reduce the approach speed to have the travel speed of less than 40kmph through the roundabout. Designs utilising the MRWA specifications would still allow light vehicles to approach the roundabout at 80 km/h or higher. This is due to the conservative nature of the MRWA's in-house standards that result in lane widths of 4.5m to cater for large vehicles. The roundabouts need to comply with MRWA's requirements if Marmion Avenue is to become the MRWA's responsibility in the future.

Designs for suitable predeflection alignments have been drafted and cost estimates prepared. These designs utilise more of the road reserve and due to the need to excavate limestone, realign a large water main and underground a section of power cables the costs are estimated at \$450,000 to \$550,000 for each of the roundabouts. These estimates are \$150,000 to \$250,000 above the available funds.

Comment

It is Administration's considered opinion, from both a financial and an effectiveness perspective, that the 2005/2006 Black Spot Program projects at the intersection of Marmion Avenue/Hester Avenue/Anchorage Drive and at the intersection of Marmion Avenue/Neerabup Road/Anchorage Drive should not proceed at this time. The traffic safety issues will continue to be investigated, as these two locations remain high on the City's list of crash sites.

The effectiveness of predeflection treatments is that they will increase the awareness of drivers approaching the roundabouts along the most heavily traffic routes and that has merit.

However that treatment will not address the majority of crashes as they are occurring within the central area of the roundabouts. Alternate treatments need to be considered in consultation with MRWA and then included in the next round of Black Spot Program grant funding applications.

In the meantime it is proposed to approach MRWA for the implementation of a advanced 'roundabout' signage strategy for Marmion Avenue. This will include the Shenton Avenue roundabout as there is a similar accident history at this location.

If these two projects are to proceed in 2005/2006, the City will need to allocate an extra \$400,000 to the projects over and above a sum of \$214,967 already committed to these projects.

If theses two projects are not to proceed, the City will need to notify MRWA that the two Black Spot Program Grants to the total value of \$429,933 will not be taken up. Also an additional project will need to be identified as a replacement in the approved 2005/2006 Capital Works Budget to accommodate the needs of the Infrastructure Projects construction workforce.

There is a project that Council resolved to consider its Capital Works Program that is associated with an existing budgeted project. This is the construction of a roundabout at the intersection of Pinjar Road/Tumbleweed Drive/Coogee Road in Banksia Grove. Details are available in the minutes of the Council meeting held on 14 December 2004 (Item TS07-12/04 refers) and in the minutes of the meeting held on 20 September 2005, (Item PD04-09/05 refers). At both meetings Council resolved to:

REQUEST 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.

In the 2005/2006 Budget, the construction of traffic management works after the Pinjar Road closure has been allocated \$100,000 in Traffic Management - Banksia Grove/Mariginiup. Following the report on works associated with the realignment of Pinjar Road, it was resolved that the closure of Pinjar Road south of Ranch Road will occur. This closure will potentially reduce the scope of minor traffic management treatments required and permit the funds to be utilised towards the major traffic management treatment of the roundabout at the Pinjar Road/Tumbleweed Drive/Coogee Road intersection.

Other projects already considered from a road safety perspective by Council at the meeting held on 28 June 2005, (Item TS21-06/05 refer), for future Capital Works funding consideration by Council are the intersection upgrades of the following intersections along Neaves Road, Mariginiup

- Dempster Place
- Via Vista Place
- Seminara Place
- Meadowlands Drive
- Timely Hostess Mews

Administration proposes that the Municipal Funds (\$214,967) allocated to match the Marmion Avenue roundabout State Black Spot Program funds be included with the Traffic Management allocation of \$100,000 for Banksia Grove/Mariginiup. The priority for construction is the roundabout at the Pinjar Road/Tumbleweed Drive/Coogee Road intersection with remaining funds to be used to commence widening works at the Neaves Road/Dempster Place intersection.

Statutory Compliance

Nil

Strategic Implications

Implementation of road improvements associated with the State and National Black Spot Program is consistent with the City's Strategic Plan 2002-2005 goals and strategies:

"Healthy Communities

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

2.4 Support safe and secure communities"

Policy Implications

Nil

Financial Implications

Council has funded one-third of the total cost of successful 2005/2006 State Black Spot projects as its contribution in the approved Capital Works Budget for 2005/2006.

If the Marmion Avenue roundabout projects do not proceed, the approved Capital Works Budget for 2005/2006 will need to be amended by the deletion of the \$644,900 for those projects, including the reallocation of the \$214,967 to other works and reduction of expected grant income by \$429,933.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. RESOLVES NOT to proceed with the 2005/2006 State Black Spot Program Grant projects at the intersections of Marmion Avenue/Hester Avenue/Anchorage Drive and Marmion Avenue/Neerabup Road/Anchorage Drive.**
- 2. ADVISES Main Roads WA that the grants totalling \$429,933 will be returned to the 2005/2006 State Black Spot Project Program.**

3. **APPROVES** the reallocation of the municipal fund component (\$214,967) of the Marmion Avenue Black Spot Program projects to Project No 846262 - Traffic Management – Banksia Grove/Mariginiup for the construction of a roundabout at the intersection of Pinjar Road/Tumbleweed Drive/Coogee Road and initial works at the intersection of Neaves Road/Dempster Place.
4. **NOTES** the following amendments to the 2005/2006 Budget to reflect the change in the 2005/2006 State Black Spot Program as outlined in Recommendations 1, 2 and 3 above:

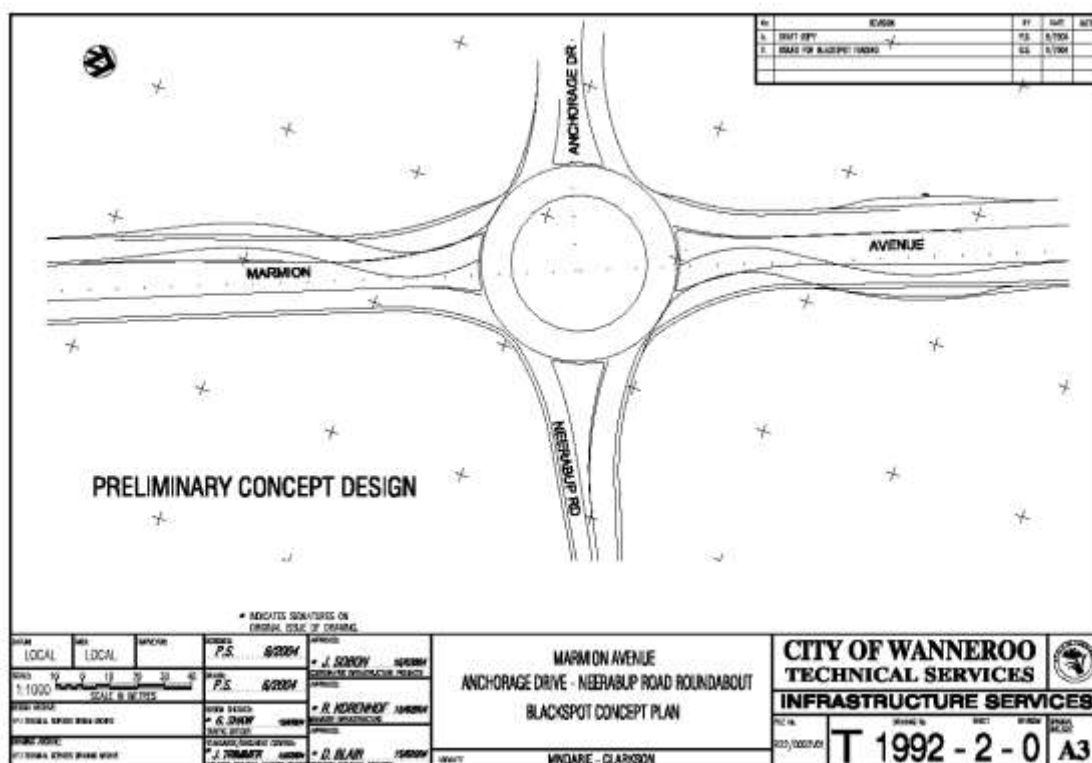
INCOME

Account No	Present Budget	Decrease	Revised Budget	Description
72405.0001.1650	\$1,163,933	\$429,933	\$734,000	2005/2006 State Black Spot

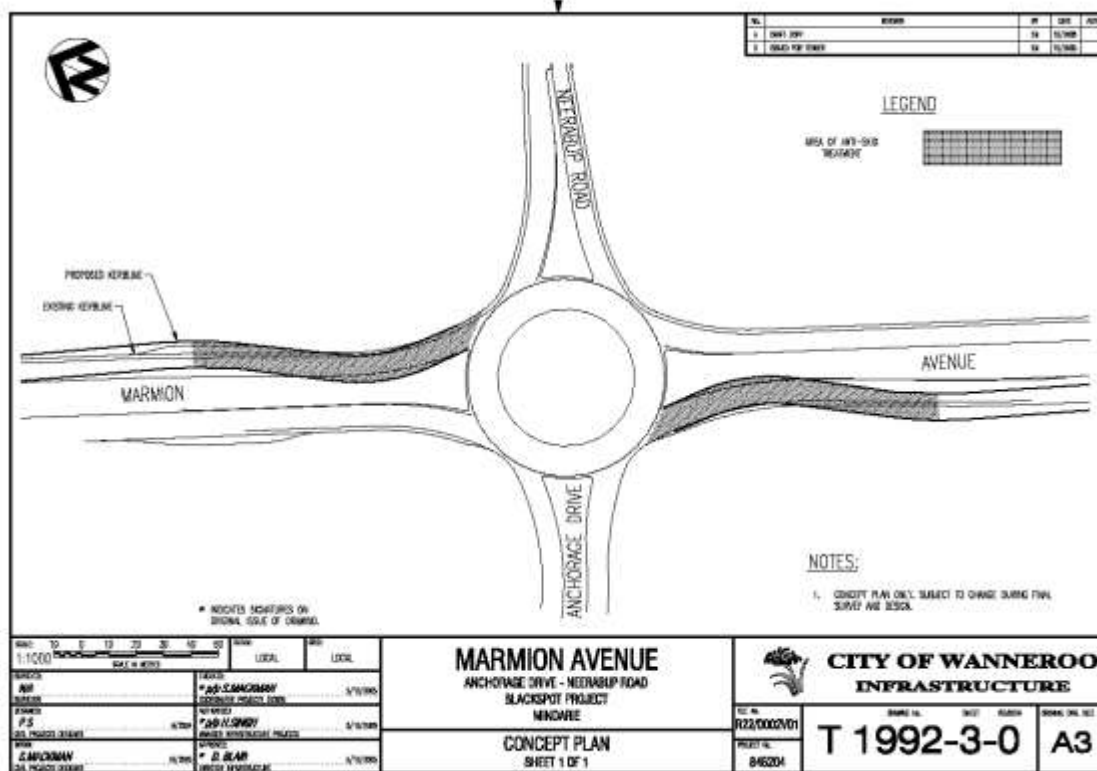
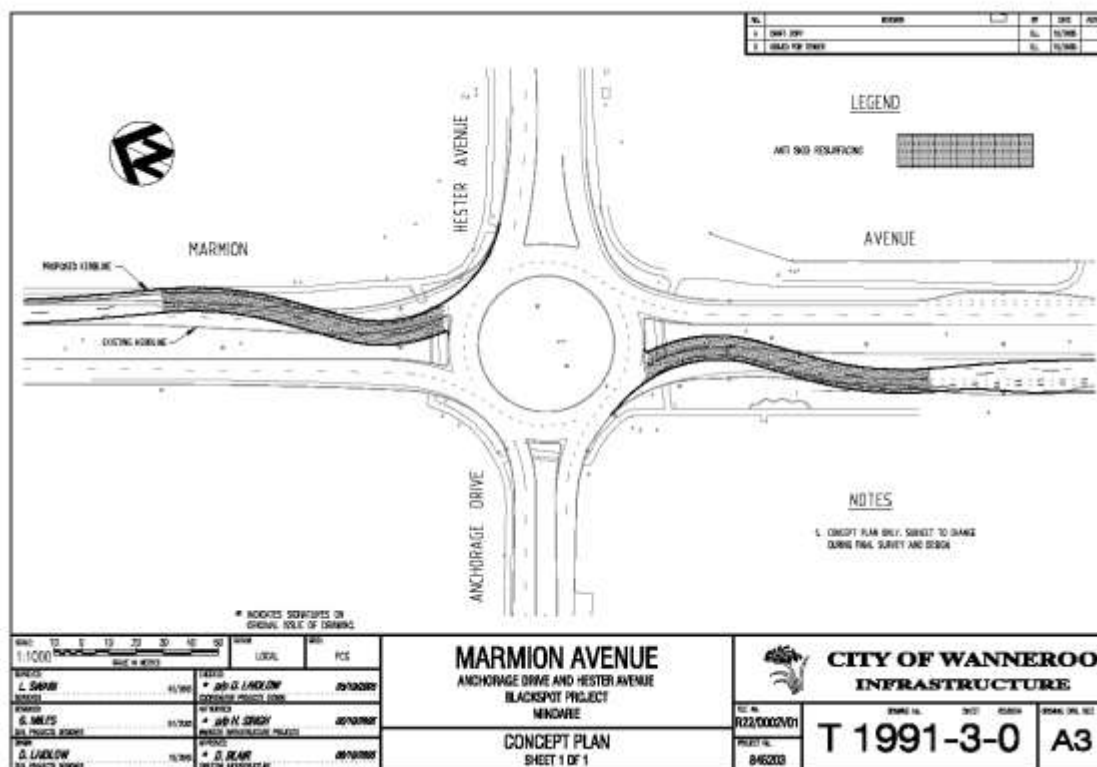
EXPENDITURE

Project/Account No	From	To	Description
72405.0001.1650	-\$429,933		2005/2006 State Black Spot Program
846203	\$101,967	-\$203,933	Marmion Ave/Hester Ave/ Anchorage Dr, Mindarie
846204	\$113,000	-\$226,000	Marmion Ave/Neerabup Rd/ Anchorage Dr Roundabout, Mindarie
846262		\$214,967	Banksia Grove/Mariginiup Traffic Management Works

5. **RESOLVES** that Administration investigate alternative traffic management treatments to reduce crashes at the Marmion Avenue intersections with Hester Avenue and with Neerabup Road for the purpose of preparing further submissions for Black Spot Program grant funding.
6. **REQUESTS** Main Roads WA to implement an advanced 'roundabout' signage strategy for Marmion Avenue.

[illegible]

ATTACHMENT 1
Page 2 of 2



Land Development

IN11-11/05 Subdivisional Retaining Walls Over 3.0 Metres in Height - Lot 123 Kingsway, Landsdale (WAPC 127095)

File Ref:	SD127095V01
Responsible Officer:	Director Infrastructure
Disclosure of Interest:	Nil
Attachments:	2

Issue

To consider approval of subdivisional development retaining walls over 3m in height at Lot 123 Kingsway, Landsdale (WAPC 127095).

Background

Council's policy (Policy No. DS6) allows walls up to 3m in height to be approved for construction by the City's Engineer (in this case the Director Infrastructure). Consequently, where retaining walls exceed 3m in height Council's approval is required.

Detail

Watson Engineering, on behalf of the landowners/developers, Mammoth Investments, has designed retaining walls exceeding 3m in height in their development known as Lot 123 Kingsway, Landsdale. Refer to **Attachment 1** for the location plan.

Watson Engineering has been carrying out the design, construction and superintendence of subdivisional development for this area. Justification for approval of the retaining walls exceeding 3m in height is summarised as follows:

The site is bounded by Kingsway to the north, Lot 122 to the west, Lot 124 to the east and Lots 134 and 133 to the south. Existing height constraints imposed by current land topography and fall of land from south/west to north/east have combined to elevate some of the walls in Lot 123 over the 3m height restriction and up to a maximum of 5.27m to ensure level building platforms for the prospective purchasers and essential services to the site.

Approval to construct retaining walls exceeding 3m and up to 5.27m in height is now requested for Lot 123 Kingsway, Landsdale.

Comment

This submission for retaining walls over 3m in height further highlights the issues associated with fragmented development of smaller lots in East Wanneroo. It is noted that this development is located immediately adjacent to Lot 124 for which approval for retaining walls exceeding 3m in height was granted by Council at its meeting held on 11 October 2005 (Report IN05-10/05 refers). The land subdivisional development proposed for Lot 123 is impacted by similar site constraints that existed on Lot 124.

The design of retaining walls higher than 3m was instigated by the developers, Mammoth Investments, to provide level blocks in an area where land fall across the site does not warrant heights of retaining walls below 3m. The WAPC conditions also require coordinating of levels with any adjoining development. This results in sections of subdivision where retaining walls are higher than 3m. Refer to **Attachment 2**.

A building licence will be obtained for retaining walls before construction can commence.

It is therefore recommended that the proposed retaining walls ranging up to a maximum of 5.27m in height be approved.

Statutory Compliance

Nil

Strategic Implications

The construction of the retaining walls over 3m in height is consistent with the City of Wanneroo Strategic Plan (2002/2005) goals and strategies:

“Environmental Sustainability

1.1 Conserve and enhance environmental assets

Healthy Communities

2.2 provide a cohesive system of integrated land use planning”.

Policy Implications

Application for approval to construct retaining walls exceeding 3m in height has been processed in accordance with Council’s policy (Policy No. DS6).

Financial Implications

Nil

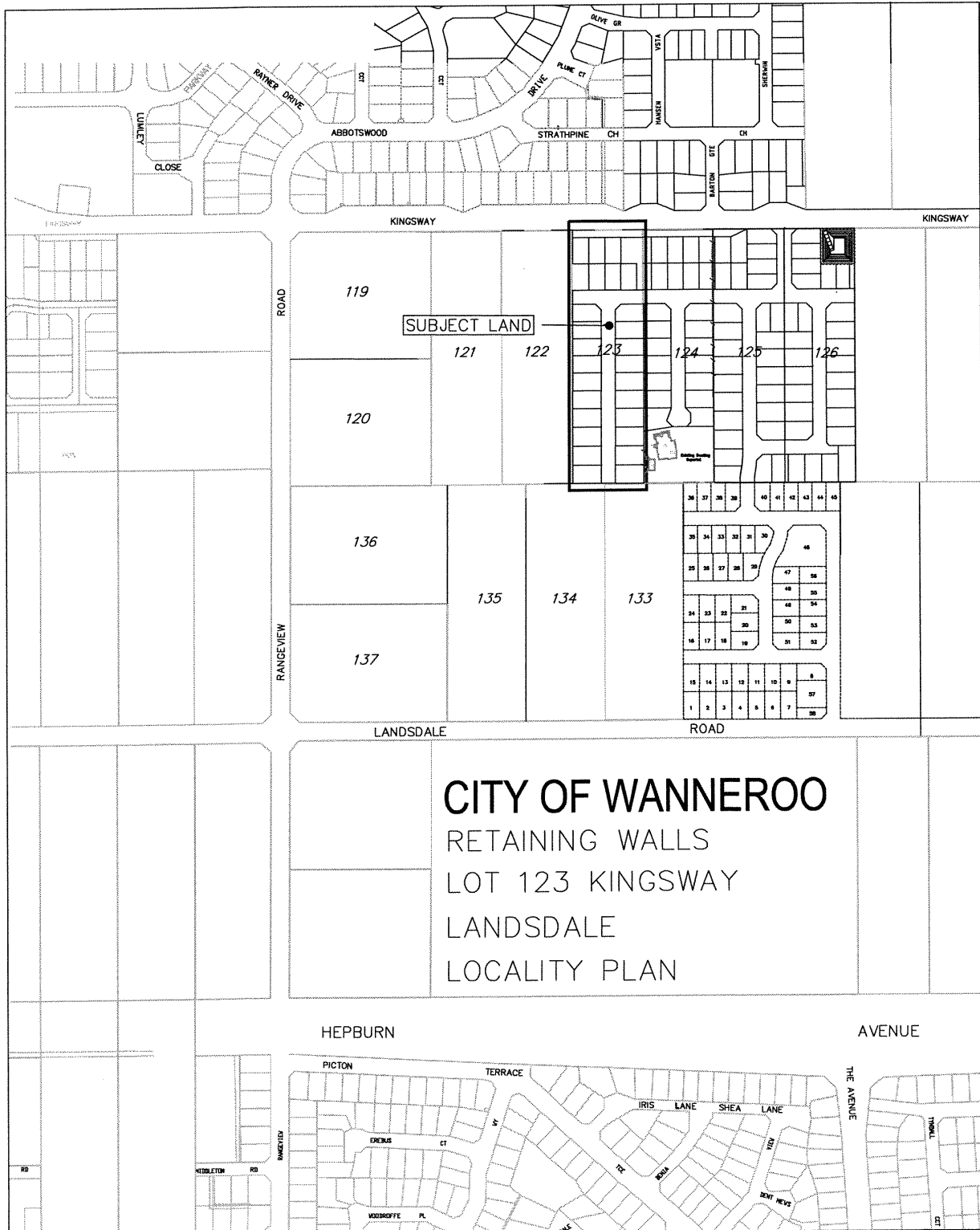
Voting Requirements

Simple Majority

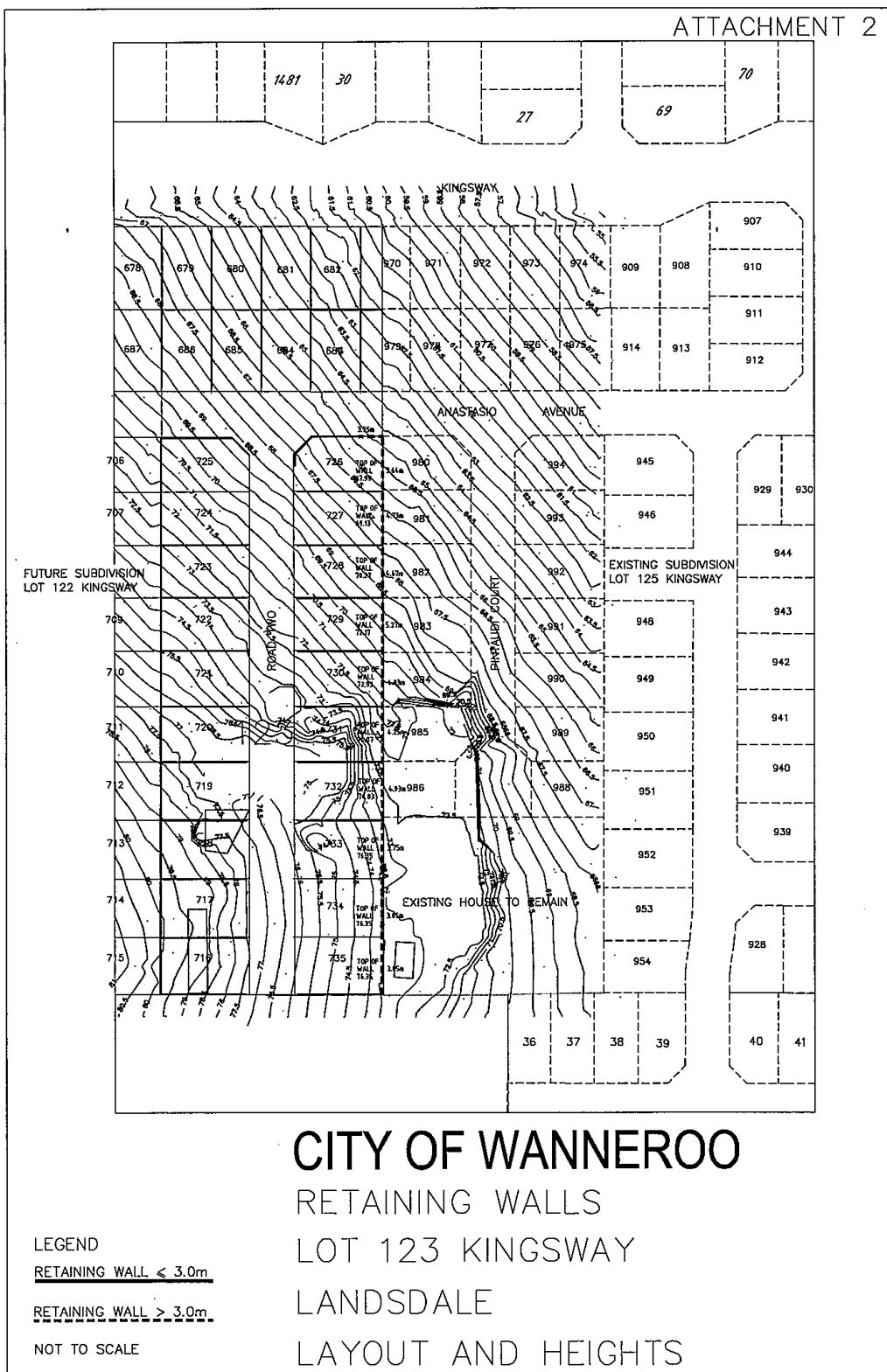
Recommendation

That Council AUTHORISES approval of the retaining walls proposed for Lot 123 Kingsway, Landsdale (WAPC 127095), up to a maximum of 5.27m in height and fully contained within the proposed lots as per the application drawings subject to a building licence being obtained before construction can commence.

ATTACHMENT 1



ATTACHMENT 2



IN12-11/05 Subdivisional Retaining Walls Over 3.0 Metres in Height - Lot 21 Capri Leone Way, Sinagra (WAPC 127865)

File Ref: SD127865V01
Responsible Officer: Director Infrastructure
Disclosure of Interest: Nil
Attachments: 2

Issue

To consider approval of subdivisional development retaining walls over 3m in height at Lot 21 Capri Leone Way, Sinagra (WAPC 127865).

Background

Council's policy (Policy No. DS6) allows walls up to 3m in height to be approved for construction by the City's Engineer (in this case the Director Infrastructure). Consequently, where retaining walls exceed 3m in height Council's approval is required.

Detail

Watson Engineering, on behalf of the landowners/developers, Watson Property Group Northern Aspects Limited, has designed retaining walls exceeding 3m in height in their development known as Olive Heights, Sinagra. Refer to **Attachment 1** for the location plan.

Watson Engineering has been carrying out the design, construction and superintendence of subdivisional development for this area. Justification for approval of the retaining walls exceeding 3m in height is summarised as follows:

The site is bounded by Falcone Crescent and Vincent Road to the north, Capri Leone Way to the west, Lot 20 to the east and balance of lot 21 to the south. Existing height constraints imposed by current land topography and fall of land from east to west have warranted elevating some of the walls in Lot 21 over the 3m height restriction and up to 4.55m to ensure level building platforms for the prospective purchasers and essential services to the site.

Approval to construct retaining walls exceeding 3m and up to 4.55m in height is now requested for Lot 21 Capri Leone Way, Sinagra.

Comment

The design of retaining walls higher than 3m was instigated by the developers, Watson Property Group Northern Aspects Limited to provide level blocks in an area where land fall across the site does not warrant heights of retaining walls below 3m. The WAPC conditions also require coordinating of levels with any adjoining development. This results in sections of subdivision where retaining walls are higher than 3m. Refer to **Attachment 2** for location details of the retaining walls and **Attachment 3** for a cross section of the site through the highest retaining wall.

A building licence for retaining walls will be applied after decision by the Council is obtained and before construction can commence.

It is therefore recommended that the proposed retaining walls ranging up to a maximum of 4.55m in height be approved.

Statutory Compliance

Nil

Strategic Implications

The construction of the retaining walls over 3m in height is consistent with the City of Wanneroo Strategic Plan (2002/2005) goals and strategies:

“Environmental Sustainability

1.1 Conserve and enhance environmental assets

Healthy Communities

2.2 provide a cohesive system of integrated land use planning”.

Policy Implications

Application for approval to construct retaining walls exceeding 3m in height has been processed in accordance with Council’s policy (Policy DS6).

Financial Implications

Nil

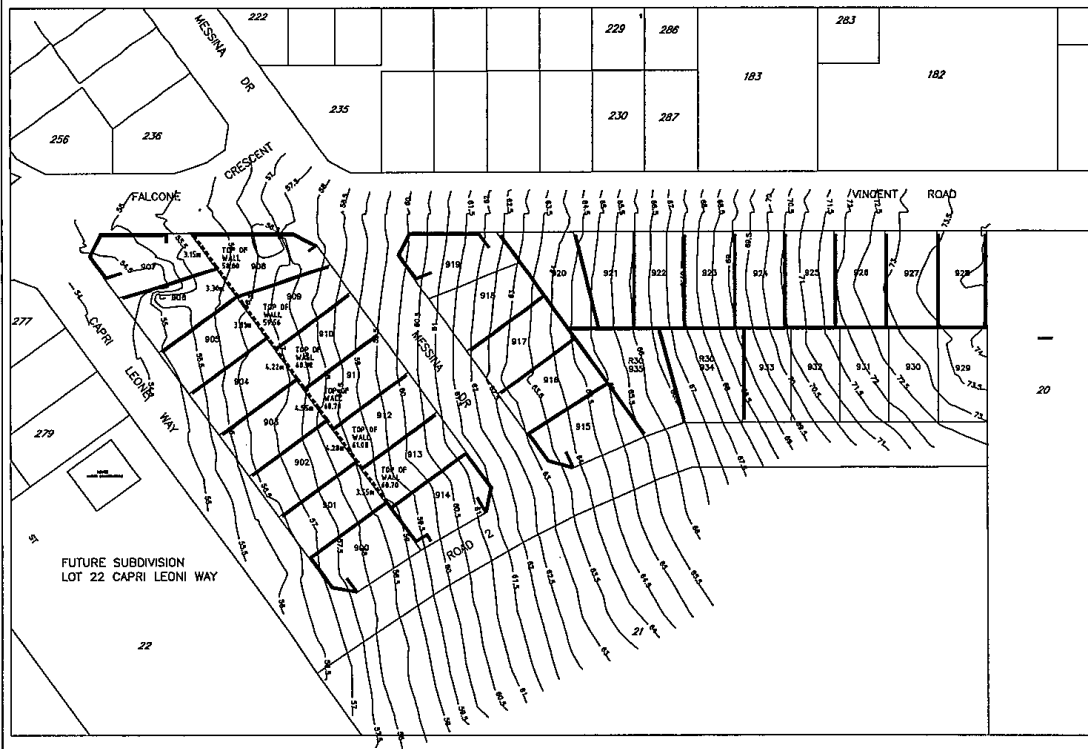
Voting Requirements

Simple Majority

Recommendation

That Council AUTHORISES approval of the retaining walls proposed for Lot 21 Capri Leone Way, Sinagra (WAPC 127865), up to a maximum of 4.55m in height and fully contained within the proposed lots as per the application drawings, subject to a building licence being obtained before construction of walls can commence.

ATTACHMENT 2



CITY OF WANNEROO

RETAINING WALLS

LOT 21 CAPRI LEONE WAY

SINAGRA

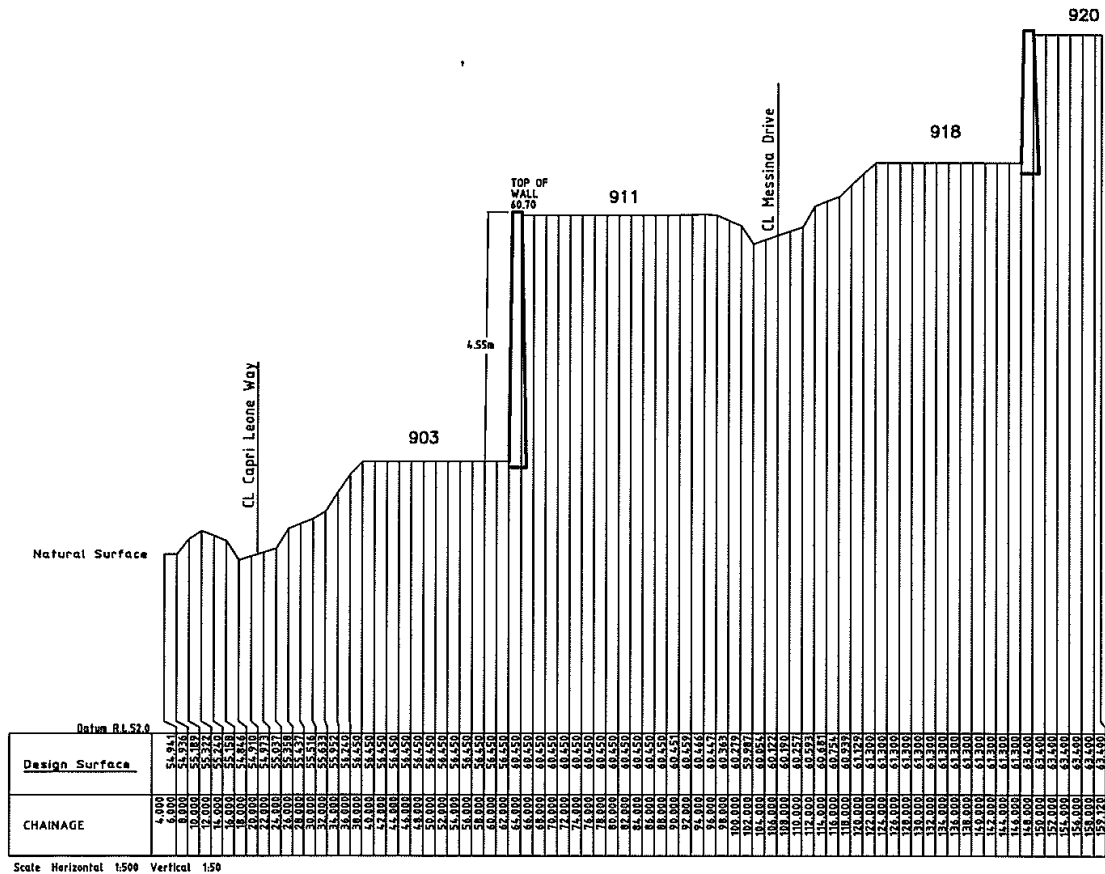
LAYOUT AND HEIGHTS

LEGEND

RETAINING WALL ≤ 3.0mRETAINING WALL > 3.0m

NOT TO SCALE

ATTACHMENT 3



CITY OF WANNEROO
 RETAINING WALLS
 LOT 21 CAPRI LEONE WAY
 SINAGRA
 SECTION THRU LOTS 903
 AND 911 CAPRI LEONE WAY

Funding and Budget

IN13-11/05 Public Transport Authority – Accessible Pathways Grant Scheme 2005/2006

File Ref: S17/0122V01
 Responsible Officer: Director Infrastructure
 Disclosure of Interest: Nil
 Attachment(s): Nil

Issue

To consider successful grant funding from the Public Transport Authority (PTA) for a number of accessible pathway projects as part of the 2005/2006 Accessible Pathways Grant Scheme.

Background

At its meeting on 26 April 2005 (Item TS06-04/05), Council endorsed applications to the PTA for funding from the Accessible Pathways Grant Scheme 2005/2006 for the following projects.

- a) *Scenic Drive, Wanneroo to the PAW path between Dallas Crescent and Clarkside Court.*
- b) *Parkin Way, Marangaroo.*
- c) *Wanneroo Road, Wanneroo across the median island near Thompson Drive.*
- d) *Kingsway, Madeley between the major entrance to the retirement village across the new alignment of Skeit Road to Carripan Road.*
- e) *Sovereign Drive, Two Rocks between Enterprise Avenue and Lisford Avenue.*
- f) *Marmion Avenue, Quinns Rock from Quintal Court to Lukin Drive.*
- g) *Marmion Avenue, Mindarie west side from bus stops north of the Hester Avenue/Anchorage Drive intersection to that intersection.*
- h) *Yellagonga Regional Park, Wanneroo two missing links between Scenic Drive and Ocean Reef Road.*

Detail

The Minister for Planning and Infrastructure advised on 3 October 2005 that the City had been successful with its applications for funding of the following six accessible pathways:

- Wanneroo Road median crossing near Thompson Drive	\$3,525
- Kingsway, Madeley	\$3,915
- Sovereign Drive, Two Rocks	\$10,675
- Marmion Avenue, Quinns near Quintal Court	\$5,150
- Marmion Avenue, Mindarie north of Hester Avenue	\$12,375
- Yellagonga Regional Park, Wanneroo	<u>\$10,200</u>
	\$45,840

The Accessible Pathways Grants approvals are subject to the completion of the works by 30 April 2006 and submission of the Statement of Completion document on or before 30 April 2006. The specific conditions of grant include:

- All works to meet the access and disability requirements as specified in AS 1428.
- Tactile Ground Surface Indicators to be installed in accordance with PTA's current practice.
- Photographs of the completed works showing compliance with the above two conditions.

Consultation

Nil

Comment

The City can meet the 30 April 2006 deadline and the conditions relating to access and disability requirements and will install tactile ground surface indicators. Work has commenced on these projects, with the Sovereign Drive and the Yellagonga Regional Park pathways well advanced.

Statutory Compliance

Nil

Strategic Implications

The application for the PTA Accessible Pathways Grant Scheme to provide accessible pathway connectivity to bus stops is consistent with the following City of Wanneroo Strategic Plan 2002-2005 goals and strategies.

“Healthy Communities

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

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

2.7 Provide community focussed services and lifestyle opportunities”

Policy Implications

Nil

Financial Implications

A variation to the adopted 2005/2006 Budget is required to account for the additional income to be received from the PTA Accessible Pathways Grant Scheme and adjustment to the approved project expenditure accounts.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **NOTES the Public Transport Authority Accessible Pathways Grant 2005/2006 of \$45,840 towards the cost of a number of pathways detailed in this report.**
2. **NOTES to following budget variations to reflect receipt of the PTA Accessible Pathway Grants outlined in 1 above.**

INCOME

Cost Code	Present Budget	Additional Amount	Revised Budget
72401.0001.1615	Nil	\$45,840	\$45,840

EXPENDITURE

Cost Code/Project No	From	To	Description
72401.0001.1615	\$45,840		
846234		\$5,150	Marmion/Quintal Court Quinns Rocks
846235		\$10,200	Yellagonga Regional Park, Wanneroo
846236		\$12,375	Marmion Avenue, Quinns Rocks
846237		\$3,525	Wanneroo Road/Thompson Drive Wanneroo
846239		\$3,915	Kingsway, Madeley
846240		\$10,675	Sovereign Drive Two Rocks

IN14-11/05 Construction of Connolly Drive, Tamala Park and Clarkson - Budget Variation

File Ref: R08/0048V01
Responsible Officer: Director Infrastructure
Disclosure of Interest: Nil
Attachment(s): Nil

Issue

To consider a budget variation to reflect the State Government funding contribution of \$3m towards the construction of Connolly Drive.

Background

As part of the 2005 State Government elections, a commitment was given by Mr John Quigley, MLA, Member for Mindarie for State Government to fund \$3m towards the construction of Connolly Drive between MacNaughton Crescent, Kinross and Neerabup Road, Clarkson.

On Friday, 4 October 2005 a cheque for the amount of \$3.3m (inclusive of GST) was presented on site at Connolly Drive, to the Mayor Jon Kelly by Mr John Quigley.

Detail

Early completion of Connolly Drive would have strategic benefits for the City and its residents, providing improved and alternative north-south road access both within and beyond the Clarkson-Butler district, alleviating congestion on Marmion Avenue, and providing better connectivity to district attractors such as Clarkson rail station, Ocean Keys district centre, Mindarie Marina, schools, and to Joondalup Regional Centre.

From a traffic management perspective, benefits of the connection are:

- Completing the third north-south access road to a significant growth area of the Perth Metropolitan Area;
- Permitting a traffic reduction from Marmion Avenue in advance of the extension of Marmion Avenue to Yanchep.

Consultation

Nil

Comment

The order of cost estimate to construct this section of Connolly Drive to the 'boulevard' standard in accordance with the standard implemented in the Somerly development to the north of Neerabup Road, is \$3.02m, inclusive of an allowance for minimal landscaping. The final construction estimate is subject to detailed design and documentation

This project had not been included in the design construction program as resources have been allocated to the implementation of the 2005/2006 Capital Works Program. A review of resources has indicated a likely program for the survey, design, documentation and construction as summarised below:

Survey pickup	1 November 2005 – 1 December 2005
Submission for clearing permit	7 November 2005 – 18 November 2005
Advertise tenders and appointment of consultants to undertake design/documentation and contract administration	19 November 2005 – 5 January 2006
Design and documentation	5 January 2006 – 31 March 2006
Tender process for construction and award contract	1 April 2006 – 31 May 2006
Construction	1 June 2006 – 30 September 2006

It is noted that this program of works will be subject to obtaining necessary approvals such as clearing permits, aboriginal heritage, service authorities, etc. A review will also be undertaken during the 2006/2007 Budget deliberations to assess the suitability of the construction of this road project by the City's Infrastructure Projects construction workforce.

The construction of Connolly Drive will provide a number of strategic benefits to the City, however there will be a number of traffic impacts which will need to be monitored after the opening of this section of road to traffic. These include:

- The increase in traffic numbers past the Clarkson Senior High School where children pedestrian safety and parent car parking is already of concern
- The performance of the existing roundabouts along Connolly Drive as they may be compromised by the increased north/south traffic flow during peak hours.

Statutory Compliance

Nil

Strategic Implications

The receipt of the funding contribution towards the construction of Connolly Drive is consistent with the following City of Wanneroo Strategic Plan 2002-2005 goals and strategies.

“Healthy Communities

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

2.6 Provide and manage infrastructure to meet the needs of our community”

Policy Implications

Nil

Financial Implications

A variation to the adopted 2005/2006 Budget is required to account for the additional funding received from the State Government and adjustment to the approved project expenditure accounts. As it is unlikely that more than \$250,000 will be expended before 30 June 2006, it is only proposed to allocate this amount to the project in the 2005/2006 Budget, with the remaining \$2.75m to be allocated in the 2006/2007 Budget.

In addition, consideration will need to be given in the draft 2006/2007 for the landscaping of the Connolly Drive median and verges.

Voting Requirements

Absolute Majority

Recommendation

That Council:

1. **NOTES** the State Government's funding contribution of \$3m towards the construction of Connolly Drive and the following budget variation to the 2005/2006 Budget to reflect this increase in income:

Cost Code	Present Budget	Additional Amount	Revised Budget	Description
72401.0001.1699	Nil	\$3,000,000	\$3,000,000	Other Government Grants and Subsidies - Non operating Activities

2. Pursuant to Section 6.8 (1)(b) of the Local Government Act 1995, **APPROVES BY ABSOLUTE MAJORITY** the expenditure of \$250,000 for Stage 1 of Connolly Drive, incorporating survey, design documentation and approved works.
3. **NOTES** the following budget variation to reflect the proposed expenditure outlined in Recommendation 2 above.

EXPENDITURE

Cost Code/ Project No	From	To	Description
72401.0001.1699	\$250,000		Other Government Grants and Subsidies - Non operating Activities
846116		\$250,000	Connolly Drive Construction Stage 1 - Tamala Park and Clarkson

4. **NOTES** that \$2.75m will be retained in restricted grants for allocation in the 2006/2007 Roadworks Capital Works Program for construction of Connolly Drive Stage 2.

IN15-11/05 Road Resealing Program Update and Proposed Works For 2005/2006

File Ref: R/0015V01
 Responsible Officer: Director Infrastructure
 Disclosure of Interest: Nil
 Attachment(s): 1

Issue

To consider an update and review of the City's Annual Road Resealing Program and the allocation of funds in the 2005/2006 Road Preservation Capital Works Program.

Background

At its meeting of 29 April 2003, Council endorsed the City's inaugural Road Resealing Program as detailed in Report No TS14-04/03. A separate report (TS07-09/04 refers) was presented at the meeting of 21 September 2004 which detailed the roads segments resealed under the 2003/2004 Road Preservation Budget and provided a listing of priority roads for implementation under the 2004/2005 Road Preservation Budget. This list was presented in two stages whereby completion of Stage 2 was subject to the availability of funds in the 2004/2005 Budget. The 2004/2005 Road Preservation Budget saw the completion of Stage 1 of the priority roads listed as outlined in Table 1.

Table 1: 2004/2005 Road Resealing Program – Stage 1 Completed Works

Road Name	Suburb	Treatment Type	Road Segment (km)	Road Length (m)
Asphalt Reseals				
Allinson Drive	Girrawheen	Asphalt Reseal	0.60-0.70	100
Danbury Way	Girrawheen	Asphalt Reseal	0.00-0.75	750
Gayford Way	Girrawheen	Asphalt Reseal	0.00-0.77	770
Kelly Road	Girrawheen	Asphalt Reseal	0.09-0.19	100
Lanrick Place	Girrawheen	Asphalt Reseal	0.00-0.19	190
Edgington Crescent	Koondoola	Asphalt Reseal	0.00-0.10	100
Weatherley Drive	Two Rocks	Asphalt Reseal	0.00-0.65	650
Chip Reseals				
Cutler Road	Carabooda	Chip Reseal	0.00-0.35	350
Old Yanchep Road	Carabooda	Chip Reseal	8.43-9.25	820
Romeo Road	Carabooda	Chip Reseal	0.00-0.77	770
Walding Road	Carabooda	Chip Reseal	0.00-0.92	920
Beonaddy Road	Eglinton	Chip Reseal	0.00-0.30	300
Lacey Road	Eglinton	Chip Reseal	0.00-0.14	140
Carmignani Road	Gnangara	Chip Reseal	0.00-0.30	300
Townsend Road	Jandabup	Chip Reseal	0.00-0.80	800
Edward Street	Mariginiup	Chip Reseal	0.00-0.20	200
Wells Street	Mariginiup	Chip Reseal	0.00-0.65	650
Zest Court	Mariginiup	Chip Reseal	0.00-0.20	200
Menchetti Road	Neerabup	Chip Reseal	0.00-0.48	480
Dayrell Road	Nowergup	Chip Reseal	0.00-0.78	780

Road Name	Suburb	Treatment Type	Road Segment (km)	Road Length (m)
Gibbs Road	Nowergup	Chip Reseal	0.00-0.16	160
Aquinita Place	Wanneroo	Chip Reseal	0.00-0.28	280
Bernborough Place	Wanneroo	Chip Reseal	0.00-0.32	320
Casuarina Way	Wanneroo	Chip Reseal	0.04-0.35	310
Casuarina Way	Wanneroo	Chip Reseal	1.62-1.98	360
Grevillea Court	Wanneroo	Chip Reseal	0.00-0.23	230
Grisker Road	Wanneroo	Chip Reseal	0.00-0.19	190
Jambanis Road	Wanneroo	Chip Reseal	0.00-0.82	820
Shillington Way	Wanneroo	Chip Reseal	0.50-1.00	500
Shillington Way	Wanneroo	Chip Reseal	0.00-0.50	500
Stafford Way	Wanneroo	Chip Reseal	0.67-0.91	240

The road segments presented as Stage 2 in the previous report will now be completed as part of the 2005/2006 Road Preservation Budget.

Detail

New road segments have been added to the Priority List as a result of routine inspections and reported maintenance activities that were incurred during last financial year. The resultant priority list of road segments (which includes the 2004/2005 Stage 2 listings) to be resealed is as shown on **Attachment 1**.

Comment

Based on the rankings as noted on **Attachment 1**, the City's proposed 2005/2006 Road Resealing Program is as shown in Table 2. Some lower ranked roads have been brought forward to enable savings to be made through economies of scale by having roads in similar areas resealed at the same time. Furthermore, the City has a current chip reseal contract that expires in December 2005, which is considered to be very competitive. It is proposed to take advantage of the low rates before they increase in the next annual tender.

Table 2: Proposed 2005/2006 Road Resealing Works Program

2005/06 Priority Listing	Road Name	Suburb	Treatment Type	Road Segment (km)	Road Length (m)	Estimated Cost (\$)	Accumulated Total (\$)
2005/2006 Chip Reseal Program – STAGE 1 (current tender rates)							
1	Lakelands Drive	Gnangara	Chip Reseal	0.28-0.49	210	7,000	7,000
2	Gibbs Road	Nowergup	Chip Reseal	1.65-2.15	500	20,000	27,000
3	Heritage Terrace	Gnangara	Chip Reseal	0.29-0.42	130	5,000	32,000
4	Seminara Place	Mariginiup	Chip Reseal	0.00-0.27	270	9,000	41,000
5	Moran Court	Wanneroo	Chip Reseal	0.00-0.09	90	3,000	44,000
6	Triam Road	Carabooda	Chip Reseal	0.00-0.26	260	9,000	53,000
7	Stoney Road	Gnangara	Chip Reseal	0.00-1.20	1200	36,000	89,000
8	Honey Street	Mariginiup	Chip Reseal	0.00-0.66	660	20,000	109,000
9	Greenlees Way	Carabooda	Chip Reseal	0.00-0.46	460	17,000	126,000
10	Pinelake Trail	Mariginiup	Chip Reseal	0.00-0.37	370	12,000	138,000
11	Casuarina Way	Wanneroo	Chip Reseal	0.88-1.64	760	25,000	163,000

2005/06 Priority Listing	Road Name	Suburb	Treatment Type	Road Segment (km)	Road Length (m)	Estimated Cost (\$)	Accumulated Total (\$)
	Total Road Length Stage 1 (Chip Reseals)				4,910	SubTotal	163,000
2005/2006 Chip Reseal Program – STAGE 2 (New tender rates assuming a 25% increase)							
12	McCall Place	Wanneroo	Chip Reseal	0.00-0.06	60	3000	3,000
13	Bernard Road	Carabooda	Chip Reseal	0.00-0.12	120	5000	8,000
14	Albert Court	Wanneroo	Chip Reseal	0.00-0.15	150	7000	15,000
15	Evelyn Court	Wanneroo	Chip Reseal	0.00-0.10	100	5000	20,000
16	Canna Place	Wanneroo	Chip Reseal	0.00-0.47	470	20000	40,000
17	Stafford Way	Wanneroo	Chip Reseal	0.10-0.30	200	9000	49,000
18	Leach Way	Gnangara	Chip Reseal	0.00-0.34	340	14000	63,000
19	Rome Road	Wanneroo	Chip Reseal	0.00-0.31	310	13000	76,000
20	Bushland Retreat	Carramar	Chip Reseal	0.00-0.45	450	20000	96,000
21	Kiln Road	Nowergup	Chip Reseal	0.00-0.05	50	3000	99,000
22	Mary Street	Wanneroo	Chip Reseal	0.30-1.13	830	40000	139,000
23	Doryanthes Place	Wanneroo	Chip Reseal	0.00-0.35	350	18000	157,000
24	Chicquita Place	Wanneroo	Chip Reseal	0.00-0.31	310	16000	173,000
26	Via Vista Drive	Mariginiup	Chip Reseal	0.85-1.39	540	24000	197,000
29	Ben Hall Rise	Gnangara	Chip Reseal	0.15-0.20	50	3000	200,000
	Total Road Length Stage 2 (Chip Reseals)				4,330	SubTotal	200,000
Grand Total 2005/2006 Road Reseal Program					9,240	Total	\$ 363,000

On completion of the above chip seal roads, any remaining funds from the program will be utilised to commence resealing of the asphalt roads listed on **Attachment 1**. This financial year's program is predominantly "chip seal" based. In future years "asphalt" reseals will dominate the program. As a result the annual budget allocated for road preservation will need to be reviewed given marked increase in rates plus the fact that "asphalt" reseals also need to make allowance for the cost associated with kerb replacement and drainage gully adjustments in order to accommodate the change in sealed carriageway surface levels.

Statutory Compliance

Nil

Strategic Implications

The proposed Road Resealing Program is consistent with the City of Wanneroo Strategic Plan (2002/2005) goals and strategies:

"Healthy Communities

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

2.5 Provide and manage infrastructure to meet the needs of our community."

Policy Implications

Nil

Financial Implications

Funds for road resealing have been allocated in the City's Capital Works Budget under Road Preservation as detailed below:

Project No 846114 \$400,000

2005/2006 Road Preservation Budget

Voting Requirements

Simple Majority

Recommendation

That Council **ENDORSES** the 2005/2006 Road Resealing Program as shown in Table 2 as follows:

Table 2: Proposed 2005/2006 Road Resealing Works Program

2005/06 Priority Listing	Road Name	Suburb	Treatment Type	Road Segment (km)	Road Length (m)	Estimated Cost (\$)	Accumulated Total (\$)
2005/2006 Chip Reseal Program – STAGE 1 (current tender rates)							
1	Lakelands Drive	Gnangara	Chip Reseal	0.28-0.49	210	7,000	7,000
2	Gibbs Road	Nowergup	Chip Reseal	1.65-2.15	500	20,000	27,000
3	Heritage Terrace	Gnangara	Chip Reseal	0.29-0.42	130	5,000	32,000
4	Seminara Place	Mariginiup	Chip Reseal	0.00-0.27	270	9,000	41,000
5	Moran Court	Wanneroo	Chip Reseal	0.00-0.09	90	3,000	44,000
6	Trian Road	Carabooda	Chip Reseal	0.00-0.26	260	9,000	53,000
7	Stoney Road	Gnangara	Chip Reseal	0.00-1.20	1200	36,000	89,000
8	Honey Street	Mariginiup	Chip Reseal	0.00-0.66	660	20,000	109,000
9	Greenlees Way	Carabooda	Chip Reseal	0.00-0.46	460	17,000	126,000
10	Pinelake Trail	Mariginiup	Chip Reseal	0.00-0.37	370	12,000	138,000
11	Casuarina Way	Wanneroo	Chip Reseal	0.88-1.64	760	25,000	163,000
	Total Road Length Stage 1 (Chip Reseals)				4,910	SubTotal	163,000
2005/2006 Chip Reseal Program – STAGE 2 (New tender rates assuming a 25% increase)							
12	McCall Place	Wanneroo	Chip Reseal	0.00-0.06	60	3000	3,000
13	Bernard Road	Carabooda	Chip Reseal	0.00-0.12	120	5000	8,000
14	Albert Court	Wanneroo	Chip Reseal	0.00-0.15	150	7000	15,000
15	Evelyn Court	Wanneroo	Chip Reseal	0.00-0.10	100	5000	20,000
16	Canna Place	Wanneroo	Chip Reseal	0.00-0.47	470	20000	40,000
17	Stafford Way	Wanneroo	Chip Reseal	0.10-0.30	200	9000	49,000
18	Leach Way	Gnangara	Chip Reseal	0.00-0.34	340	14000	63,000
19	Rome Road	Wanneroo	Chip Reseal	0.00-0.31	310	13000	76,000

2005/06 Priority Listing	Road Name	Suburb	Treatment Type	Road Segment (km)	Road Length (m)	Estimated Cost (\$)	Accumulated Total (\$)
20	Bushland Retreat	Carramar	Chip Reseal	0.00-0.45	450	20000	96,000
21	Kiln Road	Nowergup	Chip Reseal	0.00-0.05	50	3000	99,000
22	Mary Street	Wanneroo	Chip Reseal	0.30-1.13	830	40000	139,000
23	Doryanthes Place	Wanneroo	Chip Reseal	0.00-0.35	350	18000	157,000
24	Chicquita Place	Wanneroo	Chip Reseal	0.00-0.31	310	16000	173,000
26	Via Vista Drive	Mariginiup	Chip Reseal	0.85-1.39	540	24000	197,000
29	Ben Hall Rise	Gnangara	Chip Reseal	0.15-0.20	50	3000	200,000
	Total Road Length Stage 2 (Chip Reseals)				4,330	SubTotal	200,000
Grand Total 2005/2006 Road Reseal Program					9,240	Total	\$ 363,000

ATTACHMENT 1

2005/2006 Road Reseal Program Review - Updated Listing

Priority	Financial Year Listing	Road Name	Suburb	Treatment Type	Road Segment (km)	Road Segment Length (m)	Estimated Cost \$	Accumulated Cost \$
1	**2005/06	Lakelands Drive	Gnangara	Chip Reseal	0.28-0.49	210	7,000	7,000
2	**2005/06	Gibbs Road	Nowergup	Chip Reseal	1.65-2.15	500	20,000	27,000
3	2003/04	Heritage Terrace	Gnangara	Chip Reseal	0.29-0.42	130	5,000	32,000
4	2003/04	Seminara Place	Mariginiup	Chip Reseal	0.00-0.27	270	9,000	41,000
5	**2005/06	Moran Court	Wanneroo	Chip Reseal	0.00-0.90	90	3,000	44,000
6	2003/04	Trian Road	Carabooda	Chip Reseal	0.00-0.26	260	9,000	53,000
7	2003/04	Stoney Road	Gnangara	Chip Reseal	0.00-1.20	1200	36,000	89,000
8	2003/04	Honey Street	Mariginiup	Chip Reseal	0.00-0.66	660	20,000	109,000
9	2003/04	Greenlees Way	Carabooda	Chip Reseal	0.00-0.46	460	17,000	126,000
10	2003/04	Pinelake Trail	Mariginiup	Chip Reseal	0.00-0.37	370	12,000	138,000
11	2003/04	Casuarina Way	Wanneroo	Chip Reseal	0.88-1.64	760	25,000	163,000
12	2003/04	McCall Place	Wanneroo	Chip Reseal	0.00-0.06	60	2,000	165,000
13	2003/04	Bernard Road	Carabooda	Chip Reseal	0.00-0.12	120	4,000	169,000
14	2003/04	Albert Court	Wanneroo	Chip Reseal	0.00-0.15	150	5,000	174,000
15	2003/04	Evelyn Court	Wanneroo	Chip Reseal	0.00-0.10	100	4,000	178,000
16	2003/04	Canna Place	Wanneroo	Chip Reseal	0.00-0.47	470	16,000	194,000
17	2003/04	Stafford Way	Wanneroo	Chip Reseal	0.10-0.30	200	7,000	201,000
18	2003/04	Leach Way	Gnangara	Chip Reseal	0.00-0.34	340	12,000	213,000
19	2003/04	Rome Road	Wanneroo	Chip Reseal	0.00-0.31	310	11,000	224,000
20	2003/04	Bushland Retreat	Carramar	Chip Reseal	0.00-0.45	450	16,000	240,000
21	**2005/06	Kiln Road	Nowergup	Chip Reseal	0.00-0.05	50	2,000	242,000
22	**2005/06	Mary Street	Wanneroo	Chip Reseal	0.30-1.13	830	32,000	274,000
23	2003/04	Doryanthes Place	Wanneroo	Chip Reseal	0.00-0.35	350	14,000	288,000
24	2003/04	Chicquita Place	Wanneroo	Chip Reseal	0.00-0.31	310	13,000	301,000
25	**2005/06	Westgate Way	Marangaroo	Asphalt Reseal	0.04-0.43	390	75,000	376,000
26	2003/04	Via Vista Drive	Mariginiup	Chip Reseal	0.85-1.39	540	19,000	395,000
27	**2005/06	St Andrews Drive	Yanchep	Asphalt Reseal	0.08-1.54	1460	374,000	769,000
28	**2005/06	Tapping Way	Quinns Rocks	Asphalt Reseal	0.39-1.19	800	160,000	929,000
29	**2005/06	Ben Hall Rise	Gnangara	Chip Reseal	0.15-0.20	50	2,000	931,000
30	**2005/06	Gumblossom Way	Quinns Rocks	Asphalt Reseal	0.00-0.20	200	40,000	971,000
31	2003/04	Wanjina Crescent	Wanneroo	Asphalt Reseal	0.17-0.65	480	96,000	1,067,000
32	2004/05	Banderra Street	Wanneroo	Asphalt Reseal	0.00-0.43	430	86,000	1,153,000
33	2004/05	Aminya Road	Wanneroo	Asphalt Reseal	0.00-0.36	360	72,000	1,225,000
34	**2005/06	Hickory Road	Quinns Rocks	Asphalt Reseal	0.00-0.41	410	82,000	1,307,000
35	2004/05	Maradu Crescent	Wanneroo	Asphalt Reseal	0.00-0.30	300	60,000	1,367,000
36	**2005/06	Uringa Way	Wanneroo	Asphalt Reseal	0.00-0.30	300	60,000	1,427,000
37	2004/05	Wiria Court	Wanneroo	Asphalt Reseal	0.00-0.15	150	30,000	1,457,000
38	**2005/06	Coonewarra Way	Quinns Rocks	Asphalt Reseal	0.00-0.17	170	34,000	1,491,000
39	**2005/06	Russley Grove	Yanchep	Asphalt Reseal	0.00-0.34	340	68,000	1,559,000
40	**2005/06	Mauna Court	Yanchep	Asphalt Reseal	0.00-0.05	50	10,000	1,569,000
41	**2005/06	Fullwell Court	Yanchep	Asphalt Reseal	0.00-0.060	60	11,000	1,580,000
42	**2005/06	Minda Place	Wanneroo	Asphalt Reseal	0.00-0.21	210	42,000	1,622,000
43	**2005/06	Hurlston Way	Koondoola	Asphalt Reseal	0.00-0.66	660	112,000	1,734,000

Priority	Financial Year Listing	Road Name	Suburb	Treatment Type	Road Segment (km)	Road Segment Length (m)	Estimated Cost \$	Accumulated Cost \$
44	2003/04	Ellerby Way	Koondoola	Asphalt Reseal	0.10-0.58	480	96,000	1,830,000
45	**2005/06	Shortland Way	Girrawheen	Asphalt Reseal	0.00-0.01	10	2,000	1,832,000
46	**2005/06	Binstead Court	Koondoola	Asphalt Reseal	0.00-0.45	450	77,000	1,909,000
47	2003/04	Arnos Way	Girrawheen	Asphalt Reseal	0.00-0.57	570	114,000	2,023,000
48	**2005/06	Clover Square	Girrawheen	Asphalt Reseal	0.00-0.60	600	120,000	2,143,000
49	**2005/06	Wingham Street	Marangaroo	Asphalt Reseal	0.00-0.19	190	38,000	2,181,000
50	**2005/06	Borden Road	Marangaroo	Asphalt Reseal	0.00-0.19	190	38,000	2,219,000
51	**2005/06	Charing Crescent	Marangaroo	Asphalt Reseal	0.00-0.22	220	44,000	2,263,000
52	**2005/06	Brookland Crescent	Marangaroo	Asphalt Reseal	0.00-0.13	130	26,000	2,289,000
53	2003/04	Topeka Place	Wanneroo	Asphalt Reseal	0.00-0.30	300	60,000	2,349,000
54	2003/04	Meldrum Way	Koondoola	Asphalt Reseal	0.10-0.45	350	70,000	2,419,000
55	2003/04	Lalina Way	Wanneroo	Asphalt Reseal	0.00-0.53	530	106,000	2,525,000
56	2003/04	Callison Way	Koondoola	Asphalt Reseal	0.00-0.58	580	116,000	2,641,000
57	2003/04	Brinckley Crescent	Koondoola	Asphalt Reseal	0.00-0.84	840	168,000	2,809,000
58	**2005/06	Wyman Court	Girrawheen	Asphalt Reseal	0.00-0.08	80	14,000	2,823,000
59	**2005/06	Lanham Court	Koondoola	Asphalt Reseal	0.07-0.11	40	7,000	2,830,000
60	**2005/06	Lenham Way	Marangaroo	Asphalt Reseal	0.00-0.16	160	32,000	2,862,000
61	**2005/06	Dartford Crescent	Marangaroo	Asphalt Reseal	0.35-0.44	90	18,000	2,880,000
62	**2005/06	Koman Way	Girrawheen	Asphalt Reseal	0.24-0.57	330	66,000	2,946,000
63	**2005/06	Woodford Court	Koondoola	Asphalt Reseal	0.07-0.10	30	6,000	2,952,000
64	2003/04	Norrie Court	Koondoola	Asphalt Reseal	0.00-0.09	90	18,000	2,970,000
65	2003/04	Yera Place	Wanneroo	Asphalt Reseal	0.003-0.12	120	24,000	2,994,000
66	2003/04	Nautical Court	Yanchep	Asphalt Reseal	0.00-0.17	170	34,000	3,028,000
67	**2005/06	Sturry Place	Marangaroo	Asphalt Reseal	0.00-0.06	60	11,000	3,039,000
68	**2005/06	Marden Street	Marangaroo	Asphalt Reseal	0.00-0.21	210	42,000	3,081,000
69	**2005/06	Clabon Street	Girrawheen	Asphalt Reseal	0.00-0.08	80	16,000	3,097,000
70	**2005/06	Irverna Place	Girrawheen	Asphalt Reseal	0.00-0.08	80	16,000	3,113,000
71	**2005/06	Hawley Place	Marangaroo	Asphalt Reseal	0.00-0.19	190	38,000	3,151,000
72	**2005/06	Ashford Court	Marangaroo	Asphalt Reseal	0.00-0.07	70	14,000	3,165,000

Notes :

1. Estimated costs are based on current construction rates. These figure may vary depending on new tender rates.

2. ** - Denotes 2005/06 new additions to the Road Resealing program based on road inspections.

Corporate Services

Finance

CS05-11/05 Change Basis for Valuation of Land - Various Properties

File Ref:	S28/0007V03
Responsible Officer:	Director, Corporate Services
Disclosure of Interest:	Nil
Attachments:	5

Issue

To consider making a recommendation to the Director General of the Department of Local Government and Regional Development that the basis for rating the various land be changed from unimproved value to gross rental value.

Background

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

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

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

This authority has been delegated to the Director General of the Department of Local Government and Regional Development.

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

Detail

Administration considers that the following properties currently valued on unimproved values should be valued on gross rental values pursuant to *Section 6.28 of the Act*:-

1. Lots 44-48 Wanneroo Road, Madeley & Lot 52 P6843 Susan Road, Madeley

On 6 February 2004, the City received a subdivision application for Lots 44-48 Wanneroo Road, Madeley and Lot 52 Susan Road, Madeley. The City supported the subdivision application and a letter was sent to the Western Australian Planning Commission (WAPC) on 6 April 2004. WAPC subsequently approved the subdivision application on 9 June 2004 (**Attachment 1 refers**).

The current method of valuation of land used for Lots 44-48 Wanneroo Road, Madeley and Lot 52 Susan Road, Madeley is unimproved value. Following subdivision, the predominant use of the properties will change to non-rural. In order to maintain an equitable rates base and in accordance with *Section 6.28 of the Local Government Act 1995*, it is recommended that the method of valuing the land be changed from unimproved value to gross rental value.

2. Lot 18 Clarkson Avenue, Tapping

On 5 July 2004, the City received a subdivision application for Lot 18 Clarkson Avenue, Tapping. The City supported the subdivision application and a letter was sent to the WAPC on 16 September, 2004. WAPC subsequently approved the subdivision application on 12 October 2004 (**Attachment 2 refers**).

The current method of valuation of land used for Lot 18 Clarkson Avenue, Tapping is unimproved value. Following subdivision, the predominant use of the property will change to non-rural. In order to maintain an equitable rates base and in accordance with *Section 6.28 of the Local Government Act 1995*, it is recommended that the method of valuing the land be changed from unimproved value to gross rental value.

3. Lots 271-275 Windsor Road, Wangara

On 6 February 2004, the City received a subdivision application for Lot 27 Windsor Road, Wangara. The City supported the subdivision application and a letter was sent to the WAPC on 16 February 2004. WAPC subsequently approved the subdivision application on 8 July 2005. This lot has been subdivided into Lots 271-275 on deposited plan 39809 (**Attachment 3 refers**).

The current method of valuation of land used for Lots 271-275 Windsor Road, Wangara is unimproved value. Following subdivision, the predominant use of the properties will change to non-rural. In order to maintain an equitable rates base and in accordance with *Section 6.28 of the Local Government Act 1995*, it is recommended that the method of valuing the land be changed from unimproved value to gross rental value.

4. Lots 201-234 Lancaster Road, Wangara

On 9 March 2004, the City received a subdivision application for Lots 34 and 35 Lancaster Road, Wangara. The City supported the subdivision application and a letter was sent to the WAPC on 29 March 2004. WAPC subsequently approved the subdivision application on 22 September 2005. This lot has been subdivided into Lots 201-234 on deposited plan 45386 (**Attachment 4 refers**).

The current method of valuation of land used for Lots 201-234, Lancaster Road, Wangara is unimproved value. Following subdivision, the predominant use of the properties will change to non-rural. In order to maintain an equitable rates base and in accordance with *Section 6.28 of the Local Government Act 1995*, it is recommended that the method of valuing the land be changed from unimproved value to gross rental value.

5. Lots 12, 321-329, 345-369, 371-376 & 9370 Kingsway, Madeley

On 15 July 2004, the City received a subdivision application for Lot 13 Kingsway, Madeley. The City supported the subdivision application and a letter was sent to the WAPC on 7 August 2003. WAPC subsequently approved the subdivision application on 24 October 2003. This lot has been subdivided into Lots 321-329, 345-369, 371-376 and 9370 on deposited plan 47029. Also on 22 March 2005, the City received a subdivision application for Lot 12 Kingsway, Madeley. The City supported the subdivision application and a letter was sent to the WAPC on 30 March 2005. WAPC has subsequently given conditional approval to the subdivision on 25 July 2005 (**Attachment 5 refers**).

The current method of valuation of land used for Lots 12, 321-329, 345-369, 371-376 and 9370, Kingsway, Madeley is unimproved value. Following subdivision, the predominant use of the properties will change to non-rural. In order to maintain an equitable rates base and in accordance with *Section 6.28 of the Local Government Act 1995*, it is recommended that the method of valuing the land be changed from unimproved value to gross rental value.

Consultation

Guidelines issued by the Department of Local Government and Regional Development recommend that affected property owners be informed of proposed changes to the method of valuing their property, although a modified consultation process may be considered where the change is driven by large scale subdivisions.

Consultation was not considered necessary, as the subdivision of the land has resulted in the creation of new residential lots for which the predominant use is clearly non-rural.

Comment

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

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

Statutory Compliance

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

“(1) The Minister is to –

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

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

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

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

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

The Department Local Government and Regional Development has advised that the powers under *Section 6.28 of the Local Government Act 1995* have been delegated to the Director General of the Department. In addition, the Department has advised that the effective date of the change is the date of the Director General’s approval.

Strategic Implications

“Goal 4 – Corporate Management and Development” – “proper management of our natural, financial and human resource”.

Maintenance of an equitable rating system is one of the objectives listed by the Corporate Services Directorate to achieve Goal 4.

Policy Implications

Nil.

Financial Implications

The change in basis of rating to gross rental value as opposed to the unimproved value will result in the owners making a more equitable contribution to the City’s rate income.

Voting Requirements

Simple Majority

Recommendation

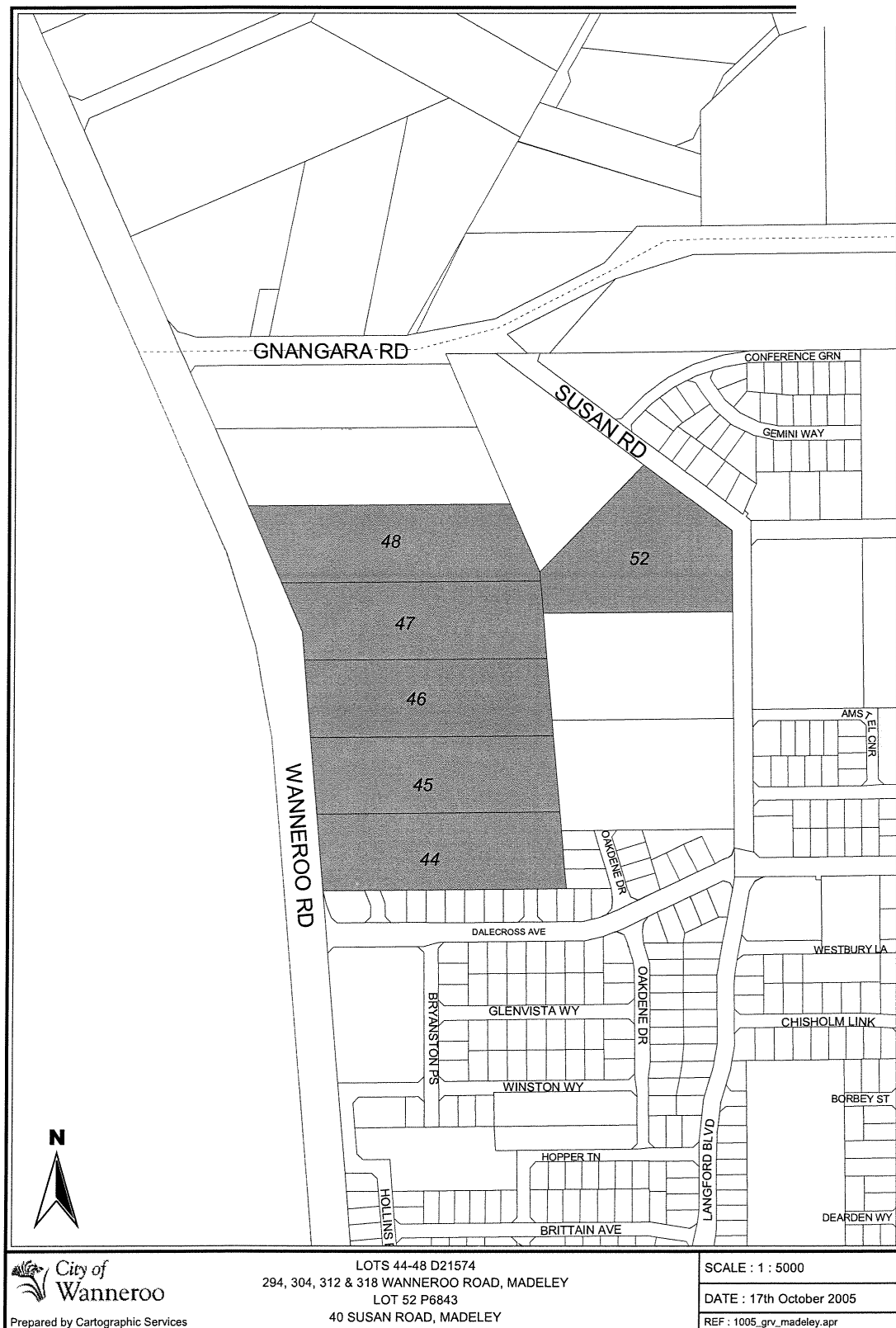
That Council:-

1. NOTES the change in predominant use of the follow:-

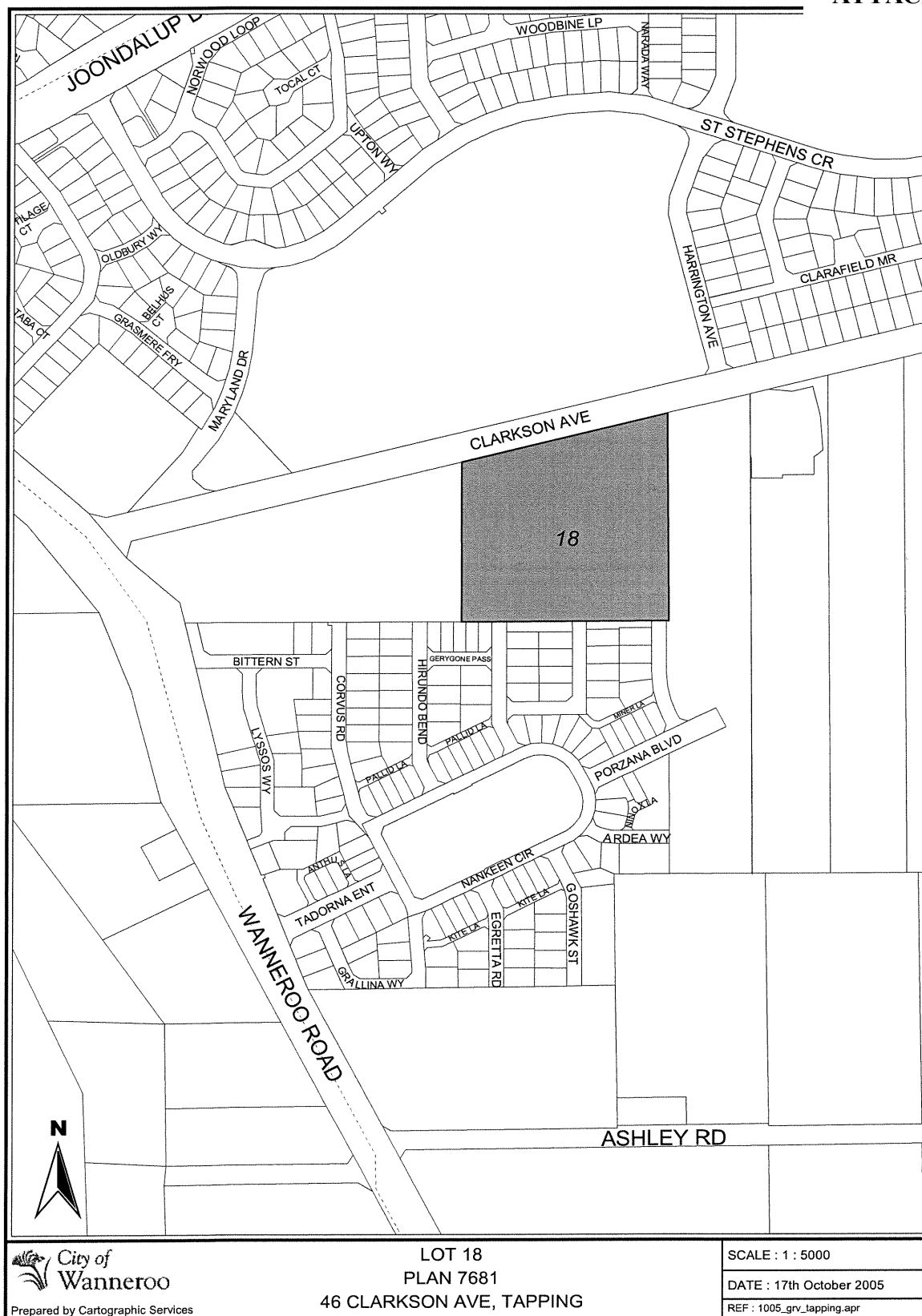
a) Lots 44-48 Wanneroo Road, Madeley on diagram 21574 and Lot 52 Susan Road Madeley on plan 6843;

- b) Lot 18 Clarkson Avenue, Tapping on plan 7681;
 - c) Lots 271-275 Windsor Road, Wangara on deposited plan 39809;
 - d) Lots 201-234 Lancaster Road, Wangara on deposited plan 45386; and
 - e) Lot 12 Kingsway, Madeley on P6335 and Lots 321-329, 345-369, 371-376 and 9370 Kingsway, Madeley on deposited plan 47029.
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 each property outlined in 1. above 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.

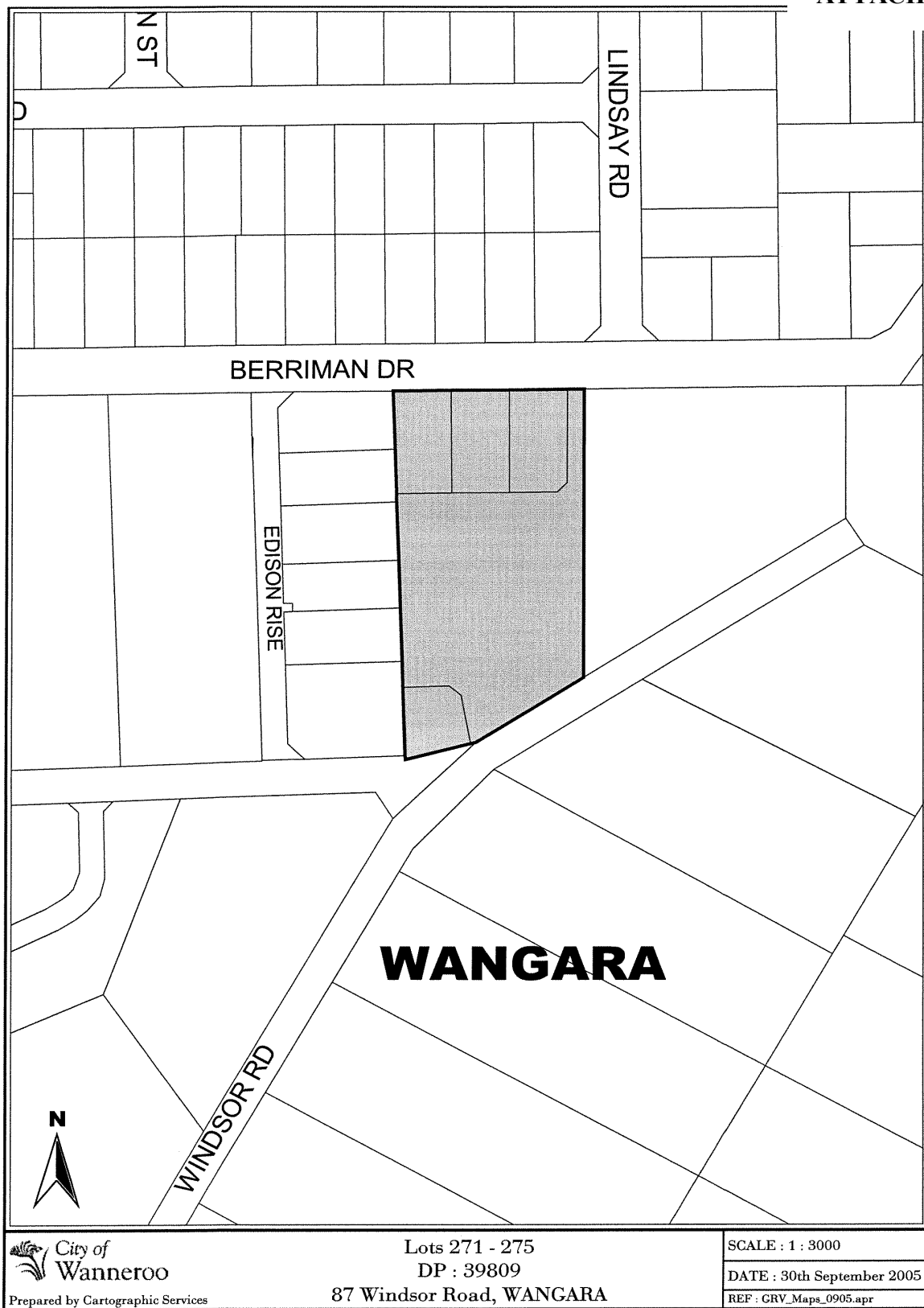
ATTACHMENT 1



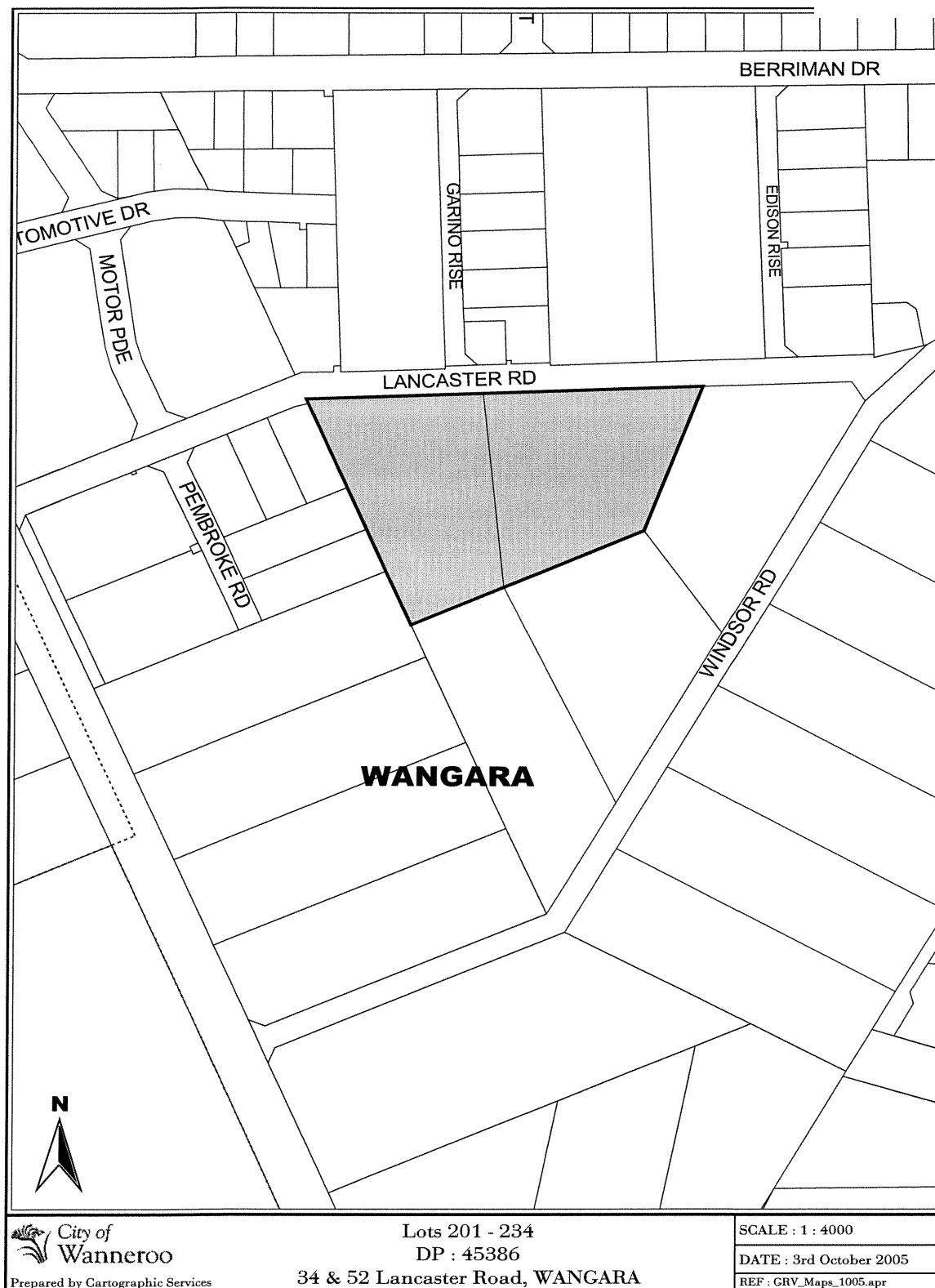
ATTACHMENT 2



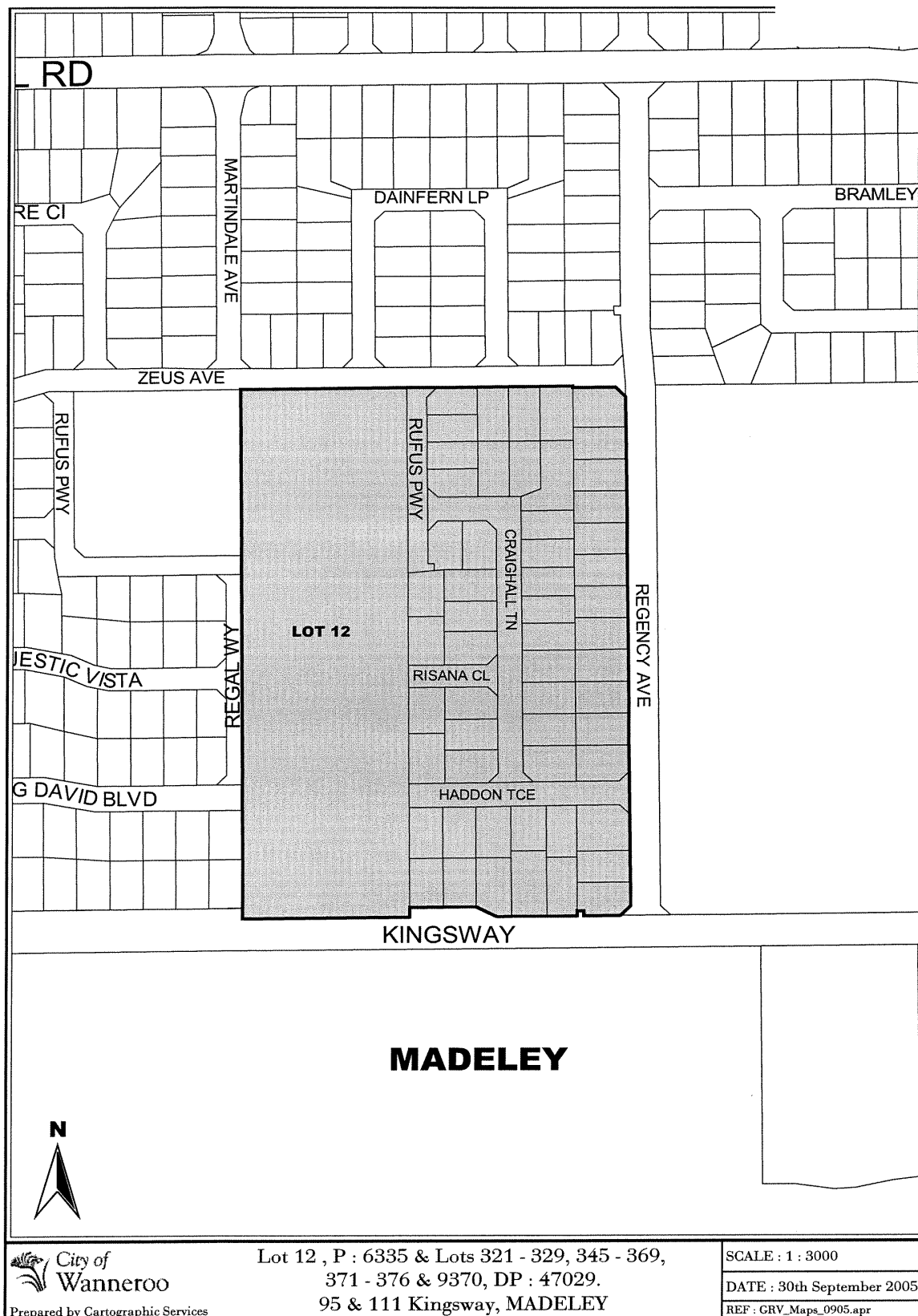
ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



CS06-11/05 Financial Activity Statement Report - for the Period Ended 30 September 2005

File Ref: S13/0002V09
Responsible Officer: Director, Corporate Services
Disclosure of Interest: Nil
Attachments: 3

Issue

To consider statements of financial activity for the period ended 30 September 2005.

Background

Regulation 34(1) of the Local Government (Financial Management) Regulations 1996 requires a local government to present the financial activity statement according to nature and type, by program, or by business unit. Administration has opted to present the statement of financial activity by nature and type and in a similar format to that presented in the Rate Setting Statement for the 2005/2006 Annual Budget. This format separates operating revenue and expenditure from other revenue and expenditure and provides improved disclosure of Council's underlying operating result.

The financial activity statement compares year to date actual compared to year to date budget, shows variances, any forecast changes and the end of year forecast.

A statement of financial position, showing the current status of the City's assets and liabilities is also included in this report.

Detail

The attached statement of financial activity for the period ended 30 September 2005 represents three (3) months of the financial year past with end of year forecasts being kept the same as the 2005/2006 Adopted Budget.

As indicated in the report for the period ended 31 August 2005, Administration has now conducted a review with each Service Unit of the City during October with regard to their progress to date against the Budget with a view to presenting revised forecasts where considered appropriate in the next statement of financial activity report to Council. This process will be ongoing with a major review each four (4) months, ie after October 2005 and February 2006.

Comments on the financial performance compared to year to date budget are set out below.

Consultation

Nil.

Comment

The following comments are provided on the Financial Performance Report (Operating Statement) and Statement of Financial Position (Balance Sheet) for the period ended 30 September 2005.

Financial Performance Report – Summary by Nature and Type (Operating Statement) - **Attachment 1 refers.**

The operating result for the City to the end of September is a favourable variance of \$1.4 million. The following information is provided on key aspects of the year to date financial performance:-

Operating Revenue

Year to Date	Unfavourable variance of \$0.36 million
End of Year Forecast	Currently as per Adopted Budget

Year to date operating revenue is below budget in all areas with the exception of rate income. This is principally due to timing differences in the receipt of revenues and will be monitored closely over coming months.

Operating Expenses

Year to Date	Favourable variance of \$4.34 million
End of Year Forecast	Currently as per Adopted Budget

Year to date operating expenses currently show significant variances in the areas of salary and wage expenses, contract expenses and material expenses. Variances in salary and wages are due in part to delays in filling vacant positions. Whereas variances in Contract and Material Expenses reflect timing differences for operating activities undertaken by the City.

Other Revenue and Expenses

Year to Date	Unfavourable variance of \$2.23 million
End of Year Forecast	Currently as per Adopted Budget

The year to date variance is influenced predominantly by the value of Physical Assets Received from developers and the timing of income and expenses for Town Planning Schemes (TPS). Both are subject to private developer activity largely beyond the City's control. In this regard, no Physical Assets have been recorded as being received from developers compared to a budget of \$7.78 million. TPS scheme income is in line with budget, however, TPS expenses are \$3.47 million below progressive budget.

Proceeds from the sale of assets are also significantly ahead of progressive budget, due to the disposal of a number of plant assets from the carried forward plant replacement programme.

Capital Expenditure

Year to Date	A favourable variance of \$3.62 million
End of Year Forecast	Currently as per Adopted Budget

Variances in capital expenditure reflect the timing of projects undertaken by the City. In summary, with the exception of Developer Contributions, the City's year to date Capital Works and Committed expenditure is 9.7% of the Capital Budget.

Developer contributions, otherwise known as Physical Assets Received free of Charge are generally recognised at year end although during 2005/2006 it is intended to recognise these assets as they are progressively transferred from developers. The current status of works compared to the Adopted Budget is as follows:

Regional Infrastructure Projects	25%
Building Works	27%
Engineering Works	13%
Parks Works	17%
Plant and Equipment	27%
Plant and Equipment Sales	69%
Strategic Projects – Capital	20%
Developer Contributions	0%

A more detailed summary of Capital Works is included **Attachment 3** refers.

Statement of Financial Position (Balance Sheet) - **Attachment 2** refers.

Total Equity has been budgeted for an overall increase of \$39.7 million. In addition to ongoing reviews of budget forecasts on a monthly basis, Administration proposes to undertake two major reviews at the end of October 2005 and February 2006. The results of these ongoing and major reviews will be reflected in more accurate balance sheet forecasts for 30 June 2006.

Statutory Compliance

The monthly financial report for the period ended 31 August 2005 complies with *Section 6.4* of the *Local Government Act 1995* and *Regulation 34* of the *Local Government (Financial Management) Regulations 1996*.

Strategic Implications

“Goal 4 Corporate Management and Development – Committed to proper management of our financial resources.”

Policy Implications

Nil.

Financial Implications

As outlined above and detailed in **Attachments 1 to 3**.

Voting Requirements

Simple Majority

Recommendation

That Council RECEIVES the financial activity statement report for the month of September 2005.

ATTACHMENT 1

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Monday, 7 November, 2005
3:27 pm

City of Wanneroo
2005/2006 Budget
Financial Performance Report
Summary Nature and Type



YTD Actual	YTD Budget	Variance	On Order	SEPTEMBER 2005	Current Budget	Forecast Change	End of Year Forecast
Operating Revenue							
(35,659,795)	(35,483,985)	(175,810)	0	Rate Income	(37,065,687)	0	(37,065,687)
(1,120,986)	(899,296)	(221,690)	0	Statutory Charge Income	(3,782,183)	0	(3,782,183)
(7,121,983)	(7,228,003)	106,021	98	User Charge Income	(12,149,251)	0	(12,149,251)
(1,413,199)	(1,556,247)	143,048	0	Operating Grants and Subsidy Income	(6,224,983)	0	(6,224,983)
(76,227)	(98,153)	21,926	0	Contribution Income	(392,610)	0	(392,610)
(156,700)	(295,314)	138,614	0	Interest Income - Municipal Cash and Investments	(1,186,000)	0	(1,186,000)
(51,589)	(117,100)	65,511	0	Reimbursement Income	(468,330)	0	(468,330)
(968,830)	(1,212,000)	243,170	0	Other Council Income	(4,848,000)	0	(4,848,000)
(350,751)	(392,091)	41,340	0	Other Income	(1,568,340)	0	(1,568,340)
(46,920,060)	(47,282,189)	362,129	98	Total Operating Revenue	(67,685,384)		(67,685,384)
Operating Expenses							
5,569,885	7,594,945	(2,025,060)	0	Salary and Wage Expenses	28,202,369	0	28,202,369
344,603	616,954	(272,351)	0	Salary and Wage Expenses - Annual Leave	2,290,940	0	2,290,940
99,476	176,136	(76,660)	0	Salary and Wage Expenses - Long Service	654,047	0	654,047
171,792	227,298	(55,506)	36,892	Employee Related Expenses	909,112	0	909,112
1,824,616	2,666,306	(841,690)	2,496,424	Contract Expenses	10,703,266	0	10,703,266
1,210,105	1,915,525	(705,420)	507,445	Material Expenses	7,689,807	0	7,689,807
420,590	366,027	54,563	0	Fuel Expenses	1,469,980	0	1,469,980
380,975	729,279	(348,304)	9,925	Utility Expenses	2,928,692	0	2,928,692
308,276	438,916	(130,640)	426,760	Finance Fees and Interest Expenses	1,759,930	0	1,759,930
484,749	712,512	(227,763)	0	Insurance Expenses	742,515	0	742,515
79,726	73,664	6,062	618	Elected Member Expenses	295,700	0	295,700
241,261	236,077	5,184	57,344	Miscellaneous Expenses	993,766	0	993,766
3,266,148	3,094,578	171,570	0	Depreciation Expenses	12,428,070	0	12,428,070
(136,983)	(246,924)	109,941	1,989	Internal Cost Allocations	(991,573)	0	(991,573)
14,265,221	18,601,293	(4,336,072)	3,537,397	Total Operating Expenses	70,076,621		70,076,621
(32,654,839)	(28,680,896)	(3,973,943)		OPERATING RESULT	2,391,237	0	2,391,237

ATTACHMENT 1
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Monday, 7 November, 2005
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City of Wanneroo
2005/2006 Budget
Financial Performance Report
Summary Nature and Type



YTD Actual	YTD Budget	Variance	On Order	SEPTEMBER 2005	Current Budget	Forecast Change	End of Year Forecast
Other Revenue and Expenses							
(488,199)	(1,156,133)	667,934	56	Capital Grant and Subsidy Income	(4,624,532)	0	(4,624,532)
(1,947,271)	(1,497,079)	(450,192)	0	Capital Cash Contribution Income	(5,988,312)	0	(5,988,312)
(661,252)	(519,779)	(141,473)	0	Interest Income - Restricted Cash	(2,079,110)	0	(2,079,110)
(3,341,420)	(1,266,999)	(2,074,421)	0	Investments	(5,088,336)	0	(5,088,336)
0	(7,785,750)	7,785,750	0	Proceeds from Sale of Assets	(31,143,000)	0	(31,143,000)
(3,469,884)	(3,377,959)	(91,925)	0	Physical Assets Received Free of Charge	(13,511,830)	0	(13,511,830)
1,590,090	5,059,791	(3,469,701)	0	Town Planning Scheme Income	20,320,440	0	20,320,440
(8,317,937)	(10,543,908)	2,225,971	56	Total Other Revenue and Expenses	(42,114,680)		(42,114,680)
(40,972,776)	(39,224,804)	(1,747,972)		Change in Net Assets from	(39,723,443)	0	(39,723,443)

Capital Expenditure

2,576,379	8,369,901	(5,793,522)	3,537,182	Capital Works	33,613,994	0	33,613,994
2,576,379	8,369,901	(5,793,522)	3,537,182	Total Capital Expenditure	33,613,994		33,613,994

ATTACHMENT 1

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City of Wanneroo
2005/2006 Budget
Financial Performance Report
Summary Nature and Type



YTD Actual	YTD Budget	Variance	On Order	SEPTEMBER 2005	Current Budget	Forecast Change	End of Year Forecast
Report Summary							
(46,920,060)	(47,282,189)	362,129		Operating Revenue	(67,685,384)	0	(67,685,384)
14,265,221	18,601,293	(4,336,072)		Operating Expenses	70,076,621	0	70,076,621
(32,654,839)	(28,680,896)	(3,973,943)		Operating Result	2,391,237	0	2,391,237
(8,317,937)	(10,543,908)	2,225,971		Other Revenue and Expsnes	(42,114,680)	0	(42,114,680)
(40,972,776)	(39,224,804)	(1,747,972)		Change in Net Assets from Operations	(39,723,443)	0	(39,723,443)
2,576,379	8,369,901	(5,793,522)		Capital Works	33,613,994	0	33,613,994
(38,396,397)	(30,854,903)	(7,541,494)	7,074,732	Report Total	(6,109,449)	0	(6,109,449)

ATTACHMENT 2

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Monday, 7 November, 2005

3:32 pm

City of Wanneroo

2005/2006 BUDGET

Statement of Financial Position



ACTUAL JUNE 2004	ACTUAL JUNE 2005	YEAR TO DATE	SEPTEMBER 2005	BUDGET JUNE 2006	FORECAST CHANGE	FORECAST JUNE 2006
Current Assets						
(1,435,516)	298,828	(305,340)	Cash at Bank	903,772		903,772
9,304	12,743	15,407	Cash on Hand	12,743		12,743
14,414,452	10,662,033	12,939,135	Investments - Municipal Cash	2,362,759		2,362,759
11,692,387	11,640,484	16,270,006	Investments - Restricted Municipal	13,592,370		13,592,370
19,248,288	27,810,831	31,300,847	Investments - Restricted Town Planning Schemes	21,259,421		21,259,421
	2,101,202	2,101,202	Investments - Restricted Grants			
415,814	138,899	21,983	Investments - Restricted Other	138,899		138,899
4,306,553	4,188,588	35,745,720	Receivables	8,062,111		8,062,111
77,446	103,718	117,240	Inventory	106,408		106,408
			Other Current Assets			
48,728,729	56,957,325	98,206,200	TOTAL CURRENT ASSETS	46,438,482	0	46,438,482
Current Liabilities						
(10,162,860)	(12,603,711)	(12,064,801)	Payables	(11,940,985)		(11,940,985)
(89,940)	(386,000)	(386,000)	Interest Bearing Liabilities	(386,000)		(386,000)
(3,892,780)	(4,795,254)	(4,561,852)	Provisions	(4,795,254)		(4,795,254)
(14,145,580)	(17,784,965)	(17,012,653)	TOTAL CURRENT LIABILITIES	(17,122,239)	0	(17,122,239)
34,583,149	39,172,361	81,193,547	NET CURRENT ASSETS	29,316,244	0	29,316,244
Non Current Assets						
4,517,258	4,611,242	4,617,293	Receivables	4,611,242		4,611,242
4,105,076	4,163,688	4,023,438	Land	3,325,649		3,325,649
44,401,903	48,579,625	48,240,329	Buildings	52,247,353		52,247,353
11,869,833	13,938,888	14,150,502	Plant	15,845,519		15,845,519
994,050	1,169,422	999,280	Equipment	1,808,636		1,808,636
783,362	876,596	869,552	Furniture and Fittings	881,626		881,626
428,051,370	486,268,379	484,136,208	Infrastructure	530,381,375		530,381,375
	22,426,337	25,002,716	Capital Works	56,040,331		56,040,331
	58,438,960	58,438,960	Physical Assets Received from Developers	89,581,960		89,581,960
	(80,865,296)	(80,865,296)	Work in Progress Transferred to Acquisition	(145,622,290)		(145,622,290)
494,722,852	559,607,841	559,612,982	TOTAL NON CURRENT ASSETS	609,101,401	0	609,101,401
Non Current Liabilities						
(596,560)	(193,000)	(193,000)	Interest Bearing Liabilities	(107,000)		(107,000)
(646,609)	(707,871)	(876,714)	Provisions	(707,871)		(707,871)
(1,243,169)	(900,871)	(1,069,714)	TOTAL NON CURRENT LIABILITIES	(814,871)	0	(814,871)
Equity						
	(1,319,565)	(5,514,512)	Accumulated Surplus	(1,319,565)		(1,319,565)
(495,575,563)	(494,256,002)	(490,938,734)	Opening Balance	(564,072,499)		(564,072,499)
	(6,076,694)	(6,076,694)	Transfers to Accumulated Surplus	(17,513,145)		(17,513,145)
	5,889,169	10,401,030	Transfers from Accumulated Surplus	19,277,506		19,277,506
(11,966,908)	(11,779,383)	(16,291,244)	Municipal Reserves	(13,731,269)		(13,731,269)
(20,520,360)	(20,520,360)	(20,520,360)	Town Planning Schemes	(20,520,360)		(20,520,360)
			Clearing Accounts			
(528,062,831)	(528,062,834)	(528,940,514)	TOTAL EQUITY	(597,879,331)	0	(597,879,331)

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Monday, 7 November, 2005

3:32 pm

City of Wanneroo
2005/2006 BUDGET
Statement of Financial Position



ACTUAL JUNE 2004	ACTUAL JUNE 2005	YEAR TO DATE	SEPTEMBER 2005	BUDGET JUNE 2006	FORECAST CHANGE	FORECAST JUNE 2006
Net Current Assets						
Surplus/(Deficit) Carried Forward						
Current Assets						
12,988,240	10,973,604	12,649,202	Cash - Unrestricted	3,279,274	0	3,279,274
30,940,674	41,552,517	49,672,054	Cash - Restricted	34,851,791	0	34,851,791
4,306,553	4,188,588	35,745,720	Receivables	8,062,111	0	8,062,111
77,446	103,718	117,240	Inventory	106,408	0	106,408
Less Current Liabilities						
(14,145,580)	(17,784,965)	(17,012,653)	Payables and Provisions	(17,122,239)	0	(17,122,239)
34,583,149	39,172,361	81,193,547	Net Current Assets	29,316,244	0	29,316,244
(3,892,780)	(4,795,254)	(4,561,852)	Plus Leave Provisions not Cash Backed	(4,795,254)	0	(4,795,254)
30,940,674	41,552,517	49,672,054	Less Cash Restricted	34,851,791	0	34,851,791
7,535,254	2,415,098	36,083,345	SURPLUS / (DEFICIT) CARRIED FORWARD	(740,293)	0	(740,293)

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CAPITAL WORKS SUMMARY FOR THE THREE MONTH ENDED 30 SEPTEMBER 2005

2005/06 CAPITAL WORKS PROGRAMME

WORKS ITEM	Budget 2005/06	Management Budget 2005/06	Actual YTD	Commitment YTD	Total YTD Act & Committed	% Actual & Committed Expended	Comments
REGIONAL INFRASTRUCTURE PROJECTS							
Accessible & Inclusive Playground	624,759	624,759	11,692	31,926	43,618	7%	Stage 1 works are comprised of the installation of a footpath circuit, installation of Liberty Swing, softfall and limestone surrounds; and toilet building refurbishment all of which will be completed by December 31 2005.
Gumblossom Reserve Project	213,846	213,846	9,899	36,507	46,406	22%	Construction of community centre car park subject to outcome of clearing permit application.
Kingsway Sporting Complex	2,451,359	2,451,359	147,226	165,199	312,425	13%	Cricket wickets installation programmed for October 2005
Koondoola Plaza Redevelopment	120,000	120,000	-	-	-	0%	Kingsway Badminton/Netball car park stage 1 complete
Quinns Caravan Park	140,000	140,000	-	-	-	0%	Planning stage
Quinns-Mindarie Foreshore Management	834,974	1,184,800	26,533	871,001	897,535	0%	Planning stage
Wanneroo Townsite Redevelopment	455,271	455,271	53,755	-	53,755	76%	Working in progress for Lot 211 Forshore Development works and construction of beach access stairway at Quinns Beach opposite Mary Street
Wanneroo Showgrounds Project	149,200	149,200	-	-	-	12%	Planning Stage through the Townsite Technical Action Group
Yanchep-Two Rocks Foreshore Management	100,000	100,000	-	-	-	0%	Consultancy brief being developed for design and documentation
						0%	Subject to adoption of Foreshore Management Plan and detailed investigations
TOTAL REGIONAL INFRASTRUCTURE PROJECTS	5,089,409	5,439,235	249,107	1,104,633	1,353,739	25%	
BUILDINGS							
Building Minor Works	161,500	161,500	24,142	13,985	38,127	24%	Detailed works program being finalised
District Buildings	1,636,863	1,397,057	12,226	382,965	395,190	28%	Works commenced for Lot 211 Foreshore Development
							Design/documentation being developed for Girrawheen Community Centre and Butler Community Centre
Local Buildings	2,043,182	2,043,182	92,326	468,125	560,451	27%	Tender process for Carramar Community Centre
Refurbishments & Restorations	256,926	256,926	46,242	7,288	53,530	21%	Works in progress for Ridgewood Changeroom Facilities
Regional Buildings	65,268	65,268	4,003	-	4,003	6%	Detailed investigations and program development
							Contract documentation being developed
TOTAL BUILDING WORKS	4,163,759	3,923,933	178,939	872,362	1,051,302	27%	
ENGINEERING							
Black Spot Projects	1,843,308	1,843,308	27,588	76,863	104,451	6%	Works in progress for Wanneroo Road/Buckingham Drive and Wanneroo Road/Gnangara Road. Detailed design for other projects being finalised
Bus Shelters	72,000	72,000	-	-	-	0%	Subject to approval of grant by DPI
Pathways - Replacement	86,000	86,000	4,038	-	4,038	5%	Detailed priority order being prepared
Land Acquisition	154,000	154,000	-	-	-	0%	Negotiations and land acquisition process in progress for Alexander Drive dual carriageway, Old Yanchep Road and Gnangara Road/Alexander Drive intersection
Parking Facilities	14,000	14,000	2,168	13,856	16,024	114%	Ridgewood Park carpark expenditure being reconciled
Pathway Facilities - New	424,347	424,347	55,562	51,454	107,015	25%	Works being undertaken as per pathway construction program
Road Construction	7,007,938	7,007,938	613,668	319,322	932,990	13%	Works being undertaken as per detailed construction program - significant projects include Hepburn Avenue Extension, Joondalup Drive dual carriageway outstanding works and Coastal Rise
Road Preservation	711,619	711,619	57,451	7,992	65,443	9%	Detailed priority order has been determined
Stormwater Drainage	156,092	156,092	27,048	7,603	34,651	22%	Works completed in Dennis Street and Gordon Street, Quinns
Street Lighting	209,864	209,864	-	5,642	5,642	3%	Detailed design being finalised
Traffic Management	896,882	896,882	212,410	38,688	251,099	28%	Works being undertaken as per detailed construction program - significant projects include Mindarie Traffic Management projects in Elliston Parade and Salerno Drive, Redcliffe Avenue in Marangaroo, Azelia Street & Hillcrest Avenue in Alexander
TOTAL ENGINEERING WORKS	11,576,050	11,576,050	999,934	521,420	1,521,354	13%	

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City of
Wanneroo

2005/06 CAPITAL WORKS PROGRAMME

CAPITAL WORKS SUMMARY
FOR THE THREE MONTH ENDED 30 SEPTEMBER 2005

WORKS ITEM	Budget 2005/06	Management Budget 2005/06	Actual YTD	Commitment YTD	Total YTD Act & Committed	% Actual & Committed Expended	Comments
PARKS							
Conservation Reserves	313,998	313,998	28,924	10,873	39,797	13%	Majority of works programmed for construction over April-June 2006. Signage works scheduled for construction in October 2005
Golf Course Improvement	630,000	630,000	28,738	32,500	61,238	10%	Design and documentation in progress
Irrigation Systems	92,500	92,500	18,740	24,286	43,026	47%	Works complete in Girrawheen Avenue and Templeton Crescent
Landscaping Works	61,590	61,590	12,399	16,580	28,979	47%	Subject to community consultation
Parks Furniture	293,656	293,656	12,088	116,039	128,127	44%	Works in progress as per program
Passive Parks Development	497,244	497,244	160,136	4,530	164,666	33%	Subject to community consultation and detailed design
Sports Facilities	3,307,115	3,307,115	10,015	390,113	400,128	12%	Detailed design and documentation in progress
TOTAL PARKS WORKS	5,196,103	5,196,103	271,040	594,920	865,960	17%	
PLANT AND EQUIPMENT - PURCHASES							
Plant Replacement Purchases	3,691,200	3,691,200	156,042	106,000	262,042	7%	Program being developed for review by Fleet Steering Committee
Carry Forward Plant from 2004/05	1,368,357	1,368,357	677,553	422,871	1,100,424	80%	Awaiting delivery of vehicles
TOTAL PLANT AND EQUIPMENT PURCHASES	5,059,557	5,059,557	833,595	528,871	1,362,466	27%	
PLANT AND EQUIPMENT - SALES							
Plant Sales	(1,475,200)	(1,475,200)	(128)	-	(128)	0%	
Carry Forward Sales from 04/05	(198,000)	(3,661,636)	(3,537,654)	-	(3,537,654)	97%	
TOTAL PLANT AND EQUIPMENT SALES	(1,673,200)	(5,136,836)	(3,537,782)	-	(3,537,782)	69%	
STRATEGIC PROJECTS - CAPITAL							
Strategic Projects - Capital	2,041,593	2,041,593	24,622	323,674	348,296	17%	Program being developed
Strategic Projects - with Project No's	59,000	59,000	5,376	-	5,376	9%	Program being developed
Carry Forward 2004/05	259,423	259,423	13,767	111,849	125,616	48%	Program being developed
TOTAL STRATEGIC PROJECTS - CAPITAL	2,360,016	2,360,016	43,765	435,523	479,287	20%	
DEVELOPER'S CONTRIBUTIONS	31,143,000	31,143,000	0	0	0	0	
TOTAL CAPITAL WORKS PROGRAMME	62,914,694	59,561,058	(961,403)	4,057,728	3,096,326	5%	

Community Development

Community Services

CD08-11/05 Abolition of Council Committees - Yanchep Surf Life Saving Club Relocation Project Reference Group, The Yanchep Sports Club Incorporated Relocation Project Reference Group and The Mindarie Community Facility Reference Group

File Ref:	SP/0036V01, S09/0058V01,
Responsible Officer:	Director, Community Development
Disclosure of Interest:	Nil
Attachment(s):	Nil

Issue

To consider the abolition of the Yanchep Surf Life Saving Club Relocation Project Reference Group, the Yanchep Sports Club Incorporated Relocation Project Reference Group and the Mindarie Community Facility Reference Group.

Background

From time to time Council establishes Community Reference Groups to assist in the development of plans for community facilities. In each case unique terms of reference are created to provide a framework within which these committees work. The following committees were established by Council within the requirements of the Local Government Act 1995 (WA) and have now completed the tasks assigned within their terms of reference:

- Yanchep Surf Life Saving Club Relocation Project Reference Group (established February 2004)
- Yanchep Sports Club Incorporated Relocation Project Reference Group (established June 2004)
- Mindarie Community Facility Reference Group (established February 2001)

Detail

The Yanchep Surf Life Saving Club Relocation Project Reference Group presented its findings to Council on 14 December 2004 where its recommendations were carried unanimously. As per the terms of reference, “the Reference Group is to conclude when a formal proposal or report on the findings of the Group is presented to Council”. Members of the Reference Group have been thanked by Administration for their contribution to this project.

The Yanchep Sports Club Incorporated Relocation Project Reference Group reported to Council on 1 March 2005 recommending the terms and conditions of any potential relocation.

As a result of this, the terms of reference for the Reference Group have been completed and should now be disbanded.

The Mindarie Community Facility Reference Group was established to guide the development of facilities at Lot 211, Mindarie, including the Surf Club, community amenities and a future community multi-use facility. The Surf Club facility was completed in late 2004 and associated foreshore works are nearing completion. The lease of a café/restaurant to be developed by Portofino's has been endorsed by Council and plans are with the City for planning approval.

The last meeting of the Working Group occurred in March 2004. Deliberations on provision of future community facilities will be dependent upon budgetary constraints and demonstrations of community need not anticipated in the next three years.

Comment

It is clear that the two Reference Groups associated with projects in Yanchep have completed the tasks defined within their terms of reference. It is recommended that these groups be formally abolished.

The Mindarie Community Facility Reference Group has met its primary function of initiating the development of community facilities on Lot 211, Mindarie. There is, however, further work to be done in clarifying community needs and designs of a multi-use component to be constructed above the Surf Club. At this point, the horizon for this work is expected to be in the region of 3-5 years. It is unrealistic to expect that members of the Reference Group be held in abeyance during this interval. Further, current community membership of the Group reflects representatives only of the Surf Club and the Quinns Rocks Fishing Club. It is recommended that this Group be abolished and a new Community Reference Group with expanded membership be initiated closer to the point at which Council is able to dedicate resources to this project.

Statutory Compliance

Section 5.11 of the Local Government Act 1995 states that a person appointed as a member of a committee continues to be a member until; the person no longer holds the office by virtue of which the person became a member; the person resigns from membership of the committee; the next ordinary elections day; or the committee is disbanded whichever happens first.

Strategic Implications

The activities of these Reference Groups are consistent with the City's Strategic Plan 2002-2005:

"Goal 1: Environmental Sustainability

- 1.1 *Conserve and enhance environmental assets*
- 1.4 *Foster a culture of environmental awareness, ownership and action within the community and the organisation*

Goal 2: Health Communities

- 2.4 *Support safe and secure communities*
- 2.5 *Foster a community that finds strength in its diversity"*

Policy Implications

The disbanding of these Groups is in accordance with their respective Terms of Reference, which are in accordance with the Local Government Act 1995; or at the direction of Council.

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. ENDORSES the abolition of the following Committee's:**
 - a) Yanchep Surf Life Saving Club Relocation Project Reference Group**
 - b) Yanchep Sports Club Incorporated Relocation Project Reference Group**
 - c) Mindarie Community Facility Reference Group**
- 2. WRITES to the members of these committees thanking them for their contribution and providing them with an update on progress with the projects.**

CD09-11/05 The Review of Aged and Disability Services, Yanchep / Two Rocks.

File Ref: S07/0084V01#438092
Responsible Officer: Director, Community development
Disclosure of Interest: Nil
Attachments: Nil

Issue

To consider the review of aged and disability services in the Yanchep Two Rocks area for the period 2005 – 2010.

Background

Bob Tomlins Consulting was contracted by the City to conduct a review of aged and disability services in the Yanchep Two Rocks area for the period 2005 - 2010.

The target group for the major focus of the review was:

- Frail seniors aged 60 years and over
- People with dementia
- Younger people with disabilities – aged 0 to 60 years
- Carers

The review was established to achieve the following outcomes:

A detailed report that:

- Demonstrated the need to plan for the growth of support services to frail seniors, younger people with disabilities, their carers and other specific groups, over the next five to ten years, and
- Provides supporting data and research upon which recommendations were made.

A ‘service plan’ was required that offered clear guidance to the City of Wanneroo in regard to the development of services and identifying the following:

- Model of service Delivery
- The nature and volume of all services that would be required
- Structure and future development of Community Care Services
- Funding
- Transport and the location of services
- Infrastructure requirements

This report seeks to summarise the findings and major impacts for further consideration. A full copy of the report can be found in the Councillors’ Reading room.

Detail

The review was conducted using the following methodology:

Discussion Paper

A Discussion Paper detailing the background of the review, the issues to be considered and the intended outcomes was distributed widely in the Yanchep / Two Rocks community.

Community Consultation

Community agencies and community members were given the opportunity to express their views by email to the Consultant or the City of Wanneroo – or by mail to the City of Wanneroo.

Consultation with Service Provider and Funding Agencies

Following the community consultation period, meetings were held with the following key agencies:

- Churches of Christ, Leederville
- Disability Services Commission, Ocean Reef
- HACC Transport, HTTB Inc, Woodvale
- Meath Care Inc, Trigg
- Silver Chain Nursing Association, Osborne Park
- Yanchep / Two Rocks Home Support Group, Two Rocks

In addition, telephone discussions were held with:

- Alzheimers Association, Shenton Park
- HACC Program, Department of Health, WA
- Department of Health and Ageing

Service providers were asked to address a number of specific questions relating to service delivery and covering areas such as current service provision, demand versus supply, gaps, the structure of service delivery and how it could be improved, expansion and partnership opportunities.

Additional Information Collection

Documented information and data was gathered from a range of sources such as Disability Services Commission, Access Economics, forecast id, the ABS and the department of Health and Ageing.

Consultation

Community consultation was carried out as detailed below:

Community Agencies Forum:

Local community agencies were well represented at this forum held on Tuesday, 21 June 2005 at the Yanchep Community Centre, Lagoon Drive, Yanchep.

Community Forum

In spite of widespread promotion, only a few local residents attended this forum held on Wednesday, 22 June 2005 at the Phil Renkin Recreation Centre, Lisford Avenue, Two Rocks.

Email & Letter

No email or correspondence was received.

Community Consultation Feedback Form

This short form was made available throughout the consultation process as an additional means through which residents could express their views. In addition, copies were given to clients of the City of Wanneroo, Two Rocks Adult Day Centre. Five completed forms were returned.

The 'key themes' that emerged following community consultation were:

- The availability of locally delivered community care and residential services is inadequate due to the area's geographical isolation.
- This lack of local service delivery also applies – and possibly more importantly so – to 'mainstream' health services.
- A lack of appropriate transport to and from health and other services located elsewhere, is a major concern.
- The lack of access to services forces frail seniors to reluctantly move out of the area.
- Residents do not have sufficient access to information regarding the availability of services.
- A 'multifunctional facility' is required that can provide a range of health and community care services.
- An expectation that additional services will be provided within 'Capricorn Coastal Village' – possibly alongside the Churches of Christ aged care facility.
- With the development of Capricorn Coastal Village, the focus of service provision will move to Yanchep, further disadvantaging Two Rocks.
- In seeking improved service provision, residents don't want to lose the strong community characteristics of 'self-help' and 'mutual support'.
- The role of volunteers in assisting many groups across the community – drawn from the growing population – could be enhanced.

Comment

The review established that there would be a significant increase in the area's total population between 2005 and 2015, largely as the result of residential development including Yanchep Sun City Pty Ltd and others. It is predicted that the population in the Yanchep / Two Rocks area will increase from 4,550 to 13,067 over the period 2005 – 2015.

Ageing trends in the population will also produce a significant increase in the number of seniors, particularly within those aged between 70 and 84 years of age. This predicted growth will also impact on the number of residents presenting with dementia and the estimated number of people with a disability residing in the area. It is predicted that by the year 2015, 150 residents will have dementia, and 3,086 will have a disability. Of the latter group, 40% will be aged over 65. In line with these anticipated increases, it can be suggested that the total number of carers will also increase by 187%, to 1,654 in the year 2015.

The resulting recommendations for the City of Wanneroo in planning for future services in the Yanchep / Two Rocks area are summarised in the Service Plan. These recommendations relate directly to the outcomes as described in the original brief and are based upon the predicted increase in population in the area over the period 2005 - 2015.

The Service Plan makes the following recommendations:

Model of service delivery

When planning all future services in the area, there must be the assumption that:

- The services delivered should reflect needs and aspirations as identified by consumers, rather than be imposed by providers.
- The expressed aspiration of consumers is to receive services that enable them to remain living at home and to participate in their community.
- The service delivery models must reflect the concept of 'ageing in place' for the frail aged and the Disability Services Standards for younger people with disabilities.

The nature and volume of all services that would be required

The services most likely to be required in future planning for the areas are:

- Case Management, a HACC funded service
- Centre Based Day Care, a HACC funded service
- Flexible Respite Care, both in and out of home
- Domestic Assistance, a HACC funded service
- Information, a HACC funded service
- Meals – at home and in the Centre, a HACC funded service
- Nursing Care – at Centre and in Home
- Personal Care, a HACC funded service
- Social Support, a HACC funded services
- Transport
- Mainstream Health Services
- Provision of Goods and Equipment

The review showed that in order to promote the development of relevant service types the City must:

- Liaise with service providers to improve present case management practice
- Advocate for the Department of Health to expand its home modification services
- Advocate for the establishment of a dedicated, professional information service to be delivered from the proposed 'community care service base'
- Advocate for the provision of goods and equipment to be delivered through the existing Department of Health services

Structure and future development of Community Care Services

This plan supports the development of community care services that are easier for people to access, that are well aligned and interlinked, that offer a continuum of care in the community, that are of high quality and affordable.

The recommendation made suggests that the City of Wanneroo will seek to work with community care providers to support the establishment, over time, of a coherent three-tiered system:

1. Lowest Tier – Early Intervention and Information
2. Middle Tier – Basic Care
3. Highest Tier – Packaged Care

In addition, the plan recommends that the City of Wanneroo takes a facilitating role in:

- Promoting partnerships and links between community care and related services, such as disability support services, allied health and community health services, hospitals, residential care and primary care,
- Establishing dialogue with and support key stakeholders to establish the way forward by:
 - Advocating on behalf of the community:
 - Noting the need when services are required to be developed, expanded
 - Establishing a 'community care service base' for the dissemination of information relating to service delivery, and
 - Identifying services gaps.

Funding

The Service Plan identifies future funding sources as follows:

- Commonwealth Government via the Department of Health and Ageing
- State Government via Department of Health, in particular HACC funding
- Disability Services Commission
- Lotterywest

Transport and the location of services:

In addressing many of the issues raised relating to transport and the location of services, the review highlighted the need for the City to:

- Ensure that the geographical placement of services, particularly medical services, were suitably located.
- Initiate a separate planning process with the HACC Transport and Training Brokerage (HTTB) for the transport needs of the community.
- Support the development of new residential facilities that enable ageing in place and encompass the continuum of care from low to high.
- Liaise with, advocate on behalf of and support specific agencies that provide specialist services to meet the needs of special needs groups such as people with dementia, indigenous people, carers, people from culturally and linguistically diverse backgrounds and the Yanchep / Two Rocks Volunteer Service.

Infrastructure requirements:

The review has identified an expansion of services that will require additional facilities within the community.

The recommendation is that the City:

1. Adopts a coordinated approach to community care services.
2. Supports and advocates for the construction of a purpose built building for coordinated service delivery and located within the Capricorn Coastal Village.
3. Supports the relocation of existing or proposed local services in the area to this community centre, e.g. accommodate the proposed Yanchep / Two Rocks Volunteer Service within the proposed community purpose building.
4. Liaises with and develop partnerships with other provider agencies that may require the use of such a multi purpose building to deliver services in the area, e.g. Local Area Coordination (LAC), Silver Chain and Churches of Christ.
5. Supports and advocates for the Churches of Christ to establish an Adult Day Centre within the 'Bethanie Beachside' development and any future expansion of the service.
6. Liaises with the Churches of Christ to consider the potential to produce a delivered meal service using the Bethanie Beachside kitchen facilities.
7. Liaises with the North West District LAC Office of Disability Services Commission, the HACC program and Lotterywest to consider the potential to establish a local out of home respite house for the families of school- aged children with disabilities.
8. Liaises with the North West District LAC Office of Disability Services Commission to consider the use of the community purpose building or the Phil Renkin Centre as a venue for a recreation-based program for younger people with disabilities.
9. In support of 'ageing in place', reviews its development control powers to promote 'universal access' within local housing stock.

Statutory Compliance

Nil

Strategic Implications

The provision of aged and disability services in the Yanchep Two Rocks area is consistent with the City's Strategic Plan in the following areas:

- "2.1 Achieve an understanding of our community's needs – present and future, and
2.7 Provide community focussed services and lifestyle opportunities."*

Policy Implications

Nil

Financial Implications

The Service Plan foreshadows additional facilities required when planning for the expansion of existing services in the Yanchep / Two Rocks area, including a multipurpose community facility, an out of home respite house for families of children with disabilities and a meals on wheels facility.

The Service Plan also highlights the need for the City to liaise with other provider agencies and explore the possibility of a coordinated approach to the funding of, the design, construction and use of a community purpose building, to be used as a base for delivering services. The Plan suggests, ...*"The City's contribution will be limited by those made by other partner agencies."* These agencies include Capricorn Village Joint Venture, a Churches of Christ project namely 'Bethanie Beachside', the HACC programme, Disability Services Commission and Lotterywest.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. NOTES the completed report on future Aged and Disability Service requirements for the Yanchep / Two Rocks region.**
- 2. NOTES the recommendations outlined in the Service Plan of the Review relating to:-**
 - a) Model of service delivery**
 - b) The nature and volume of all services that would be required**
 - c) Structure and future development of Community Care Services**
 - d) Funding**
 - e) Transport and the location of services**
 - f) Infrastructure requirements will be the base information used for the further formulation of future planning for service provision in the region.**

CD10-11/05 Policy Review - Advertising on Public Open Space Policy

File Ref:	S07/0176V01
Responsible Officer:	Director Community Development
Disclosure of Interest:	Nil
Attachments:	Nil

Issue

To consider minor changes to the Advertising on Public Open Space Policy.

Background

The current Advertising on Public Open Space Policy was implemented in July 1999 and was scheduled for review in July 2001.

The policy provides a framework for managing advertising on Public Open Space.

Detail

The policy has been revised in light of the newly adopted Signs Local Planning Policy and to address advertising/signage issues relating particularly to Public Open Space. The policy provides direction on the use of temporary and permanent signs on Public Open Space.

Consultation

The revised draft was circulated to relevant Administration Officers for comment, and reflects feedback from reserve users affected by the policy.

Comment

The proposed changes help to make the policy more practical and compliant with other Council adopted policies. It is recommended that Council adopt these minor changes.

Statutory Compliance

Nil.

Strategic Implications

The revised policy supports the strategic objective of Corporate Management and Development, in particular strategy 4.1 "Review and develop policies covering governance and management of our City."

Policy Implications

The purpose of this report is to recommend changes to the Advertising on Public Open Space Policy.

Financial Implications

Nil.

Voting Requirements

Simple Majority

Recommendation

That Council ADOPT the amended Advertising on Public Open Space Policy as detailed below.

Advertising on Public Open Space

<i>Policy No.</i>	O1
<i>Policy Owner:</i>	Technical Operations
<i>Distribution:</i>	All employees
<i>Implementation:</i>	1 July 1999
<i>Scheduled Review:</i>	1 July 2001

Objective

To limit and give guidelines for advertising on Public Open Space (Passive and Active Reserves)

Statement

The provision of advertising on public open space shall be limited to the promotion of sport and recreation groups, community-based organisations, events and their sponsors.

The promotion of alcohol and tobacco products, companies wholesalers or retailers (where alcohol and/or tobacco are the major product) shall be prohibited at all times.

In addition to the requirements of this policy, as outline herein, the policy will be implemented in accordance with the City of Wanneroo's Signs Local Law 1999 and Signs Local Planning Policy, where applicable.

For the purposes of this policy, signage has been categorised into temporary and permanent.

Categories

1. Temporary Signs

Definition

- Temporary signs are those that are not attached to a building or other fixed structure and relate directly to an event or activity. Temporary signs can only be erected for the duration of the event or activity for a maximum of 12 hours.

Guidelines

- Stakes or poles used to secure the signs can only be set into the ground at a maximum depth of 300mm.
- Signs are to be made of a lightweight, non-rigid material, such as cloth, canvas or similar fabric.
- As a guide, signs should not exceed dimensions of 1.0m and 3.0m. and should not be placed in such a manner that obstructs pedestrian walkways, presents a hazard to motorists or pedestrians or obstructs car parking bays.
- The wording of the signs should not include any offensive language.
- No bond for the erection of a temporary sign on a reserve will be charged. However should the erection of the sign cause damage to the reserve, the reserve hirer will be invoiced the cost of repairing damage caused.
- Temporary signs must be removed at the end of the activity or each day if the event occurs over multiple days. Failure to remove the sign will result the sign being removed by the City of Wanneroo at the cost of the owner of the sign.
- No approval is required from the City of Wanneroo for the erection of temporary signs. Should it come to the attention that a temporary sign erected or an event or activity contravenes the guidelines as outlined above, the owner of the sign will be required to ensure that the relevant guidelines are adhered to. Ongoing instances of non-compliance to the guidelines of this policy will result in permission being withdrawn from the individual or group to erect temporary signage.

2. Permanent Signs

Definition

- Permanent signs are those that are attached to a structure or building for an extended period of time.

Guidelines

- Permanent signs on City of Wanneroo buildings, regardless of if they are located on a City of Wanneroo Reserve or not, will not be supported on the basis of the impact this type of signage has on the visual amenity. Signage on leased buildings will only be considered via written application to the Manager Contracts and Property.
- The only signs permitted to be fixed to perimeter fencing on City of Wanneroo Reserves, are those that promote the home team(s) and the next game to be played by the home team at the venue.
- Permanent signage fixed to internal barrier fences (ie fencing around match pitches) will be considered subject to the following conditions:

- a) That the signs face onto the match pitch only.
 - b) That a maximum of six signs can be displayed by any one group at any one time.
 - c) That the signs do not extend beyond the length or height of the fence.
 - d) The signs are maintained at no cost to the City of Wanneroo.
 - e) The wording of signs should not include any offensive language.
- Written application to the Manager Leisure and Library Services is required for the erection of permanent signage as outlined within the above conditions.

Responsibility for Implementation

Manager, Leisure and Library Services.

CD11-11/05 Policy Review - Key Access - Community/Leisure Buildings

File Ref: S07/0176V01
Responsible Officer: Director Community Development
Disclosure of Interest: Nil
Attachments: Nil

Issue

To consider minor changes to the Key Access – Community/Leisure Buildings Policy.

Background

The current Key Access – Community/Leisure Buildings Policy was implemented in October 2001 and last reviewed in November 2003 (resolution CD08-11/03).

The Key Access – Community/Leisure Buildings Policy provides a framework for the issue of keys to users of Council owned facilities.

Detail

The policy has been revised to include the newly completed Wanneroo Community Centre and the soon to be completed Carramar Community Centre as “A” Class facilities. A number of facilities have also been removed from the “A” Class list.

Other changes within the policy have been made to reflect changes within the operating environment and to ensure clarity, and are shown in the recommendation of this report.

Consultation

The revised draft was circulated to relevant Administration Officers for comment, and reflects the feedback from community user groups.

Comment

It is recommended that the proposed minor changes be adopted to facilitate good management of Council buildings.

Statutory Compliance

Nil

Strategic Implications

The revised policy supports the strategic objective of Corporate Management and Development, in particular strategy 4.1 *“Review and develop policies covering governance and management of our City.”*

Policy Implications

The purpose of this report is to recommend changes to the Key Access – Community and Leisure Buildings policy.

Financial Implications

Nil.

Voting Requirements

Simple Majority

Recommendation

That Council ADOPTS the Key Access – Community/Leisure Buildings Policy as detailed below.

Key Access – Community/Leisure Buildings

Policy Owner	Leisure and Library Services
Distribution:	All Employees – Leisure and Library Services, Community Services, Building and Fleet Maintenance and Business Services
Implementation:	01 October 2001 Resolution No. CD02-11/01
Reviewed:	25 November 2003 Resolution No: CD08-11/03
Next Review:	01 October 2005

Objective

To provide a framework for the issue of keys to users of Council owned facilities. .

Statement

The City of Wanneroo has a large number of community and recreation facilities, which are used by the community. As a result it is necessary to make keys available to users in order for them to access these facilities. In doing so, it is important to recognize the importance of maintaining a high level of security for the building and equipment held within each facility.

Definitions

“A” Class Buildings.

For the purposes of this policy, “A” class buildings are defined as follows:

- **Alexander Heights Community Centre**
- **Hainsworth Community Centre**
- **Wanneroo Recreation Centre**
- **Gumblossom Community Centre (including Sports Hall)**
- **Phil Renkin Recreation Centre**
- **Jenolan Way Community Centre**
- **Banksia Grove Community Centre**
- **Clarkson Youth Centre**

- Girrawheen Senior Citizens Centre
- Wanneroo Community Centre
- Carramar Community Centre
- ~~Girrawheen Scout and Guide Hall~~
- ~~Koondoola Community Hall~~
- ~~Wanneroo Senior Citizens Centre~~
- ~~Wanneroo Community Hall~~
- ~~Wanneroo Function Centre~~

The remaining buildings that are not designated as “A” Class but are used by the community on either a casual or annual basis include:

- Dennis Cooley Pavilion
- Elliot Road Clubrooms
- John Maloney Clubrooms
- Koondoola Community Hall
- Lake Joondalup Pavilion
- Margaret Cockman Pavilion
- ~~Wanneroo Civic Centre and Main Hall~~
- Wanneroo Showgrounds Clubrooms
- Warradale Community Hall
- Anthony Warring Clubrooms
- Addison Park Clubrooms
- St Andrews Park Clubrooms

Key Holder

For the purpose of this policy a Key Holder is defined as an individual who lives in the immediate area of one or several of the City’s “A” Class buildings and makes keys available to user groups for the use of that facility(s) upon request.

Detail

Eligibility Criteria

All groups or individuals using “A” Class facilities must obtain the required keys from the designated Key Holder and ensure that they sign for the respective keys when they are returned. Users of “A” Class buildings are not permitted to retain keys for these facilities. Keys for “A” Class facilities are to be collected 30 minutes prior to each booking and are to be returned immediately after the booking has finished.

Individuals or groups who hire the City’s community and recreation buildings that are not deemed to be “A” Class facilities are permitted to retain the required keys for the duration of their booking, being either on a seasonal basis or annual basis. The maximum number of sets of keys is limited to one per group or individual, should the booking not be made by a group.

Lessees of Council facilities are excluded from this policy as they are issued with keys by the City of Wanneroo at the commencement of their respective lease agreements.

Application for Keys

Those individual or groups who use the City's facilities that are not deemed to be "A" class facilities are required to obtain key(s) from the Manager Leisure and Library Services or delegate prior to the commencement of the use of the facility or facilities.

A bond, as per the City's schedule of Fees and Charges, will required to be paid for those groups or individuals who retain keys for facilities that are not designated as "A" class facilities.

It is also the responsibility of the hirer to advise the City of any changes to the contact details of the designated Keyholder.

The Manager Leisure and Library Services has the right to refuse key requests if in the opinion that the building's security may be at risk.

Bond

All hirers of the City's community and recreation facilities that are not deemed to be "A" Class facilities are required to place a \$50 bond per key set at the time of collecting the key(s) from the Manager Leisure and Library Services or Delegate.

All bond monies will be refunded once the key(s) are returned to the City's Manager Leisure and Library Services or Delegate at the completion of the hire period.

Bond monies will not be refunded for lost or stolen keys.

Lost Keys

The person who, as a result of paying the required bond, is given key(s) for a City of Wanneroo Community or Recreation building is responsible for the safe keeping of that key(s). Should the key(s) be lost or stolen the person responsible for the key(s) will be required to meet the cost of replacing the key(s) and if necessary the cost of re-keying the building, at a minimum of \$300.00 per set of keys.

Key Access – City of Wanneroo Officers

City of Wanneroo Officers who require key access to either any of the City's "A" class buildings, or any other building managed by Leisure and Library Services to conduct meetings, workshops etc must book the facility through the appropriate Administration Officer and access the required keys from the appropriate Key Holder as advised by the Administration Officer.

City of Wanneroo Officers who require key access to an "A" Class building for day to day working purposes must have their key request application approved by the Manager Leisure and Library Services prior to it being submitted to the relevant Director for final approval.

Responsibility for Implementation

Manager Leisure and Library Services

Leisure & Library Services

CD12-11/05 Conservation of Cultural Heritage Grant - Cockman Family Images

File Ref:	S17/0057V01
Responsible Officer:	Director, Community Development
Disclosure of Interest:	Nil
Attachments:	Nil

Issue

To consider grant funding for the conservation of Images from Cockman House collection.

Background

The City of Wanneroo has custody of the Artefacts Collection, which is jointly owned with the City of Joondalup. Included in the collection is the set of Cockman family images that are on display in Cockman House. These images date from the early part of the twentieth century.

In 2004 the City applied to Lotterywest for funds from the Conservation of Cultural Heritage grant round to undertake conservation and restoration treatment on the collection of framed photographs of the Cockman family. In 2005 the City has been successful in obtaining funds to employ a professional preservation consultant to undertake the work.

Detail

The cost of a conservation work was quoted per image for 14 framed images with a smaller amount for the illuminated address. Application was made to LotteryWest for the annual Conservation of Cultural Heritage Grant round for the amount of \$7632 plus GST. The grant application was successful for the requested amount.

Comment

The City of Wanneroo is responsible for the heritage listed Cockman House, which includes many items directly linked to the Cockman family. The collection of framed images is of high significance as a group showing members of the family in the early part of the twentieth century. A professional photographer was used for the images, which were then hand coloured and framed. However the images were suffering from some damage relating to their on-going display, including the first signs of insect damage. Without conservation work damage would accelerate.

All works were in need of professional conservation including dismantling the frames, treating the images, re-mount using highest-grade museum quality materials and reframing following treatment of the frames. Upon return to Cockman House it will be necessary to re-position images to ensure that all are placed on interior walls and so less subject to changes in climatic conditions.

Statutory Compliance

Nil

Strategic Implications

This project meets the following Strategic Objective:

- “2. *Healthy Communities*
2.5 *Foster a community that finds strength in its diversity.*
‘Conserve our heritage for future generations’.”

Policy Implications

Nil

Financial Implications

The cost of the conservation work by Preservation Services is \$8,904.50 including GST. The LotteryWest grant provides funding of \$8395 and the remaining \$509.50 will be paid from the 2005/6 operating budget for Heritage and Museum Services.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

- 1. ACCEPTS the Cultural Heritage Conservation Grant of \$8,395 from LotteryWest for the conservation work on the Cockman family images from Cockman House.**
- 2. Pursuant to Section 6.8(1) of the Local Government Act 1995, APPROVES BY ABSOLUTE MAJORITY the expenditure of \$8,904.50 for the conservation work on the Cockman family images from Cockman House.**
- 3. NOTES the following budget variation in the 2005/6 financial year to fund the above project:**

INCOME

Cost Code	Present Budget	Additional Amount	Revised Budget
84401.0001.1550 Grants & Subsidies – Op Act Lotteries Commissions	\$0	\$7,632	\$7,632

EXPENDITURE

Cost Code	From	To	Description
84401.0001.1550	\$7,632		Grant – LotteryWest
84401.0001.4534		\$7,632	Maintenance and restoration of artefacts

Ranger & Safety Services

CD13-11/05 People gainst Vandalism - A Trial Community Initiative in Clarkson

File Ref:	S02/0029V01
Responsible Officer:	Director Community Development
Disclosure of Interest:	Nil
Attachments:	1

Issue

To consider a proposal to trial a new local initiative in the Clarkson area.

Background

During 2004 and early 2005, the Clarkson Strata Council, owners of a commercial property in Renshaw Boulevard have been undertaking a concerted program to deal with escalating incidents of anti-social behaviour and vandalism to their property. They have had significant success in involving local residents in an incentive scheme to report problems that lead to arrests and forming a close relationship with local Police.

As a result of this success, Police and Mr Tom Drinkwater, from the Clarkson Strata Council, are interested in extending this program to a wider area, initially as a trial in the suburbs of Clarkson, Mindarie, Merriwa, Ridgewood, Butler and Jindalee.

Detail

Councillors and Administration met with Mr Drinkwater and Inspector Valdo Sorgiovanni on 14 September 2005 to consider a model which is outlined in Attachment 1. The proposal considers a police public partnership in identifying vandalism within our community and identifies eight key areas of effectiveness. It is further proposed that small sub-committees be convened to identify and implement initiatives in each of these key areas of:

- Police
- City of Wanneroo
- Business
- Schools
- Churches
- General Public
- State Government
- Graffiti Busters

A key feature of the model is to identify a local information centre where residents can lodge information about crime in the local community. There is strong support from the small committee working on this matter for the Clarkson Library to undertake this role. Staff at the Library would be asked to collect completed forms and provide them by fax or email to the Clarkson Police Station, the City's graffiti removal service and other agencies for action.

In parallel with this, local business are being asked to donate goods or cash as incentives to individuals who provide information which successfully leads to an arrest. This has been particularly effective for the Clarkson Strata Council in reducing their overhead costs for graffiti removal and repairs.

Other initiatives that can be linked to this proposal as it develops include:

- School initiatives designed to involve young people in positive pride in their community (and would grow on the strengths of the City's Junior Ranger program)
- Involvement by churches and local service clubs in support of the program
- Creation of a volunteer team to remove graffiti from private property, where individuals are unable to do this themselves.

The Committee is seeking the City's support in launching this model and, if successful, replicating it in other districts within the City of Wanneroo and potentially in the future, throughout the metropolitan area. This support at present would consist of staff time at the Clarkson Library, which can be accommodated without undue pressures on existing workloads, assistance with media releases and articles in City publications informing the community about the initiative, and in particular, acting as an auspicing body so that grant funds can be accessed to support the program.

Local MP's are being approached to support the program in principle and also to lobby the State Government for supporting funds in tackling graffiti in local communities.

The Safer Citizens Working Group considered the proposal at its meeting of 27 October 2005, and resolved :

"That the Safer Citizens Working Group RECOMMENDS that Council:

- 1. SUPPORTS the People Against Vandalism community initiative as a trial project in Clarkson and surrounding suburbs;*
- 2. ENDORSES the use of the Clarkson Library as a local information point for residents to collect and lodge information about local graffiti and vandalism;*
- 3. PROMOTES the launch and ongoing activities of this project through Council publications."*

Consultation

Local representatives involved with this proposal include Mr Tom Drinkwater, Clarkson Strata Council, Police representatives, North Metropolitan Police District, Cr Tracey Roberts, Cr Rudi Steffens, Lisa Cornelius, Somerley Estate and City of Wanneroo administrative staff.

Comment

The strength of this initiative is the strong co-operative action that is proposed between local government, local businesses, State Government agencies and concerned members of the community. It requires minimal resourcing which can be accommodated by recruiting interested individuals and building on the existing strengths of agencies already operating within the area.

The area chosen for this pilot project has clearly defined geographic boundaries, is already experiencing significant vandalism and other criminal activity and has the clear support of some influential local businesses and agencies. It is strongly recommended that the City participates in this innovative trial which will potentially benefit the City's own buildings and other facilities, but will also place the City as a central figure in working closely with the community to solve a local problem.

It is hoped to officially launch this program to the community in early December and to seek strong media coverage to assist in gathering local support for the initiative.

Statutory Compliance

Nil

Strategic Implications

- "2. *Healthy Communities*
2.4 *Support safe and secure communities.*"

Policy Implications

Nil

Financial Implications

The cost to the City of Wanneroo to participate in this trial is primarily related to in-kind support of staff time and inclusion of information within the City's publications. If successful, this project has the potential to reduce the financial burden to all sectors of the community associated with graffiti and vandalism which in turn will lead to an improved quality of life within the district.

Voting Requirements

Simple Majority

Committee Recommendation

The Safer Citizens Working Group recommends that Council:-

- 1. SUPPORTS the People Against Vandalism community initiative as a trial project in Clarkson and surrounding suburbs;**
- 2. ENDORSES the use of the Clarkson Library as a local information point for residents to collect and lodge information about local graffiti and vandalism;**
- 3. PROMOTES the launch and ongoing activities of this project through Council publications.**

ATTACHMENT 1

NW DISTRICT - PEOPLE AGAINST VANDALISM PLAN AGAINST VANDALISM

INFORMATION CENTRE

Police contact No

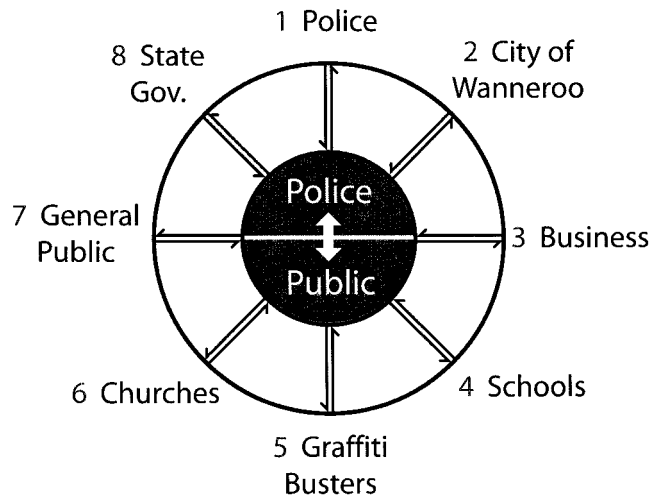
All other contact No's

General News Publication

Incentive Programme

Schools Programme

Graffiti Busters



ACTION COMMITTEE

Police

City of Wanneroo

Business

Schools

Churches

Service Clubs

State MP

"Impossible Done Today, Miracles Take a Little Longer"

CD14-11/05 Proposed Twelve Month Extension for the Closure of The Quinns Rocks Car Park at Night

File Ref: S/0064V01
Responsible Officer: Director, Community Development
Disclosure of Interest: Nil
Attachments: Nil

Issue

To consider an extension to the closure of the Quinns Rocks Car Park at night, to allow community consultation to occur on the Ocean Drive Upgrade.

Background

Antisocial behaviour in the Quinns Rocks Car Park has been an ongoing issue, with young people frequenting the car park particularly on Thursday, Friday and Saturday nights using the venue to participate in burnouts and car racing in Ocean Drive.

On 29 April 2003, Council considered a 'Motion on Notice' regarding concerns from residents about antisocial behaviour in the beachside car park at Quinns Rocks and resolved that Council:-

"REQUEST Administration to immediately investigate the best option to reduce the antisocial behaviour in Ocean Drive and the car park leading from Ocean Drive and report their findings to Council;"

Following this decision an assessment of the area was conducted and it was identified that closing the car park to vehicles during night time hours was potentially the best solution.

Council considered this proposal at its meeting of 1 July 2003, and resolved that Council:

"SUBJECT to the City implementing a public consultation process with local residents and receiving broad support as deemed satisfactory by the Chief Executive Officer, approves the closure of Quinns Beach car park during night time hours for a trial period of twelve months"

It was proposed that the Quinns Rocks Car Park be closed to vehicles only, at night, for a trial period of twelve months. Bollards were placed restricting vehicular access, however pedestrians continued to have access 24 hours per day.

As the prior consultation did not provide a conclusive majority support to the proposal to close the carpark, at the Council meeting of 10 August 2004, Council resolved:

"That Council undertake further community consultation on the proposition to close the Quinns Rock Carpark at night for a trial period of 12 months commencing 01 October 2004 based on closing times for the carpark to be 8.00pm to 6.00am for the period November to April and 7.00pm to 6.00am for the period May to October, as follows:-"

1. *A series of notifications in the Wanneroo Link.*
2. *Three public workshops to be held at various time intervals.*
3. *A letter drop to all residents within the Quinns Rock area.”*

After a second consultation was conducted, Council determined that the carpark would be closed on a twelve month trial period at its meeting of 23 November 2004, where it was resolved:

“That Council:-

1. *APPROVES the closure of Quinns Beach car park during night time hours for a trial period of twelve months.*
2. *APPROVES a change to City of Wanneroo Parking and Parking Facilities Local Law 2003 specifying that vehicles will not be permitted into the carpark from 10pm to 6am from November to April, and 8pm to 6am for the period May to October.*
3. *NOTES the introduction of an opening fee of \$50.00 as specified in the Schedule of Fees and Charges for the City of Wanneroo.*
4. *NOTES that a further report will be submitted to Council prior to the completion of the trial.”*

This report forms the action of part 4 of the resolution.

Detail

Concurrent to the work undertaken on reducing the antisocial behaviour by closing the Quinns Rocks car park at night on a twelve-month trial basis, has been the recognition that the Ocean Drive area and the car park itself, would benefit from being upgraded. This upgrade has been scheduled as part of a staged process, beginning with community consultation in this current financial year.

It is proposed in 2005/2006 to undertake comprehensive community consultation in developing the final concept plan for the upgrade of Ocean Drive for endorsement by Council before proceeding with detailed design. Considerations in the design for the upgrade indicated that the location of the foreshore reserve restricts the ability to construct a coastal dual use path without the need to realign Ocean Drive, and landscaping suitable for coastal conditions will also require detailed assessment as part of the design process. Other considerations which may form part of the final design include kerbing on both sides, upgrade of the existing footpath, and a new dual use path, improved parking and median islands.

There will also be a need to liaise with the various State Government authorities for the approval of discharge of stormwater into the foreshore reserve and any other physical impacts on the reserve as part of the upgrade process.

The community consultation and approval processes are likely to take considerable time and resources, and funds are currently available in the 2005/2006 Budget to conduct the community consultation on the project. It is anticipated that the consultation will begin in approximately March or April 2006, after which, pending the outcome of the consultation and future budget allocations, that the remainder of the project will be staged, with Stage One beginning in the following financial year. This will allow the continuation of the project in a staged process. This program will be subject to receipt of all required approvals from both the City and other relevant agencies.

Rangers have been monitoring the use of the car park as they open and close every day. There have been no complaints received since the first few weeks of the trial when some fishermen were unable to access the car park early in the morning. There have been no vehicles obliged to seek Ranger support to exit the car park and as a consequence, no \$50.00 fees have been charged.

Comment

Although the closure of the car park has been successful in reducing the reports to Ranger Services in the past year relating to antisocial driver behaviour in the car park, concurrent work being conducted on the proposed upgrade of Ocean Drive may impact on the need for this closure to continue.

The proposed upgrade of Ocean Drive may also possibly include the upgrade of the carpark area, or improved lighting, resulting in an increase in the legitimate use of the area. This may alleviate the need for the carpark to be closed at night on a permanent basis. In addition, prior to considering any permanent closure, the City would need to consult extensively with residents on the proposal. As part of the Ocean Drive Upgrade, extensive community consultation will also need to be conducted, and will include consultation on the carpark. As the timeframes for either consultation will occur in the next six months, the consultation on the future of the carpark can be better managed in conjunction with the Ocean Drive upgrade.

As such, instead of consulting with residents on the proposed closure of the carpark at night on a permanent basis, it is now proposed that the closure of the carpark at night be extended for a further twelve months to allow the Ocean Drive consultation, and possibly Stage One of the upgrade to occur. Council can then consider the opening hours of the carpark in conjunction with the consultation results and the Ocean Drive re-design after the twelve month extension to the closure.

Statutory Compliance

Council is able to close local public car parks within its region by resolution as specified in Clause 15 "Powers of the Local Government" contained within the City of Wanneroo Parking and Parking Facilities Local Law 2003.

Strategic Implications

The consultation of the community in relation to the closure of the Quinns Rocks Car Park at night for a trial period of twelve months is supported by the objectives of the City's Strategic Plan:

"Goal 2 Healthy Communities - Support safe and secure communities"

Policy Implications

Nil

Financial Implications

Funding is available in the current financial year to undertake the consultation of the Ocean Drive, Quinns Rocks Upgrade.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. APPROVES the continued closure of Quinns Beach car park on a temporary basis during night time hours for an additional period of twelve months.**
- 2. APPROVES that vehicles will not be permitted into the carpark from 10pm to 6am from November to April, and 8pm to 6am for the period May to October commencing from 24 November 2005 and concluding on 24 November 2006.**
- 3. NOTES that an opening fee of \$50.00 as specified in the Schedule of Fees and Charges for the City of Wanneroo applies to vehicles released from the carpark after hours.**
- 4. NOTES that a further report will be submitted to Council as the consultation of the Ocean Drive Upgrade progresses.**

Purpose and Effect: *This Local Law repeals an outdated local law and is intended to result in more efficient and effective Local Government by removing an outdated Local Law.*

CD15-11/05 Repeal of Bushfire Prevention and Control Local Law 1998

File Ref:	S09/0133V01
Responsible Officer:	Director, Community Development
Disclosure of Interest:	Nil
Attachment(s):	1

Issue

To consider repealing the Bushfire Prevention and Control Local Law 1998

Background

The Bushfire Prevention and Control Local Law 1998 was enacted on the 8th December 1998 to provide for the prevention, regulation, control and management of bushfires and the reduction of fire hazards within the Shire of Wanneroo with the intent to require all owners of land within the district to establish and maintain firebreaks on land owned or occupied by them so as to assist in the prevention of fires and provide clear access for fire fighting vehicles and equipment.

Since the inception of this local law there have been significant changes in the operation of Fire Services in the City of Wanneroo that have evolved beyond the scope of these local laws and have made them out dated and in conflict with the present approach to fire break management.

Detail

The Bushfire Prevention and Control Local Law 1998 deals with Fire Control Orders that have three specific parts. Part One addresses the ‘Purpose and Intent’ of the Local Law and the definitions specific to this Local Law. Contained in this section is a definition for firebreak period:

“Firebreak period” means the period of time between the 30th November in any year until the 30th day of April inclusive in the following year.

This definition is misleading as the requirement to have firebreaks installed and maintained has been changed in accordance with the Bush Fires Act 1954 to the 15th November each year. This change was effected in the 2002/03 Fire Season to improve the City’s preparedness for the upcoming fire season and also provide greater latitude with firebreak inspections, which were adversely effected by the impending Christmas holiday period. The effect of having the 30th November date enshrined in a local law creates some confusion when considering enforcement issues and is inconsistent with the City’s present fire prevention approach.

Part Two – ‘Fire Control Orders’, addresses the specific dimensions of fire breaks, 2 metres wide on properties under 2000 square metres and 3 metres wide on properties over 2000 square metres. Reference is then made to fire risks such as storage of flammable liquids requiring a 10 metre break immediately surrounding the area and 3 metres surrounding all buildings situated on the land. Section 33 of the Bush Fires Act covers these requirements.

The City notifies rate payers every year in regard to the dimensions and requirements for fire break and what constitutes a fire hazard by Public Notices in newspapers and the Government Gazette, brochures, information on Rates Notices and is published on the City’s website. Publishing in the Government Gazette (see **Attachment 1** for extract of Government Gazette) satisfies our requirements under the Bush Fires Act to create an offence where a fire break has not been installed prior to the 15 November.

Part Three – ‘Bush Fire Brigades’ addresses the establishment of brigades, appointment of officers, powers and duties of Officers, membership of Brigades, finance and meetings of Brigades. All of these provisions are dealt with in the Bush Fires Act 1954 and the Bush Fire Brigades Local Law 2001 that was enacted in February 2001.

Consultation

Nil

Comment

The purpose of the Bushfire Prevention and Control Local Law 1998 has been achieved by the implementation of the Bush Fire Brigades Local Law 2001, the provisions contained in the Bush Fires Act 1954 and the gazettal of firebreak requirements.

All Fire Break requirements are communicated all ratepayers via statutory and community information notices on an annual basis. It is therefore considered that the Bushfire Prevention and Control Local Law 1998 should be repealed.

Statutory Compliance

The provisions of section 3.12 of the Local Government Act 1995 requires that to repeal a local law, the repealing local law must be advertised for a 42 day period for public comment once notice has been given at a council meeting.

The Repealing Local Law must be advertised by statewide public notice and consideration given by Council to any submissions received.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Nil.

Voting Requirements

Simple Majority

Recommendation

That Council RESOLVE to advertise a proposed Repeal Local Law 2005 as detailed hereunder:-

**Local Government Act 1995
Bushfires Act 1954
City of Wanneroo
Repeal Local Law 2005**

Under the powers conferred by the *Local Government Act 1995* and by all other powers enabling it, the Council of the City of Wanneroo resolved on _____ to make the following local law.

PART 1 – PRELIMINARY

1.1 Title

This local law may be cited as the *City of Wanneroo Repeal Local Law 2005*.

1.2 Commencement

This local law comes into operation on the 14th day after the day on which it is published in the *Government Gazette*.

1.3 Purpose and Effect

This Local Law repeals an outdated local law and is intended to result in more efficient and effective Local Government by removing an outdated Local Law.

PART 2 – REPEAL

2.1 Application of Local Law

This Local Law repeals the following local law:-

Name of Local Law	Date Gazetted
Bushfire Prevention and Control Local Law 1998	08 January 1999 No. 2

Dated:-

The Common Seal of the City of Wanneroo was affixed by authority of a resolution of the Council in the presence of –

**J KELLY, JP, MAYOR
C JOHNSON, CHIEF EXECUTIVE OFFICER**

ATTACHMENT 1

15 October 2002

GOVERNMENT GAZETTE, WA

5167

NOTE—FIREBREAK VARIATIONS

If for any reason it is considered to be impracticable to clear firebreaks or remove inflammable material from land as required by this Order, you may apply in writing to the Council or its duly authorised officer on or before November 1 in any year, for permission to provide firebreaks in an alternative position. If such permission is granted, it shall be in writing and shall remain valid until such time as it is revoked by the Council or its duly authorised officer.

If such permission in writing is not granted by the Council or its duly authorised officer, you shall comply with the requirements of this Notice.

Any owner or occupier of land who fails or neglects to comply with the requirements of this Order is guilty of an offence under Section 33(3) of the Act and is liable to a penalty not exceeding \$1,000.00 and in addition to that penalty the Shire may enter upon the land and carry out the requisite works and recover the cost of doing so from the owner or occupier in a Court of competent jurisdiction.

If the requirements of this Notice are carried out by burning, such burning must be in accordance with the relevant provisions of the Bush Fires Act.

LG502*

BUSHFIRES ACT 1954*City of Wanneroo***FIREBREAK NOTICE**

Notice to all owners or occupiers of land in the District of the City of Wanneroo
regarding firebreaks

The City of Wanneroo hereby gives notice pursuant to Section 33 of the Bush Fires Act 1954 to all owners or occupiers of land in its district that they are required on or before 15 November, or within 14 days of becoming the owner or occupier of the land if that occurs after the 15 November, annually to plough, cultivate, scarify, burn or otherwise clear firebreaks as specified in this notice and thereafter up to and including the 30 April annually to maintain the firebreaks clear of flammable matter.

Land having an area of 2000m² or more

A firebreak not less than 3 metres wide and 3 metres high immediately inside and around all external boundaries of the land must be cleared.

Land having an area of less than 2000m²

A firebreak not less than 2 metres wide and 2 metres high immediately inside and around all external boundaries of the land must be cleared.

Buildings

A firebreak not less than 3 metres wide immediately around all external walls of every building must be cleared.

Whenever a firebreak is cleared by burning the provisions of the Act and Regulations made there under must be observed.

If pursuant to Item (2) of this Notice, mowing or slashing is carried out the height of vegetation thereafter must not exceed, as far as is reasonably practicable, 20mm over the entire area of the firebreak. The use of chemicals is subject to all restrictions imposed by the Department of Agriculture.

Attention is drawn to the Flammable Liquids Regulations made under the Explosives and Dangerous Goods Act 1961, which requires a site on which flammable liquid is stored to be totally cleared of all flammable material for a minimum distance of 5 metres surrounding the site.

If it is considered to be impracticable for any reason to comply with the provisions of this Notice, application may be made not later than 1 November annually to the Council or its Chief Bush Fire Control Officer for permission to provide alternative fire protection measures. If permission is not granted the requirements of this Notice must be complied with.

Penalty

An owner or occupier of land who fails or neglects in any respect to comply with the requirements of this Notice is liable to a maximum fine of \$1,000.

C. JOHNSON, Chief Executive Officer.

CD16-11/05 Urban Design – Formation of a Reference Group for Broadview Park Landsdale Urban Design Project

File Ref: S02/0029V01
Responsible Officer: Director, Community Development
Disclosure of Interest: Nil
Attachments: Nil

Issue

To consider the formation of a Community Reference Group to facilitate the development of the Broadview Park, Landsdale Urban Design Project.

Background

At the Safer Citizens Working group meeting of 10 June 2004, a proposed community consultation process of Broadview Park in Landsdale was proposed to develop an Urban Design initiative to address anti social behaviour occurring in the park. The proposed Broadview Park project was based upon ‘hotspots’ of anti-social behaviour drawn from information from Rangers, Police and the community. The project aims to engage with the community, starting with a community consultation process, to generate community ownership of any urban design implementation.

The consultation on Broadview Park, Landsdale, has been underway since 17 April 2005. The consultation was launched at the Safer Citizens Animalia Event at Broadview Park, with residents notified by signage at the park, and a letter sent to surrounding residents. The initial consultation was in the form of a community survey conducted on the use of the park, safety issues and urban design elements. The survey was conducted face to face with residents living around the park, at the event, and over the telephone. In addition to the survey questions, anecdotal evidence has been collected about the problems in the park as part of this process. The survey has received overwhelming support from immediate residents, with 58 families electing to participate.

To complement the results of the initial consultation conducted with residents, a creative writing consultation was also conducted with a group of 28 primary school students (8 and 9 years old) from Landsdale Primary School by Inhoa Publishing and Arts. In this consultation students were asked to express their views in both verbal and written form about the general environment of Broadview Park, concentrating specifically on the issues of safety.

The Safer Citizens Working Group at its meeting of 27 October 2005, considered the results of the consultation on the Broadview Park to date, and in the process of reviewing the formation of a reference group it resolved as follows:

“ That the Safer Citizens Working Group: -

- 1. RECEIVES the report on the progress of the Broadview Park Landsdale Consultation*
- 2. NOMINATES one representative from the Safer Citizens Working Group, Cr S Salpietro as the Ward Councillor to participate in the reference group for the project.”*

Detail

Survey consultation results

In brief, the survey results are quite mixed, with a number of issues being identified. Of interest, is that some residents choose to maintain the park themselves by picking up litter and broken glass in the morning. Many residents that use the park in the early morning and see damage from the night before, or times that anti social behaviour occurs, perceived the problems in the park to be higher than those that did not use the park at these times.

Some of the results of the survey included:

- What people liked the most about the park was – the location (25.9%), the lake (24.1%), and that the park is relaxing (8.6%). People liked least - the antisocial behaviour (20.7%), and issues relating to dogs and dog faeces (15.5%).
- Peak times for using the park were during the day and early evening, with many people using the park both during the week, and on the weekend.
- Surveyed residents mainly felt safe (58.6%), outnumbering the residents that felt unsafe at certain times (36.2%). Those that answered that they felt unsafe at certain times, cited the reasons why as being - the park being unsafe at night (76.7%), and antisocial behaviour (7.7%).
- When asked about activities that people wanted added to the park, most residents answered that nothing should be added (27.6%). Those that did want activities added to the park made comments such as - the playground area is insufficient (19%), there should be a designated area for older kids such as a basketball hoop (10.3%), or family events (6.9%).
- Most people thought that there were problem activities that occurred in the park (62.1%), and the two main problems were antisocial behaviour, and gatherings of young people (55.2%).
- Impressions of lighting in the park were mixed with 36.2% reporting it as satisfactory, and 25.9% reporting it as poor. Many people chose not to respond to this question as they did not use the park after dark
- Most people felt that the area was accessible to people with disabilities (82.8%), however several people with disabilities that responded to the survey pointed out some specific areas of paths and ramps that make the park inaccessible and asked for this to be addressed.
- Improvements residents would like to see to improve the park, included 18 different suggestions, including lighting (13.8%), improved maintenance, and more frequent patrolling by either Police or Rangers. When asked about specific recommendations, responses were varied, but included play areas for both younger and older children, and better maintenance of the gazebo area.

Anecdotal information from the comments provided by residents showed that when antisocial behaviour did occur, it mainly began at the area behind the chemist and progressed through to the gazebo and other areas.

Primary school consultation

The consultation results from the primary school are quite different, with a major result being the identification of bullying from ‘teenagers’ when other adults are not there. Many of the participants had negative experiences or attitudes towards Broadview Park, and all of the students had felt unsafe relating to the behaviour of teenagers within the park.

Some of the results of the creative writing included:

- All of the participants felt unsafe if they were alone in the park.
- This feeling of unsafe changed when they were with adults or other siblings.
- Most used the park in the daytime, and on weekends.
- None of the female participants would go to the park alone, and only 2 males would.
- Litter and animal droppings were the largest identified maintenance issues, and general damage in the park was a negative feature of the park.
- Many participants felt that the playground equipment wasn’t suitable for older children, and that the play areas were boring.
- A number of other negative features were identified such as vandalism and graffiti. Suggestions for improvements included; - stopping the vandals and teenagers from hurting the park, repair damaged footpaths, bike paths and fountains, and putting in play areas for older children such as football goals, monkey bars, and roundabouts. Other safety related suggestions included turning on lights, cutting back some bushes, install an emergency phone, and have people drive by and check that people are safe.

Bullying from older children had a significant impact on feelings of safety.

Consultation

As listed.

Comment

To continue with the process it is now proposed that a Community Reference Group be formed to consider the results of the consultation and make recommendation on an Urban Design intervention for the park. The proposed Terms of Reference for the Community Reference Group are attached at **Attachment 1**.

The results of both consultations will now be condensed so that no particular resident or student can be identified. The next stage in the process is to invite all of the participants to attend a workshop where these results will be presented, and workshopped.

Each person attending will have the opportunity to identify their priority issues to be addressed, out of the issues identified in the consultation.

Participants at the workshop will be asked to nominate three community members to represent them in a reference group to recommend changes for implementation through the Safer Citizens Working Group to Council. The remainder of the working group will consist of representatives from the Police N.W. Metro District Crime Prevention Office (1 representative), the Safer Citizens Working group (1 representative), Landsdale Residents Association (1 representative). It is also suggested that consulted students from Landsdale Primary, go through a concurrent process where they are presented the results in a friendly format, and given the opportunity to identify their priority issues for the information of the reference group.

A large number of residents initially consulted have expressed an interest in continuing their participation in the project, and so have the consulted group of students from Landsdale Primary.

Statutory Compliance

Nil

Strategic Implications

The Safer Citizens Program initiatives support the objectives of the City's Strategic Plan: -

"Goal 2 Healthy Communities-

Support safe and secure communities:

Implement and manage a holistic and proactive community safety service and encourage the development of an increased sense of community

Develop plans for key safety and security need areas and identify and undertake community education and compliance programs".

Policy Implications

Nil

Financial Implications

A total amount of \$50,000 is available for the completion of this project.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. RECEIVES the report on the progress of the Broadview Park Landsdale Consultation; and**
- 2. ADOPTS the Terms of Reference for the formation of a Broadview Park Community Reference Group as detailed in Attachment 1 to this report.**

ATTACHMENT 1

**Broadview Park Community Reference Group
Terms of Reference****1. Introduction:**

The Council of the City of Wanneroo (“the Council”) establishes this working group under the powers given in Section 5.8 of the Local Government Act 1995, the working group to be known as the Broadview Park Community Reference Group (the “Group”).

The Council appoints to the Group those persons whose names appear in Section 5.0 below. Membership of the Committee shall, unless otherwise specified, be for a term of the of project or in any event 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.

The Group shall comply with all provisions of the Local Government Act 1995.

2. Name:

The name of the Committee is the Broadview Park Community Reference Group.

3. Statement of purpose:

To assist Council in considering the consultation results and proposed urban design intervention for Broadview Park Landsdale.

4. Objectives: -

- a) To consider the development of intervention initiatives for Broadview Park.
- b) To consult with community members on proposed initiatives in the Urban Design project for Broadview Park.

5. Membership:

Elected Members: One Ward Councillor (voting member) as nominated by the Safer Citizens Working Group

Council Officers (non voting members): Director Community Development, Manager Ranger and Safety Services, and Team Leader Safety Services, Manager Infrastructure Projects or nominee.

Community Representatives: The Broadview Park Community Reference Group will recommend to Council the appointment of three (3) community representatives (voting members) to participate and advise on local issues, from nominations received by public advertising.

Police: One Police Representative from the North West Metropolitan Crime Prevention Office (non-voting advisory capacity).

Resident Association: One representative from the Landsdale Residents Association (voting member).

Presiding Member: The Group 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. The CEO or delegated nominee will attend the first meeting to conduct the election of the Presiding Member or at a subsequent meeting if a new Presiding Member is to be elected.

6. Meetings:

- a) The Group shall determine the scheduling and frequency of meetings,
- b) Notice of meetings including an agenda shall be given to members at least 3 days prior to each meeting when possible;
- c) The Presiding member shall ensure that detailed minutes of all meetings are kept and shall, not later than 8 days after each meeting, provide the members and Council with a copy of such minutes; and
- d) All Members of the Group shall have one vote. If the vote of the members present is equally divided, the person presiding can cast a second vote.
- e) All meeting dates are to be provided in Councillors Clipboard and in the City of Wanneroo diary.

7. Quorum:

The quorum for a meeting shall be at least 50% of the number of members. A decision of the Group does not have effect unless it has been made by a simple majority.

8. Delegated Powers:

The Group has no specific powers under the Local Government Act and is to advise and make recommendations to Council and to the Safer Citizens Working Group only.

9. Termination of Group:

Termination of the Group shall be:

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

10. Officer(s) Responsible for Management of Group:

Director Community Development

Governance and Strategy

Governance & Customer Relations

GS04-11/05 Review of Ward Boundaries

File Ref:	S16/0023V01
Responsible Officer:	Director, Governance and Strategy
Disclosure of Interest:	Nil
Attachment(s):	2

Issue

To consider the process involved for the review of ward boundaries and elected member representation as requested by the Local Government Advisory Board and the appointment of a consultant to undertake the review.

Background

Schedule 2.2(6) of the Local Government Act 1995 requires that ward boundaries and ward representation is to be reviewed at least every 8 years. The ward system and boundaries in place in the City of Wanneroo were established after the normal review process following the creation of the new City in 1999. A minor review was undertaken in 2000 to recommend that the ward boundary between Alexander and South Wards be amended.

At its 09 August 2005 meeting, the Local Government Advisory Board (the Board) resolved to require the City to complete a review of its wards and representation in time for any changes to be implemented prior to the 2007 local government elections. A report of the review is to be submitted to the Board no later than 30 June 2006. Given the process to be followed (**Attachment 1**) it is anticipated that the review may take some time (6 to 9 months) to complete prior to submitting it to the Board for consideration. It is therefore considered appropriate to begin the review process immediately.

Detail

The Board considers that the variance ratio of councillors to electors is significant and requires that there be similar ratios of electors to councillors across the wards of its district.

The Review of Wards and Representation Information Package received from the Board states that:- *“the Minister for Local Government and Regional Development (the Minister) has indicated that he will not consider changes to ward boundaries and representation that result in ward councillor/elector ratios that are greater than plus or minus 10% of the average councillor/elector ratio for that local government.”*

Wards and Ward Representation

Currently the City of Wanneroo has 1 mayor and 14 councillors representing 7 wards. Based upon the number of electors appearing on the residents and owners and occupiers rolls for the various wards used for the May 2005 ordinary local government elections, the councillor to elector ratio for each ward is as follows:

Wanneroo Area	Ward	Crs	Electors	C:E ratio	% ratio deviation
687.5 SQ KM	Alexander	2	12,012	6,006	-37.35%
	South	2	7,683	3,842	12.15%
	Wanneroo	2	10,205	5,103	-16.69%
	Central	2	11,856	5,928	-35.57%
	Hester	2	8,384	4,192	4.13%
	Coastal	2	7,827	3,914	10.50%
	North	2	3,251	1,626	62.83%
		14	61,218	4,373	

The average councillor to elector ratio for the whole local government is 1:4373.

The review therefore will be to evaluate the current arrangements and consider options to find the best system of representation that meet the needs of the community. It is expected however that the Board will not limit their decisions based purely on population but also on growth potential and community's interest.

The review involves the preparation of a discussion paper and consultation with the community prior to Council agreeing on a preferred option and submitting it to the Board. It is suggested that a consultant with the relevant expertise and experience be appointed to undertake a comprehensive review of the existing City of Wanneroo ward boundaries and elected member representation as per the Scope of Works shown at **Attachment 2**.

Consultation

The Board in their information package and the Local Government Act 1995 detail the required minimum for public consultation.

The process is for the local government to give public notice of its intention to carry out the review advising that submissions can be made to the local government by a date at least 42 days from the date of the first notice.

The purpose of the notice is to present a range of options to be considered. The notice should not limit the possible responses and suggestions from the public and should therefore refrain from presenting a preferred option.

In addition to the public notice, Council may wish to undertake other initiatives to promote community discussion including public meetings, media articles and distributing information via residents associations. It is recommended that the level of community consultation be determined at the time Council considers a discussion paper relating to the conduct of the review.

Comment

The review process involves a number of steps:-

- Council resolves to undertake the review.
- Advertise for submissions providing options for discussion.
- Public submission period opens.
- 42 day period for receipt of submissions.
- Public submission period closes.
- Consideration of submissions by Council.
- Report sent to the Board for its consideration; and
- The Board submits a recommendation to the Minister for Local Government and Regional Development.

Possible options must be assessed against the following factors:-

- Community interest;
- Physical and topographical features;
- Demographic trends;
- Economic Factors; and
- The ratio of councillors to electors in the various wards.

All options will be included as part of the discussion paper to be prepared and will have regard for Council's Strategic Plan. Any of the following may be considered:-

- Maintain the current ward boundaries and representation.
- Create new wards in a district already divided into wards.
- Change the boundaries of the current wards.
- Abolish any or all wards.
- Changing the number of offices of councillor for a ward.
- Changing the number of offices of councillor on a council.

The local government is to consider all submission it receives and record this in the minutes of the meeting.

Statutory Compliance

Schedule 2.2 Clause 6 of the Local Government Act 1995 requires a local government to carry out a review of its ward boundaries and number of offices of Councillor for each ward at least once every eight (8) years:

“Schedule 2.2

6 A local government the district of which is divided into wards is to carry out reviews of:

- (a) its ward boundaries; and*
- (b) the number of offices of councillor for each ward.*

From time to time so that not more than 8 years elapse between successive reviews."

Recent amendments to the Local Government Act 1995 allows the Board to request a local government to carry out a review of its representation at anytime. The Board has requested such a review due to the disparity of representation across wards.

Strategic Implications

The review of the ward boundaries and elected member representation will be undertaken giving regard to the City's current Strategic plan:-

- "2.1 Achieve an understanding of our community's needs, present and future;*
- 2.7 Provide community focussed services and lifestyle opportunities;*
- 4.2 Create harmony and unity through open communication, participation and ownership; and*
- 4.3 Establish an organisation that is open, accountable and committed to customer service".*

The review should also consider the City's future strategic direction, which is the innovative development of spaces, places and services to enhance lifestyle choices as well as the responsible management of resources to ensure the sustainability of a growing and diverse community.

Policy Implications

Nil

Financial Implications

Provision has been made in the current budget for consultancy services under Executive Services – Consultancy - account number 05101.0001.4201

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. AGREES to undertake a review of the City of Wanneroo ward boundaries and representation in accordance with Schedule 2.2 of the Local Government Act 1995;**
- 2. REQUESTS the Chief Executive Officer to prepare a discussion paper regarding the review of ward boundaries and elected member representation and preferred method of public consultation, to be presented to the Council for further consideration;**

3. **AUTHORISE the Chief Executive Officer to appoint a consultant to undertake the ward boundary review process according to the Scope of Works presented in Attachment 2 in consultation with the Mayor; and**
4. **INVITE the Chairman of the Local Government Advisory Board to meet with Council to discuss the forthcoming review.**

ATTACHMENT 1

Page 1 of 4

**Processes associated with reviewing ward
boundaries and representation
Local Government Advisory Board**

**An explanation of the processes for
reviewing ward boundaries and
representation.**

Every attempt has been made to ensure that the information contained in this document is correct. However it is recommended that proponents check the requirements in Schedule 2.2 of the *Local Government Act 1995*.

August 2003

Local Government Advisory Board
Dumas House
1st floor, 2 Havelock Street
WEST PERTH WA 6005
GPO Box R1250
PERTH WA 6844
Tel: 9217 1497
Fax: 9217 1506
Email: advisory.board@dlgrd.wa.gov.au

ATTACHMENT 1

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Background Local Government Advisory Board

Periodic reviews

Local governments are required to review their ward boundaries and representation at least every eight years. The first of these reviews must take place within eight years of 1 July 1996. Where local governments do not complete reviews as prescribed, the Local Government Advisory Board may conduct the review and recommend the making of any order in implement changes. The Board may recover the costs of any inquiries conducted for this purpose from the local government.

Ward boundaries and representation

The Board has the responsibility for ensuring that recommendations from local governments for changes to ward boundaries and representation conform to the requirements of Schedule 2.2 of the *Local Government Act 1995*.

Electors or local government can initiate changes to boundaries or representation.

Boundaries for new districts

The Board also has a role in assessing ward boundaries and representation for newly created districts. This may be a primary role at the direction of the Minister or it may be in the form of assessing a report submitted by commissioners.

Advice and assistance

Councils considering changing ward boundaries or representation are advised to check Schedule 2.2 of the *Local Government Act 1995*.

The Board has produced an 'Information Package' for reviews of wards and representation. This provides a detailed explanation of the review process and templates for each stage of the process. The package is applicable to local governments with wards and local governments without wards.

The Board can provide further advice and assistance if there are issues or processes that need to be clarified. Representatives of the Board are available to meet with local governments or participate in a video conference. The people to contact for an information package or aother advice are:

Duncan Watson (08) 9217 1427

Adrienne Inch (08) 9217 1497

Email: advisory.board@dlgrd.wa.gov.au

There is also a toll free number for country callers - 1800 620 511.

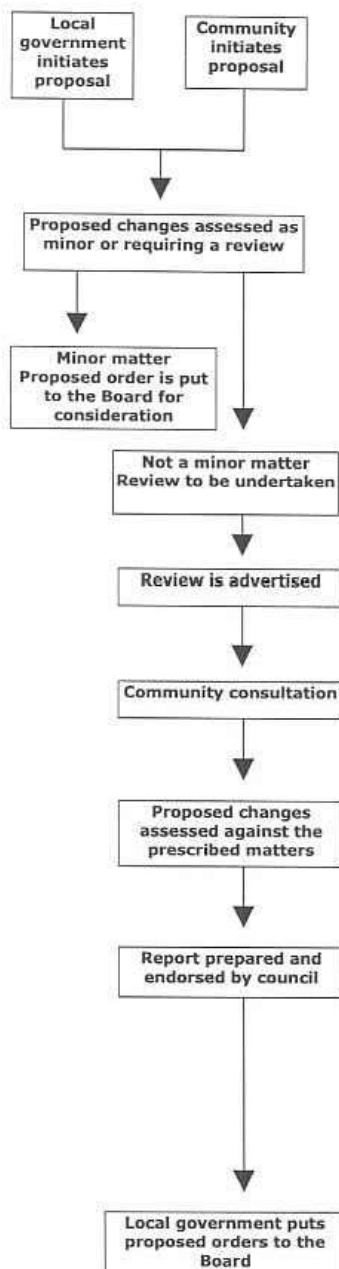
August 2003

ATTACHMENT 1

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Reviewing ward boundaries and representation Local Government Advisory Board



Affected electors may make a submission to a local government with regard to representation or ward boundaries. They must be

- at least 250 in number, or
- at least 10% of the total number of affected electors.

To determine whether a proposal is minor or does not require public submissions a local government should consider the impact of the proposal on

- affected electors (ie level of representation and access to representatives)
- other electors of the district (ie a comparison of the ratio of electors to councillors)
- local government finance and decision making capacity.

The Board's information package on reviews of wards and representation provides detailed advice on the review process.

The local government must give local public notice advising that

- a review is to be carried out
- that submissions may be made to the local government. The submission period is to be not less than 6 weeks
- the availability of an information/discussion paper outlining the process and options to be considered.

The local government is to invite submissions from the public. Consultation may also include public meetings, forums, questionnaires and interviews with key stakeholders, etc. An information or discussion paper provides details of the review process, describes the current situation and provides options for consideration. An example discussion paper is included in the Board's information package.

Changes are to be assessed against:

- community of interest
- physical and topographic features
- demographic trends
- economic factors and
- ratio of councillors to electors in various wards.

Local government is required to submit a report on the proposed changes to the Local Government Advisory Board. A checklist of what to include in this report is included in the Board's information package.

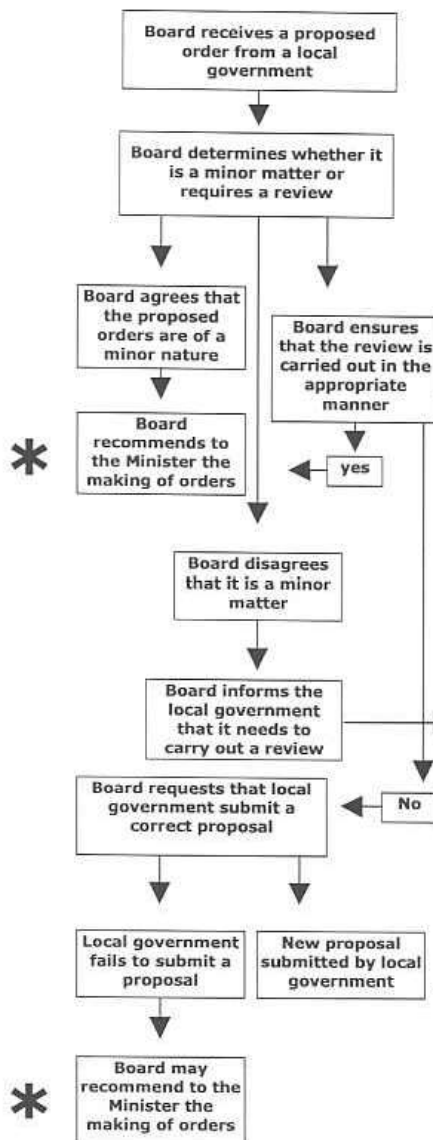
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Board assessment process Local Government Advisory Board



The Local Government Advisory Board's role in the assessment of ward boundaries and representation is twofold.

1. It is responsible for assessing the process that local government has used in proposing orders for changes to ward boundaries or representation.
2. It can be directed by the Minister for Local Government to make recommendations on ward boundaries and representation for a newly created district.

The Board may decide that the proposal is minor or requires a review. Where the Board determines that the matter is minor and this determination corresponds with the determination of the local government then the Board recommends to the Minister that an order be made.

Where the Board agrees with the local government that a review is required or where the Board assesses that the matter is a minor matter but the local government has chosen to complete a review, the Board assesses whether the review was carried out in a manner which met the requirements of the Act. For example,

- the review was advertised
- the community had at least 6 weeks to make submissions
- submissions were considered
- the review has appropriately considered the prescribed matters.

If the Board believes that the matter is one which requires a review but the local government has considered it a minor matter, then the Board will inform the local government that it needs to carry out a review in accordance with Schedule 2.2.

Where the Board does not believe that a review has correctly taken into account the matters to be considered (Clause 8, Schedule 2.2), it may inform the local government and request that a proposal that does correctly take those matters into account, be made within a specified time.

Where a local government fails to comply with a request to submit a new proposal, the Board may recommend the making of any order it thinks will correctly take into account the prescribed matters.



Where the Board recommends the making of an order to the Minister, the Minister may accept or reject its recommendation.

August 2003

ATTACHMENT 2

Page 1 of 11



City of Wanneroo Review of Wards and Representation

**CONSULTANCY
BRIEF**

22 November 2005

ATTACHMENT 2
Page 2 of 11**PROJECT**

Review of ward boundaries and elected member representation as requested by the Local Government Advisory Board (the Board) and subject to the Local Government Act 1995 Schedule 2.2 – Provisions about Names, Wards and Representation.

BACKGROUND

The former City of Wanneroo was abolished on 01 July 1998. In its stead two new local governments, the City of Joondalup and the Shire of Wanneroo were established and after extensive consultation resolved on 25 May 1999 to recommend to the Board that the favoured option was for a seven ward (with two councillors per ward) proposal. In 1999 the Shire of Wanneroo gained the status of the City of Wanneroo.

The review that was undertaken prior to the creation of the new wards recommended that, wherever possible, suburbs should not be dissected by ward boundaries. In most cases within the City, arterial roads form the suburb boundaries. Despite the efforts made to ensure that suburbs were not bisected by ward boundaries, during the City's inaugural election it was found that the suburb of Marangaroo had been split between 2 wards. A minor review was undertaken in 2000 to recommend that the ward boundary between Alexander and South Wards be amended.

NEED FOR THE REVIEW

As the City of Wanneroo implemented its current ward structure in 1999, the Board requested that the City undertake the next review of ward boundaries and representation within the statutory 8 year period due to the expected population growth and encouraged Council to commence planning in 2003 for completion prior to the May 2005 local government elections. Council advised the Board that it intended to budget for the Ward and Representation review to commence at the end of January 2006 following the completion of the City's Strategic Plan. Nonetheless the Board encouraged Council to give the review priority so that any changes could be implemented prior to the 2007 local government elections. A report of the review is to be submitted to the Board no later than 30 June 2006.

Given the process to be followed it is anticipated that the review may take some time (6 to 9 months) to complete prior to submitting it to the Board for consideration. It is therefore considered appropriate to begin the review process immediately.

OBJECTIVES

The objectives are:

- To undertake a comprehensive review of the existing City of Wanneroo ward boundaries and elected member representation.

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- To prepare a discussion paper regarding the review of the existing City of Wanneroo ward boundaries and elected member representation to be presented to Council for further consideration.
- To undertake consultation (as agreed to by Council) with the community prior to presenting a preferred option to Council for endorsement.
- To ensure that the preferred option presents a system of representation that best reflects the characteristics of the district and its people and provide the best governance framework for the City.

STUDY AREA

The City of Wanneroo is located in the outer and fringe north-west of Perth. It is one of the fastest growing local government areas in the country, with an annual population growth rate of almost six percent. The current population is over 100,000 and this is expected to increase to more than 147,227 by 2011.

The City of Wanneroo is a relatively diverse municipality in terms of its land use and economic base. It features a mixture of residential, industrial and commercial activities in the south of the City, around the old township of Wanneroo and along the coastal strip north of Joondalup. The rural hinterland to the north and east boast significant amounts of intensive horticulture, broad hectare agriculture, quarrying and natural heritage areas, as well as semi-rural and rural-residential living.

The development of high-value horticultural and other intensive rural industries, such as poultry farming, comprised much of the impetus for the moderate population growth experienced in the City during the first half of the twentieth century. In recent decades, however, there has been substantial population growth in the City, which is directly related to the expansion of the northern and north-western suburbs of Perth, incorporating many of the southern parts of the City into the contiguous urban area of Perth. This is a process set to continue and heighten into the future with the City of Wanneroo becoming the primary focus for residential development in the northern suburbs of Perth. This is in part related to the lack of new residential opportunities in the City of Joondalup, which has been the major development focus area in the north-west over the last twenty years.

Most areas in the City of Wanneroo are expected to increase in population to 2011, with significant gains expected in the areas of Butler, Darch, Madeley, Wangara, Carramar, Banksia Grove, Hocking, Pearsall and Two Rocks/Yanchep. Population statistics at Annexure 1.

The scope of this consultancy involves a comprehensive review of the existing City of Wanneroo Ward Boundaries and Representation giving regard to Schedule 2.2 of the Local Government Act 1995 and Council's current Strategic Plan.

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1.1 REVIEW PROCESS:

- Council resolves to undertake the review;
- Workshop with elected members and Executive Management Team on Discussion Paper and presentation of options to Council.
- Public submission period opens;
- Information provided to the community for discussion;
- Public submission period closes;
- Council considers all submission and relevant factors and makes a decision;
- Council submits a report to the Local Government Advisory Board (the Board) for its consideration; and
- (If a change is proposed) The Board submits a recommendation to the Minister for Local Government.

1.2 PREPARATION OF A DISCUSSION PAPER

To prepare a discussion paper outlining various options for Council's consideration. Options presented to have consideration for the five factors listed below:-

- Community interest;
- Physical and topographical features;
- Demographic trends;
- Development trends and consideration of the formation of activity nodes.
- Economic factors; and
- The ratio of councillors to electors in the various wards.

1.2.1 Community Interest

The term community interest has a number of elements. These include:-

- a sense of identity and belonging;
- similarities in the characteristics of the residents of a community; and
- similarities in economic activities.

It can also include dependence on the shared facilities of an area as reflected in catchment areas of local schools and sporting teams, or the circulation areas of local newspapers. Neighbourhoods, suburbs and towns are important units in the physical, historical and social infrastructure and often generate a feeling of community and belonging.

1.2.2 Physical and Topographical Features

These may be natural or man made features that will vary from area to area. Water features such as rivers and catchment boundaries may be relevant considerations. Beach suburbs, coastal plains, foothill regions, parks and reserves may be relevant as may other man made features such as railway lines and freeways.

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1.2.3 Demographics Trends

Several measurements of the characteristics of human populations, such as population size, and its distribution by age, sex, occupation and location provide important demographic information. Current and projected population characteristics will be relevant as well as similarities and differences between areas within the local government.

1.2.4 Economic Factors

Economic factors can be broadly interpreted to include any factor that reflects the character of economic activities and resources in the area. This may include the industries that occur in a local government area (or the release of land for these) and the distribution of community assets and infrastructure such as road networks.

1.2.5 Structure Plans and Strategies

The northwest structure plan is currently being reviewed. The City of Wanneroo has adopted a Smart Growth Strategy which seeks to create vibrant, distinctive and sustainable communities and with the City's rapid growth and high level structure plans it is important that the future land use activities and communities interest are considered in the review.

1.2.6 Ratio of Councillors to Electors in the various wards

It is expected that each local government will have similar ratios of electors to councillors across the wards of a district.

Currently the City of Wanneroo has 14 councillors representing 7 wards. Based upon the number of electors appearing on the residents and owners and occupiers rolls for the various wards used for the May 2005 ordinary local government elections, the councillor to elector ratio for each ward is as follows:

Wanneroo	Ward	Crs	Electors	C:E ratio	% ratio deviation
Area					
687.5 SQ KM	Alexander	2	12,012	6,006	-37.35%
	South	2	7,683	3,842	12.15%
	Wanneroo	2	10,205	5,103	-16.69%
	Central	2	11,856	5,928	-35.57%
	Hester	2	8,384	4,192	4.13%
	Coastal	2	7,827	3,914	10.50%
	North	2	3,251	1,626	62.83%
		14	61,218	4,373	

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The average councillor to elector ratio for the whole local government is 1:4373. The guidelines in the Board's Information Package indicate that a balanced representation should be achieved for all wards based upon this ratio within plus or minus 10%.

Given this requirement, the Hester Ward is the only ward that currently achieves this criteria. The Board has emphasised the point to Council that the Board would not support representation that is outside of this tolerance, which has been set by the Minister for Local Government and Regional Development ('the Minister').

1.3 OPTIONS TO CONSIDER:

Any of the following may be considered:-

- Maintain the current ward boundaries and representation.
- Create new wards in a district already divided into wards.
- Change the boundaries of the current wards.
- Abolish any or all wards.
- Changing the number of offices of councillor for a ward.
- Changing the number of offices of councillor on a council.

1.4 COUNCIL WORKSHOP

To undertake a workshop with elected members and the executive management team to determine issues and formulate options for presentation to Council.

1.5 PUBLIC NOTICE

Before conducting the review the local government is to give local public notice that a review is to be carried out.

The notice must advise that submissions may be made to the local government by a date at least 42 days from the date of the first notice (not including the day of the notice). The availability of the discussion paper is to be included in the notice.

COMMUNITY ENGAGEMENT:

Undertake community and stakeholder engagement sufficient to determine issues and formulate options for Councils consideration. The Discussion Paper to be made available to the public for consideration

Options for consultation can include, but is not limited to:-

- public workshops.
- media articles.
- distributing information via residents associations and sporting organisations.

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It is recommended that the level of community consultation be determined at the time Council considers a discussion paper relating to the conduct of the review.

CONSIDERATION OF SUBMISSIONS, ASSESSMENT AND SELECTION OF PREFERRED OPTIONS

Consideration of all submissions and relevant factors analysed against the five factors laid down by the Board. Preferred options developed from the assessment process to be reported to Council.

REPORT TO LOCAL GOVERNMENT ADVISORY BOARD

Provide a written report to the Local Government Advisory Board outlining the process and outcome of the review and include any recommendations for change. The report to Council to form the basis of this report.

If the Board determines that some part of a review does not meet the requirements of the Act, the consultant may be asked to undertake another review or part review that does meet the requirements.

DOCUMENTATION

The City will supply the consultant with population forecasts and other relevant studies.

The documentation to be provided by the Consultant includes the following:

1. Four bound copies of the draft and final reports and one unbound copy of the final report.
2. A compact disc/s containing an electronic version of the final report in both Microsoft Word 2000 and Adobe Acrobat .pdf formats.
3. Three copies of cadastral maps must be included with the report clearly showing current ward boundaries and the proposed changes.

MANAGEMENT AND REPORTING

The project will be managed by the City of Wanneroo and all enquiries regarding this project should be directed to the City's Director for Governance and Strategy, Daniel Simms, on 9405 5029 or Daniel.Simms@wanneroo.wa.gov.au.

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Page 8 of 11**SELECTION CRITERIA**

Relevant Expertise and Experience:

- Familiarity with existing Local Government legislation relating to Ward Boundary Reviews and Elected Member Representation.
- Experience in engaging stakeholders and the community in similar projects including the facilitation of community meetings/workshops and the like.

METHODOLOGY:

The submission should set out the proposed methodology for undertaking the review. The methodology should also include a timeline that identifies the key stages and reporting points in the process.

Fees:

The fee submission should be exclusive of GST, and should include a fixed lump sum fee for the project scope as detailed in this brief.

TIMETABLE

It is required that the review be completed by May 2006 for reporting to Council and a final report to be presented to the Local Government Advisory Board by June 2006.

A timetable indicating how this will be achieved should be included in the submitted methodology.

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APPENDIX 1

Forecast POPULATION (Key statistics)	Forecast year			
	2001	2011	Change in population 2001 to 2011	Average annual popn change (%) 2001 to 2011
City of Wanneroo	84,132	147,227	63,095	↗ 5.76
Alexander Heights	8,114	8,210	96	↗ 0.12
Alkimos-Eglinton	20	2,213	2,193	↗ 60.10
Butler	0	9,784	9,784	↗ 0
Carramar-Banksia Grove	3,838	10,151	6,313	↗ 10.21
Clarkson	6,131	10,173	4,042	↗ 5.19
Darch-Madeley-Wangara-Woodvale	814	9,299	8,485	↗ 27.58
Girrawheen	9,121	8,703	-418	↘ -0.47
Hocking-Pearsall	2,609	7,877	5,268	↗ 11.68
Jindalee	0	3,480	3,480	↗ 0
Koondoola	4,073	3,737	-336	↘ -0.86
Landsdale	4,098	9,254	5,156	↗ 8.49
Marangaroo	11,002	10,884	-118	↘ -0.11
Merriwa	4,198	5,199	1,001	↗ 2.16
Mindarie-Tamala Park	4,988	7,090	2,102	↗ 3.58
Northern Rural	877	962	85	↗ 0.93
Quinns Rocks	6,350	8,669	2,319	↗ 3.16
Ridgewood	995	3,180	2,185	↗ 12.32
Southern Rural	2,294	2,429	135	↗ 0.57
Tapping-Ashby-Sinagra	670	5,680	5,010	↗ 23.83
Two Rocks-Yanchep	3,798	8,783	4,985	↗ 8.74
Wanneroo	10,143	11,471	1,328	↗ 1.24

↔ no change over period ↗ increase over period ↘ decrease over period

Most areas in the City of Wanneroo are expected to increase in population to 2011, with the most significant gains expected in the small areas of Butler, Darch-Madeley-Wangara-Woodvale, Carramar-Banksia Grove, Hocking-Pearsall and Two Rocks-Yanchep. The population increases are based on household growth, which in turn relates to new residential opportunities, most notably in the suburbs listed above. The forecast population growth rates are lower than household growth as a result of the decreasing number of people per household. This is a pattern that is likely to affect most areas of the City of Wanneroo during this period. Some areas of the City will have a stable or increasing household size, such as

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Darch-Madeley-Wangara-Woodvale and Two Rocks-Yanchep, as a result of development attracting larger families, which leads to more stable household sizes.

Forecast HOUSEHOLDS (Key statistics)	Forecast year			
	2001	2011	Change in households 2001 to 2011	Average annual household change (%) 2001 to 2011
City of Wanneroo	28,376	51,054	22,678	↗ 6.05
Alexander Heights	2,632	2,796	164	↗ 0.61
Alkimos-Eglinton	9	698	689	↗ 54.51
Butler	0	3,176	3,176	↗ 0
Carramar-Banksia Grove	1,208	3,317	2,109	↗ 10.63
Clarkson	1,951	3,466	1,515	↗ 5.91
Darch-Madeley-Wangara-Woodvale	317	3,024	2,707	↗ 25.30
Girrawheen	3,224	3,288	64	↗ 0.20
Hocking-Pearsall	834	2,628	1,794	↗ 12.16
Jindalee	0	1,080	1,080	↗ 0
Koondoola	1,403	1,437	34	↗ 0.24
Landsdale	1,195	2,870	1,675	↗ 9.16
Marangaroo	3,550	3,701	151	↗ 0.42
Merriwa	1,517	1,930	413	↗ 2.44
Mindarie-Tamala Park	1,578	2,453	874	↗ 4.51
Northern Rural	280	330	50	↗ 1.66
Quinns Rocks	2,136	2,997	861	↗ 3.45
Ridgewood	313	991	678	↗ 12.23
Southern Rural	747	861	114	↗ 1.42
Tapping-Ashby-Sinagra	235	2,053	1,818	↗ 24.19
Two Rocks-Yanchep	1,550	3,589	2,039	↗ 8.76
Wanneroo	3,699	4,369	670	↗ 1.68

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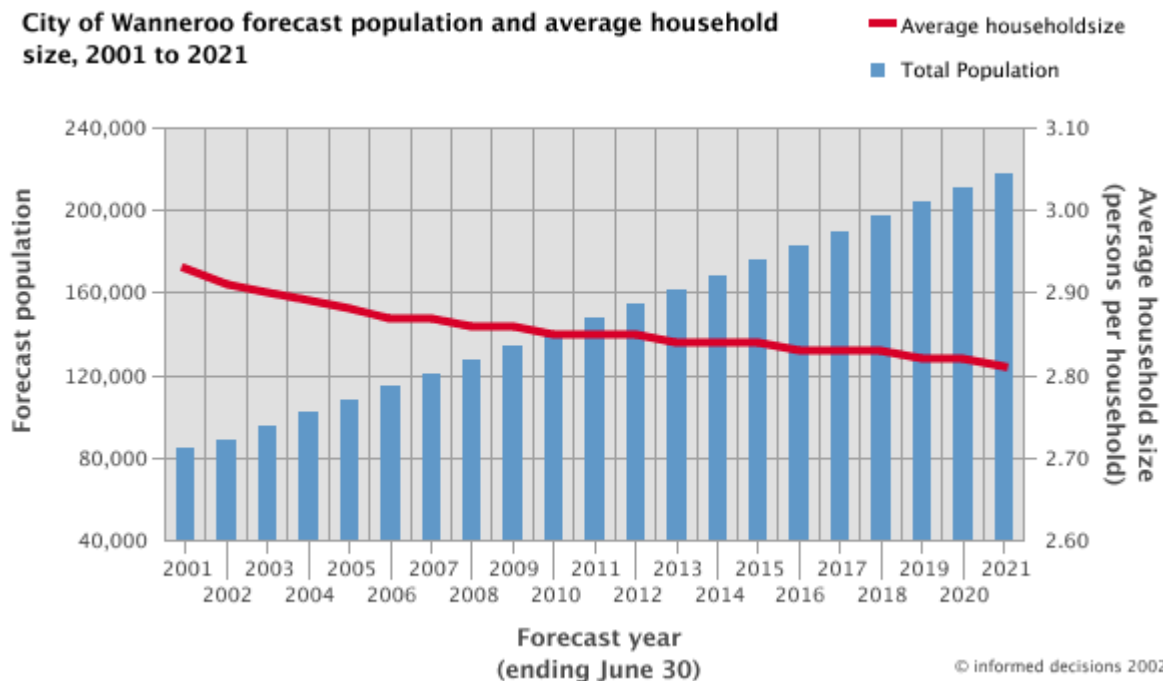
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How many will live here in the future?

Summary data	Forecast year				
	2001	2006	2011	2016	2021
Total population	84,132	↗ 114,302	↗ 147,227	↗ 182,689	↗ 217,472
Households	28,376	↗ 39,226	↗ 51,054	↗ 63,780	↗ 76,585
Dwellings	29,367	↗ 40,810	↗ 53,246	↗ 66,678	↗ 80,246
Average household size	2.93	↘ 2.87	↘ 2.85	↘ 2.83	↘ 2.81

↔ stable* from previous year ↗ increase from previous year ↘ decrease from previous year * stable refers to between +/- 0.5% change

City of Wanneroo forecast population and average household size, 2001 to 2021



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Last updated: Wednesday, March 10, 2004 (8:01:27 AM)

GS05-11/05 Adoption of the 2004/2005 Annual Report and Audited Financial Statements for the City of Wanneroo

File Ref: S09/0086V01
Responsible Officer: Director Governance and Strategy
Disclosure of Interest: Nil
Attachments: 2

Issue

To recommend to Council the adoption of the 2004/05 Annual Report for the City of Wanneroo.

Background

In accordance with the Local Government Act 1995 a local government is required to prepare an Annual Report on its operations for the preceding financial year by 31st December.

Detail

The full Audited Financial Statements are presented at **Attachment 1** and the Annual Report, inclusive of the Concise Financial Report as audited by Council's auditors, is presented at **Attachment 2**.

The Annual Report has been prepared based on the priorities and direction set in the Strategic Plan and the previous Principal Activities Plan. Where available, performance indicators are provided or comparative indicators as appropriate.

Section 5.53 of the Local Government Act 1995 requires Council prepare an Annual Report, which is to contain:-

- (a) A report from the Mayor;
- (b) A report from the CEO;
- (c) A report of the principal activities commenced or continued during the financial year;
- (d) An assessment of the local government's performance in relation to each principal activity;
- (e) An overview of the principal activities that are proposed to commence or to continue in the next financial year;
- (f) The financial report for the financial year;
- (g) Such information as may be prescribed in relation to the payments made to employees;
- (h) The auditor's report for the financial year; and
- (i) Such other information as may be prescribed.

The adoption of the Annual Report is to include *(f) the financial report for the financial year*. The *Local Government (Financial Management) Regulations 1996*, regulation 36 set out the type of information that is to be included in the financial report.

Section 5.27 on the Local Government Act states that a general meeting of the electors is to be held once every financial year and not more than 56 days after the local government accepts the annual report.

The Mayor has approved the holding of the General Meeting of Electors on Friday 02 December 2005 commencing at 6.00pm.

Consultation

Section 5.55 of the Local Government Act 1995 requires that Council give local public notice of the availability of the annual report once adopted by Council. This will be carried out by advertisements in the Wanneroo Times, West Australian and notices placed on Council's Public Notice Boards.

Similar to last year the publication of the Annual Report will be by way of a two page summary of the Annual Report in the Wanneroo Times with full copies available on the City's website, public libraries and at the City's Administration Centre.

Statutory Compliance

As detailed in the report the Local Government Act 1995 requires:

1. Section 5.53: What information shall be included in the Annual Report.
2. Section 5.54: Council must accept the annual report.
3. Section 5.55: Local public notice must be given of the availability of the Annual report once adopted by Council.

Local Government (Financial Management) Regulations 1996 regulation 36 specifies the information that is to be included in the Annual Financial Statements.

Comment

The Chief Executive Officer's comments are detailed in the Annual Report.

Strategic Implications

The Annual Report provides the community with a report on the progress Council has made against the City's Strategic Plan – Our People – Our Future.

Policy Implications

Nil

Financial Implications

As detailed in the Annual Report.

Voting Requirements

Simple Majority

Committee Recommendation

That the Audit Committee RECOMMEND that Council:-

- 1. ADOPT the Annual Audited Financial Statements for the City of Wanneroo for the year ending the 30 June 2005 as detailed in Attachment 1.**
- 2. ADOPT the City of Wanneroo Annual Report for the year ending the 30 June 2005 as detailed in Attachment 2.**
- 3. NOTE that the Annual General Electors Meeting will be held at 6.00pm on Friday 02 December 2005 in Council Chambers.**

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CITY OF WANNEROO
FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2005

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FINANCIAL REPORT

FOR THE YEAR ENDED 30TH JUNE 2005

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

STATEMENT BY CHIEF EXECUTIVE OFFICER

The attached financial report of the City of Wanneroo being the annual financial report and supporting notes and other information for the financial year ended 30th June 2005 are in my opinion properly drawn up to present fairly the financial position of the City of Wanneroo at 30th June 2005 and the results of the operations for the financial year then ended in accordance with the Australian Accounting Standards and comply with the provisions of the Local Government Act 1995 and regulations under that Act.

Signed on the

10 day of November 2005.



Charles Johnson
Chief Executive Officer

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CITY OF WANNEROO				
OPERATING STATEMENT				
FOR THE YEAR ENDED 30TH JUNE 2005				
	NOTE	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
REVENUES FROM ORDINARY ACTIVITIES				
Governance		476,377	412,325	446,165
General Purpose Funding		37,464,995	37,157,489	32,032,540
Law, Order, Public Safety		765,089	577,703	659,633
Health		250,080	156,400	188,987
Education and Welfare		3,095,547	3,178,147	3,035,966
Community Amenities		15,670,298	13,488,701	13,132,571
Recreation and Culture		3,960,938	4,612,775	3,488,098
Transport		62,034,162	34,742,053	47,806,301
Economic Services		3,273,187	2,130,680	2,561,211
Other Property and Services		15,910,192	15,705,121	15,350,054
	2(b)	142,900,865	112,161,394	118,701,526
EXPENSES FROM ORDINARY ACTIVITIES EXCLUDING BORROWING COSTS EXPENSE				
Governance		2,926,270	3,379,172	6,142,382
General Purpose Funding		882,498	880,477	652,512
Law, Order, Public Safety		3,432,636	3,747,973	3,082,475
Health		933,005	1,137,388	836,556
Education and Welfare		4,952,682	5,546,389	4,908,548
Community Amenities		15,975,649	15,247,577	14,840,377
Recreation and Culture		15,942,855	18,343,123	14,072,641
Transport		15,716,742	12,885,720	13,673,474
Economic Services		3,056,482	3,196,309	2,885,843
Other Property and Services		9,203,270	17,170,428	1,862,482
	2(b)	73,022,089	81,534,556	62,957,290
BORROWING COSTS EXPENSE				
Recreation & Culture		62,272	47,550	47,550
	2(c)	62,272	47,550	47,550
NET RESULT		69,816,504	30,579,288	55,696,686

This statement is to be read in conjunction with the accompanying notes.

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CITY OF WANNEROO			
STATEMENT OF FINANCIAL POSITION			
AS AT 30TH JUNE 2005			
	NOTE	2004/2005 \$	2003/2004 \$
CURRENT ASSETS			
Cash Assets	3	52,677,160	45,906,391
Receivables	5	4,188,586	4,630,750
Inventories	6	103,718	77,446
TOTAL CURRENT ASSETS		56,969,464	50,614,587
NON-CURRENT ASSETS			
Receivables	5	4,611,242	4,517,258
Property, Plant and Equipment	7	68,728,219	62,154,225
Infrastructure	8	486,268,379	428,051,372
TOTAL NON-CURRENT ASSETS		559,607,840	494,722,855
TOTAL ASSETS		616,577,304	545,337,442
CURRENT LIABILITIES			
Payables	9	12,603,707	10,162,859
Interest-bearing Liabilities	10	398,137	1,647,664
Provisions	11	4,795,254	4,216,978
TOTAL CURRENT LIABILITIES		17,797,098	16,027,501
NON-CURRENT LIABILITIES			
Interest-bearing Liabilities	10	193,000	600,500
Provisions	11	707,871	646,610
TOTAL NON-CURRENT LIABILITIES		900,871	1,247,110
TOTAL LIABILITIES		18,697,969	17,274,611
NET ASSETS		597,879,335	528,062,831
EQUITY			
Accumulated Surplus		558,188,881	495,575,560
Reserves - Cash Backed	12	11,779,385	11,966,912
Town Planning Schemes	14	27,911,069	20,520,359
TOTAL EQUITY		597,879,335	528,062,831

This statement is to be read in conjunction with the accompanying notes.

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CITY OF WANNEROO
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30TH JUNE 2005

	NOTE	2004/2005 \$	2003/2004 \$
RETAINED PROFITS (SURPLUS)			
Balance as at 1 July 2004		495,575,560	449,934,180
Net Result		69,816,504	55,696,686
Transfer from/(to) Reserves Town Planning Schemes		(7,390,710)	(8,339,140)
Transfer from/(to) Reserves		187,527	(1,716,166)
Balance as at 30 June 2005		<u>558,188,881</u>	<u>495,575,560</u>
RESERVES - CASH BACKED			
Balance as at 1 July 2004		11,966,912	10,250,746
Amount Transferred (to)/from Accumulated Surplus		(187,527)	1,716,166
Balance as at 30 June 2005	12	<u>11,779,385</u>	<u>11,966,912</u>
TOWN PLANNING SCHEMES			
Balance as at 1 July 2004		20,520,359	12,181,219
Transferred (to)/from Accumulated Surplus		7,390,710	8,339,140
Balance as at 30 June 2005	14	<u>27,911,069</u>	<u>20,520,359</u>
TOTAL EQUITY		<u><u>597,879,335</u></u>	<u><u>528,062,831</u></u>

This statement is to be read in conjunction with the accompanying notes.

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CITY OF WANNEROO				
STATEMENT OF CASH FLOWS				
FOR THE YEAR ENDED 30TH JUNE 2005				
	NOTE	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
Cash Flows From Operating Activities				
Receipts				
Rates		32,312,721	31,860,471	27,359,655
Grants and Subsidies - operating		6,211,368	7,849,190	5,784,362
Contributions, Reimbursements & Donations		1,619,598	652,341	871,973
Fees and Charges		18,173,880	16,774,856	15,616,105
Interest Earnings		3,164,352	2,878,910	2,443,718
Goods and Services Tax		4,089,552	-	4,066,911
Other		4,852,813	11,925,916	6,267,483
		<u>70,424,284</u>	<u>71,941,684</u>	<u>62,410,207</u>
Payments				
Employee Costs		(26,776,696)	(28,667,942)	(24,383,669)
Materials and Contracts		(25,119,824)	(44,953,194)	(22,169,841)
Utilities (gas, electricity, water, etc)		(2,205,449)	(2,413,960)	(1,884,233)
Insurance		(670,421)	(940,544)	(780,231)
Interest		(47,550)	(61,550)	(47,550)
Goods and Services Tax		(4,218,112)	-	(3,887,809)
Other		(6,848)	-	(23,846)
		<u>(59,044,900)</u>	<u>(77,037,190)</u>	<u>(53,177,179)</u>
Net Cash Provided By (Used In)				
Operating Activities	15(b)	<u>11,379,384</u>	<u>(5,095,506)</u>	<u>9,233,028</u>
Cash Flows from Investing Activities				
Payments for Purchase of				
Property, Plant & Equipment		(11,351,015)	(18,751,163)	(7,230,458)
Payments for Construction of				
Infrastructure		(11,075,323)	(19,364,930)	(9,353,967)
Grants/Contributions for				
the Development of Assets		17,488,174	16,778,506	16,482,863
Interest from Investments		664,369	-	591,939
Proceeds from Sale of				
Plant & Equipment		1,322,207	1,503,508	2,640,968
Net Cash Provided By (Used In)				
Investing Activities		<u>(2,951,588)</u>	<u>(19,834,079)</u>	<u>3,131,345</u>
Cash Flows from Financing Activities				
Repayment of Loans				
Quinns Road Bridge Advance		(107,500)	(86,000)	(64,500)
Net Cash Provided By (Used In)		<u>-</u>	<u>-</u>	<u>(3,000,000)</u>
Financing Activities		<u>(107,500)</u>	<u>(86,000)</u>	<u>(3,064,500)</u>
Net Increase (Decrease) in Cash Held				
		8,320,296	(25,015,585)	9,299,873
Cash at Beginning of Year		44,344,727	51,383,642	35,044,854
Cash at End of Year	15(a)	52,665,023	26,368,057	44,344,727

This statement is to be read in conjunction with the accompanying notes.

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CITY OF WANNEROO
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2005

1. SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies which have been adopted in the preparation of this financial report are:

(a) Basis of Accounting

The financial report is a general purpose financial report which has been prepared in accordance with applicable Australian Accounting Standards and the Local Government Act 1995 (as amended) and accompanying regulations (as amended). The report has also been prepared on the accrual basis under the convention of historical cost accounting.

(b) The Local Government Reporting Entity

All Funds through which the City controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated.

All monies held in the Trust Fund are excluded from the financial statements, but a separate statement of those monies appears at Note 20 to this financial report.

(c) Goods and Services Tax

In accordance with recommended practice, revenues, expenses and assets capitalised are stated net of any GST recoverable. Receivables and payables in the Statement of Financial Position are stated inclusive of applicable GST.

(d) Fixed Assets

Property, plant and equipment and infrastructure assets are brought to account at cost or deemed cost less, where applicable, any accumulated depreciation or amortisation.

The value of all infrastructure assets (other than bridges and land under roads) has been recorded in the Statement of Financial Position. Bridges and land under roads are excluded from infrastructure in accordance with legislative requirements.

(e) Land Held for Resale

Land purchased for development and/or resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development and interest incurred on the financing of that land during its development. Interest and holding charges incurred after development is complete are recognised as expenses.

Revenue arising from the sale of property is recognised in the operating statement as at the time of signing a binding contract of sale.

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CITY OF WANNEROO

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30TH JUNE 2005

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Depreciation of Non-Current Assets

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Depreciation for infrastructure assets is calculated from the end of the year in which the asset was completed and brought into account.

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation periods are:

Buildings	40 years
Bus Shelters	50 years
Car Parks - sealed	40 years
Computer Hardware	3 years
Computer Software	2 years
Footpaths	40 years
Furniture & Equipment	10 years
Heavy Vehicles - 1,201 kg to 4,000 kg	6 years/100,000 km's (45% residual)
Heavy Vehicles - 4,001 kg to 9,000 kg	6 years/200,000 km's (40% residual)
Heavy Vehicles - 9,001 kg to 12,000 kg	8 years/500,000 km's (48% residual)
Heavy Vehicles - Refuse	5 years (20% residual)
Light Vehicles	3 years (60% residual)
Other Plant and Equipment	10 years
Parks & Reserves	50 years
Plant	10 years (50% residual)
Public Accessways	40 years
Reserves/Playground Equipment	10 years
Sealed roads and streets - major re-surfacing	15 years
Sealed roads and streets - original surfacing	40 years
Street Lighting	25 years
Tennis/Basketball Courts	40 years
Underpasses	80 years
Water supply piping & drainage systems	80 years

(g) Leases

Leases of fixed assets, where substantially all the risks and benefits incidental to the ownership of the asset, but not legal ownership, are transferred to the City, are classified as finance leases. Finance leases are capitalised recording an asset and a liability equal to the present value of the minimum lease payments, including any guaranteed residual value. Leased assets are amortised over their estimated useful lives. Lease payments are allocated between the reduction of the lease liability and the lease interest expense for the period.

Lease payments under operating leases, where substantially all the risks and benefits remain with the lessor, are charged as expenses in the periods in which they are incurred.

(h) Investments

All investments are valued at cost and interest on those investments is recognised when accrued.

(i) Joint Venture

The City's has no interests in any joint ventures.

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CITY OF WANNEROO

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30TH JUNE 2005

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(j) Employee Benefits

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave, long service leave and sick leave when it is probable that settlement will be required and is capable of being measured reliably.

Provisions made in respect of wages and salaries, annual leave, long service leave and sick leave expected to be settled within 12 months are measured at their nominal values using the remuneration rate expected to apply at the time of settlement.

Provisions made in respect of long service leave which are not expected to be settled within 12 months are measured as the present value of the estimated future cash outflows to be made by the Council in respect of services provided by employees up to reporting date.

Contributions made to defined benefit superannuation plans are expensed when incurred. The difference between the accrued benefits and net market value of the plan assets have not been recognised in the financial statements.

(k) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

Where contributions recognised as revenues during the reporting period were obtained on the condition that they be expended in a particular manner or used over a particular period, and those conditions were undischarged as at the reporting date, the nature of and amounts pertaining to those undischarged conditions are disclosed in Note 2(e). That note also discloses the amount of contributions recognised as revenues in a previous reporting period which were obtained in respect of the City's operation for the current reporting period.

(l) Superannuation

The City of Wanneroo contributes to the Local Government Superannuation Scheme and the Occupational Superannuation Fund. Both funds are defined contribution schemes.

(m) Interest Rate Risk

The City's exposure to interest rate risk, which is the risk that a financial instrument's value will fluctuate as a result of changes in market interest rates, is considered negligible for all financial instruments other than borrowings. Information on interest rate risk as it applies to borrowings is disclosed in Note 23(e).

(n) Credit Risk

The maximum exposure to credit risk, excluding the value of any collateral or other security, at balance date to recognised financial assets is the carrying amount, net of any provisions for doubtful debts, as disclosed in the statement of financial position and notes to and forming part of the financial report. The City does not have any material credit risk exposure to any single debtor or group of debtors under financial instruments entered into by the City.

(o) Net Fair Values

The net fair value of assets and liabilities approximate their carrying values. No financial assets and financial liabilities are readily traded on organised markets in standardised form. Financial assets where the carrying amount exceeds net fair values have not been written down as the City intends to hold these assets to maturity.

The aggregate net fair value and carrying amounts of financial assets and financial liabilities are disclosed in the statement of financial position and in the notes to and forming part of the financial report.

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CITY OF WANNEROO
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2005

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Rounding Off Figures

All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar.

(q) Comparative Figures

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

(r) Accounts Payable

Trade payables and other accounts payable are recognised when the City becomes obliged to make future payments resulting from the purchase of goods and services.

(s) Receivables

Trade receivables and other receivables are recorded at amounts due less any provision for doubtful debts.

(t) Revaluation of Non Current Assets

The Australian Accounting Standard AASB1041 Revaluation of Non - Current Assets was introduced for reporting periods commencing on or after 1 July 2000. This Accounting Standard requires the City to elect the method of valuing classes of non current assets for the year ending 30 June 2001 and onward. The City has elected to continue to value its non-current assets on a cost basis.

(u) Changes in Accounting Policies

There have been no significant changes in the Accounting Policies of the City during the year.

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CITY OF WANNEROO

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30TH JUNE 2005

	2004/2005 \$	2003/2004 \$
2. REVENUES AND EXPENSES		
(a) Result from Ordinary Activities		
The result from ordinary activities includes:		
(i) Charging as Expenses:		
Auditors Remuneration		
- Audit	25,960	31,000
- Other Services	2,349	-
Bad and Doubtful Debts		
Sundry Debtors	(248,768)	(91,472)
Depreciation		
Buildings	1,338,425	1,238,687
Furniture and Equipment	775,322	945,225
Plant and Equipment	2,082,420	1,809,358
Roads	8,648,782	6,919,026
Footpaths	252,908	252,908
Drainage	1,484,707	1,484,706
Car Parks	210,094	210,094
Reserves	519,738	519,738
Infrastructure Other	181,047	181,047
	<u>15,493,443</u>	<u>13,560,789</u>
Interest Paid		
- Loans (refer note 23a)	47,550	47,550
	<u>47,550</u>	<u>47,550</u>
Rental Charges		
- Operating Leases - Fleet Vehicles	-	342,728
	<u>-</u>	<u>342,728</u>

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CITY OF WANNEROO
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2005

	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
2. REVENUES AND EXPENSES (Continued)			
(ii) Crediting as Revenues:			
Interest Earnings			
Investments			
- Municipal Funds	1,282,817	1,130,000	1,025,455
- Reserve Funds	664,369	600,000	591,939
- Sinking Funds	22,223	28,910	19,912
- Town Planning Schemes	1,310,992	660,000	915,502
- Sporting Clubs	6,156	-	-
Other Interest Revenue (refer note 27)	542,346	460,000	482,849
	<u>3,828,903</u>	<u>2,878,910</u>	<u>3,035,657</u>
Contributions to Assets			
Non-Cash			
- Roadworks	47,432,600	30,100,000	31,699,500
- Drainage	9,996,360	-	6,819,100
- Parks	1,010,000	1,043,000	3,670,000
Cash			
- Town Planning	13,902,114	10,180,000	10,849,579
- Roadworks	212,191	1,230,000	3,108,825
- Buildings	51,386	-	115,285
- Parks	223,500	2,500	11,113
	<u>72,828,151</u>	<u>42,555,500</u>	<u>56,273,402</u>
(b) Revenues and Expenses from Ordinary Activities			
Classified According to Nature and Type			
Revenues from Ordinary Activities			
Rates (refer note 24)	32,252,085	32,206,825	27,466,124
Grants and Subsidies - operating (refer note 29)	6,211,368	6,112,241	5,784,362
Grants and Subsidies - non-operating (refer note 29)	3,098,983	3,723,006	3,043,650
Contributions Reimbursements and Donations	1,619,598	773,682	871,973
Contributions Reimbursements and Donations - non operating	72,828,151	42,555,500	56,273,402
Profit on Asset Disposals (refer note 21)	803,461	3,848,478	2,132,095
Fees and Charges (refer note 28)	17,515,328	15,777,752	15,648,559
Interest Earnings (refer note 2(a))	3,828,903	2,878,910	3,035,657
Other Revenue	4,742,988	4,285,000	4,445,704
	<u>142,900,865</u>	<u>112,161,394</u>	<u>118,701,526</u>
Expenses from Ordinary Activities			
Employee Costs	28,294,805	28,327,672	25,323,045
Materials and Contracts	26,295,863	37,484,412	21,339,363
Utilities (gas, electricity, water, etc)	2,205,449	2,192,730	1,884,233
Depreciation on Non-current Assets (refer note 2(a))	15,493,443	12,432,415	13,560,789
Loss on Asset Disposals (refer note 21)	62,108	256,412	69,629
Insurance	670,421	840,915	780,231
	<u>73,022,089</u>	<u>81,534,556</u>	<u>62,957,290</u>
Interest/Borrowing Costs (refer Note 2(c))	62,272	47,550	47,550
	<u>73,084,361</u>	<u>81,582,106</u>	<u>63,004,840</u>

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CITY OF WANNEROO

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30TH JUNE 2005

2. REVENUES AND EXPENSES (Continued)	2004/2005	2004/2005	2003/2004
	\$	Budget	\$
(c) Borrowing Costs Expense		\$	
Comprises:			
Interest on Loans	62,272	47,550	47,550
	<u>62,272</u>	<u>47,550</u>	<u>47,550</u>

(d) Statement of Objective

In order to discharge its responsibilities to the community, the City has developed a set of operational and financial objectives. These objectives have been established both on an overall basis and for each of its broad activities/programs.

The City's operations as disclosed in these notes encompass the following service orientated activities/programs.

CITY OF WANNEROO MISSION STATEMENT

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

CITY OF WANNEROO VISION STATEMENT

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. This will be achieved through:

- Organisational culture
- Community well being
- Infrastructure and service provision
- Planning for a balanced environment

GOVERNANCE

Objectives: To provide a decision making process for the efficient allocation of scarce resources.
Activities: Administration and operation of facilities and service to members of council; other costs that relate to the tasks of assisting elected members and ratepayers on matters which do not concern specific council services.

GENERAL PURPOSE FUNDING

Objective: To collect revenue to allow for the provision of services.

Activities: Rates, general purpose government grants and interest revenue.

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CITY OF WANNEROO
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2005

2. OPERATING REVENUES AND EXPENSES (Continued)**LAW, ORDER, PUBLIC SAFETY**

Objective: To provide services to help ensure a safer community.

Activities: Supervision of various by-laws, fire prevention, emergency services, animal control, and property and surveillance services.

HEALTH

Objective: To provide an operational framework for good community health.

Activities: Food quality and pest control, immunisation services and operation of child health clinics.

EDUCATION AND WELFARE

Objective: To meet the needs of the community in these areas.

Activities: Operation of senior citizens centres, day care centres and pre-school facilities; assistance to playgroups, retirement villages and other voluntary services.

COMMUNITY AMENITIES

Objective: Provide services required by the community.

Activities: Rubbish collection services, noise control, Town Planning and Regional Development, Community Services.

RECREATION AND CULTURE

Objectives: To establish and efficiently manage infrastructure and resources which will help the social well being of the community.

Activities: Maintenance of halls, the aquatic centre, recreation centres and various reserves; operation of libraries.

TRANSPORT

Objective: To provide effective and efficient transport services to the community.

Activities : Construction and maintenance of streets, roads, bridges; cleaning and lighting of streets, traffic lights; and depot maintenance.

ECONOMIC SERVICES

Objective: To help promote the City and improve its economic well being.

Activities: Economic Development, the promotion of tourism, area promotion, building control, vermin control.

OTHER PROPERTY & SERVICES

Activities: Private works, plant repairs and operation costs, and Town Planning Schemes.

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CITY OF WANNEROO

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30TH JUNE 2005

2. OPERATING REVENUES AND EXPENSES (Continued)

	2004/2005 \$	2003/2004 \$
(e) Conditions Over Contributions		
Grants which were recognised as revenues during the reporting period and which had not yet been expended in the manner specified by the contributor (Shown as unspent grants in Note 4).		
Grants - Roads	1,180,567	154,701
Grants - Buildings	45,455	-
Grants - Family Day Care	-	1,803
Grants - Child Care Benefits	-	26,933
Grants - Emergency Relief	13,000	-
Grants - Safer WA	-	3,706
Grants - Emergency Services	155,523	62,082
Grants - Environmental Protection	82,417	25,000
Grants - HACC	973	12,775
Grants - Economic Development	162,199	-
Grants - Other	23,307	68,511
	<u>1,663,441</u>	<u>355,311</u>

3. CASH ASSETS

<u>Unrestricted</u>		
Municipal Bank - Cash at Bank	244,127	-
Advance Bank - Cash at Bank	-	-
Municipal Cash Investments	10,662,033	13,566,417
Cash on Hand	12,743	9,303
	<u>10,918,903</u>	<u>13,575,720</u>
<u>Restricted</u>		
Town Planning Schemes Cash at Bank	66,840	126,148
Reserve Bank - Cash at Bank	138,900	415,814
Reserve Cash - Investments	11,640,486	11,966,912
Town Planning Schemes - Investments	27,810,829	18,820,897
Municipal Cash Investments	2,101,202	1,000,900
	<u>41,758,256</u>	<u>32,330,671</u>
Total Cash	<u>52,677,160</u>	<u>45,906,391</u>

4. CASH RESTRICTIONS

The following restrictions have been imposed by regulations or other externally imposed requirements:

Badgerup/Ocean Reef Road Construction Reserve	3,179	3,009
Cash in Lieu of Public Open Space Reserve	1,680,592	1,273,204
Cash in Lieu of Parking Reserve	148,982	150,836
City of Wanneroo Townsite Reserve	114,849	428,762

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CITY OF WANNEROO

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30TH JUNE 2005

	2004/2005 \$	2003/2004 \$
4. CASH RESTRICTIONS (Continued)		
City of Wanneroo Establishment Reserve	91,576	116,815
Commercial Refuse Reserve	491,518	408,094
Domestic Refuse Reserve	398,363	580,706
Heavy Vehicle Replacement Reserve	284,938	423,075
Light Vehicle Replacement Reserve	437,575	244,867
Marmion Avenue - Tokyu Contributions	992,303	939,267
Plant Replacement Reserve	280,125	568,588
Road Maintenance - Northern Quarry Area Reserve	1,565	15,315
Road Maintenance - Southern Quarry Area Reserve	150,730	142,674
Section 20A Land Reserve	217,523	19,936
Town Planning Scheme 20 - District Road Headworks Reserve	2,308,780	1,903,328
Domestic Refuse - Plant Replacement Reserve	2,696,997	2,120,623
Commercial Refuse - Plant Replacement Reserve	100,832	78,381
Quinns Caravan Park Reserve	85,587	82,725
Golf Course Reserve	441,516	236,361
Asset Replacement Reserve	851,855	2,230,346
Town Planning Schemes (Cash Positions)	27,877,669	19,362,859
Unspent Government Grants & Contributions	1,663,441	355,311
Prepaid Contributions to Capital Works	437,761	645,589
	<u>41,758,256</u>	<u>32,330,671</u>
5. RECEIVABLES		
Current		
Rates Outstanding (Inclusive of Refuse and Swimming Pool Inspections)	1,691,260	1,719,193
Sundry Debtors	1,906,013	1,977,673
Provision for Doubtful Debts	(248,768)	(91,472)
Prepayments	234,155	227,295
GST Receivable	346,465	262,420
Accrued Income	259,461	535,641
	<u>4,188,586</u>	<u>4,630,750</u>
Non-Current		
Rates Outstanding - Pensioners	850,298	797,868
Sinking Fund Contribution	433,147	406,983
Deferred Debtors	18,707	18,707
Capital Investment Mindarie Regional Council	274,288	274,288
Loans - Quinns Bridge Funding	3,000,000	3,000,000
Loans - Clubs/Institutions	34,802	19,412
	<u>4,611,242</u>	<u>4,517,258</u>
TOTAL RECEIVABLES	<u>8,799,828</u>	<u>9,148,008</u>
6. INVENTORIES		
Current		
Stores and Materials	103,718	77,446
	<u>103,718</u>	<u>77,446</u>

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CITY OF WANNEROO
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2005

7. PROPERTY, PLANT AND EQUIPMENT

	Land at cost	Buildings - Works in progress	Buildings at cost	Artworks at cost	Furniture and Equipment at cost	Plant and Vehicles at cost	Other Plant and Equipment at cost	TOTAL
Gross Carrying Amount								
Balance at 30 June 2004	4,105,076	3,088,193	50,148,339	568,966	4,347,844	18,399,154	2,826,727	83,484,299
Additions	62,023	202,102	5,317,096	32,155	912,694	4,723,690	94,308	11,344,068
Transfers from Works In Progress	-	(2,958,974)	2,965,921	-	-	-	-	6,947
Disposals	(3,410)	-	-	-	(105,669)	(2,355,708)	(8,915)	(2,473,702)
Balance at 30 June 2005	4,163,689	331,321	58,431,356	601,121	5,154,869	20,767,136	2,912,120	92,361,612
Accumulated Depreciation/Amortisation								
Balance at 30 June 2004	-	-	8,834,629	-	3,139,397	7,381,922	1,974,126	21,330,074
Disposals	-	-	-	-	(105,669)	(1,783,493)	(3,686)	(1,892,848)
Depreciation expense	-	-	1,338,425	-	775,322	1,909,835	172,585	4,196,167
Balance at 30 June 2005	-	-	10,173,054	-	3,809,050	7,508,264	2,143,025	23,633,393
Net Book Value								
As at 30 June 2004	4,105,076	3,088,193	41,313,710	568,966	1,208,447	11,017,232	852,601	62,154,225
As at 30 June 2005	4,163,689	331,321	48,258,302	601,121	1,345,819	13,258,872	769,095	68,728,219

Valuations of Land and Buildings Measured at Cost Basis

In accordance with the requirements of AAS 36 "Statement of Financial Position" the current valuation of land and buildings disclosed above and measured on the cost basis is as follows:

Current Valuation: \$78,394,380

The above valuation is a management valuation based on the written down replacement cost of all of the City's land and buildings as at 30 June 2003. It is not considered to be independent in nature.

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CITY OF WANNEROO
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2005

8. INFRASTRUCTURE

	Reserves	Roads	Footpaths	Drainage	Car Parking	Other Engineering	Health	Recreation	Works in Progress	Total
Gross Carrying Amount										
Balance at Cost 30 June 2004	25,986,901	345,951,295	10,116,315	118,776,590	8,403,756	8,941,836	15,316	73,076	49,882	518,314,967
Additions	4,656,684	52,073,460	515,550	10,013,695	353,753	837,269	-	-	1,070,819	69,521,230
Transfers from Works In Progress	2,161	40,774	-	-	-	-	-	-	(49,882)	(6,947)
Balance at 30 June 2005	30,645,746	398,065,529	10,631,865	128,790,285	8,757,509	9,779,105	15,316	73,076	1,070,819	587,829,250
Accumulated Depreciation/Amortisation										
Balance at 30 June 2004	3,128,408	57,116,124	2,661,466	21,956,032	2,669,393	2,715,768	3,080	13,324	-	90,263,595
Depreciation expense	519,738	8,648,782	252,908	1,484,707	210,094	178,837	383	1,827	-	11,297,276
Balance at 30 June 2005	3,648,146	65,764,906	2,914,374	23,440,739	2,879,487	2,894,605	3,463	15,151	-	101,560,871
Net Book Value										
As at 30 June 2004	22,858,493	288,835,171	7,454,849	96,820,558	5,734,363	6,226,068	12,236	59,752	49,882	428,051,372
As at 30 June 2005	26,997,600	332,300,623	7,717,491	105,349,546	5,878,022	6,884,500	11,853	57,925	1,070,819	486,268,379

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FOR THE YEAR ENDED 30TH JUNE 2005

	2004/2005 \$	2003/2004 \$
9. PAYABLES		
Current		
Trade Payables	4,118,871	4,313,517
Bonds	4,058,380	3,568,165
Accrued Expenses	3,784,309	1,409,317
Sundry Payables	642,147	871,860
	<u>12,603,707</u>	<u>10,162,859</u>
10. INTEREST-BEARING LIABILITIES		
Current		
Badgerup Material Recycling Facility	86,000	86,000
Loans	300,000	-
Bank Overdrafts	12,137	1,561,664
	<u>398,137</u>	<u>1,647,664</u>
Non-Current		
Loans	150,000	450,000
Badgerup Material Recycling Facility	43,000	150,500
	<u>193,000</u>	<u>600,500</u>
TOTAL INTEREST-BEARING LIABILITIES	<u>591,137</u>	<u>2,248,164</u>
Additional detail on borrowings is provided in Note 23.		
11. PROVISIONS		
Current		
Provision for Annual Leave	1,969,697	1,687,223
Provision for Long Service Leave	2,267,232	2,090,226
Provision for Time in Lieu	28,065	26,610
Provision for Sick Leave	69,339	96,381
Provision for Workers Compensation	460,921	316,538
	<u>4,795,254</u>	<u>4,216,978</u>
Non-Current		
Provision for Annual Leave	372,931	357,098
Provision for Long Service Leave	334,940	289,512
	<u>707,871</u>	<u>646,610</u>
TOTAL PROVISIONS	<u>5,503,125</u>	<u>4,863,588</u>

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FOR THE YEAR ENDED 30TH JUNE 2005

	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
12. RESERVES - CASH BACKED			
(a) Badgerup/Ocean Reef Rd Construction Reserve			
Opening Balance	3,009	3,002	2,849
Amount Set Aside / Transfer to Reserve	170	152	160
Amount Used / Transfer from Reserve	-	-	-
	<u>3,179</u>	<u>3,154</u>	<u>3,009</u>
(b) Cash in Lieu of Public Open Space Reserve			
Opening Balance	1,273,204	1,217,413	1,155,296
Amount Set Aside / Transfer to Reserve	407,388	61,577	117,908
Amount Used / Transfer from Reserve	-	-	-
	<u>1,680,592</u>	<u>1,278,990</u>	<u>1,273,204</u>
(c) Cash in Lieu of Parking Reserve			
Opening Balance	150,836	150,481	142,803
Amount Set Aside / Transfer to Reserve	8,352	4,147	8,033
Amount Used / Transfer from Reserve	(10,206)	(130,000)	-
	<u>148,982</u>	<u>24,628</u>	<u>150,836</u>
(d) City of Wanneroo Townsite Reserve			
Opening Balance	428,762	427,754	405,928
Amount Set Aside / Transfer to Reserve	16,880	1,341,326	22,834
Amount Used / Transfer from Reserve	(330,793)	(1,761,911)	-
	<u>114,849</u>	<u>7,169</u>	<u>428,762</u>
(e) City of Wanneroo Establishment Reserve			
Opening Balance	116,815	116,424	165,401
Amount Set Aside / Transfer to Reserve	6,272	4,392	9,304
Amount Used / Transfer from Reserve	(31,511)	(53,292)	(57,890)
	<u>91,576</u>	<u>67,524</u>	<u>116,815</u>
(f) Commercial Refuse Reserve			
Opening Balance	408,094	281,384	272,108
Amount Set Aside / Transfer to Reserve	209,723	728,126	654,688
Amount Used / Transfer from Reserve	(126,299)	(120,000)	(518,702)
	<u>491,518</u>	<u>889,510</u>	<u>408,094</u>
(g) Domestic Refuse Reserve			
Opening Balance	580,706	845,386	2,755,581
Amount Set Aside / Transfer to Reserve	31,343	30,122	154,997
Amount Used / Transfer from Reserve	(213,686)	(371,929)	(2,329,872)
	<u>398,363</u>	<u>503,579</u>	<u>580,706</u>
(h) Heavy Vehicle Replacement Reserve			
Opening Balance	423,075	645,116	144,564
Amount Set Aside / Transfer to Reserve	564,147	627,242	617,189
Amount Used / Transfer from Reserve	(702,284)	(1,020,097)	(338,678)
	<u>284,938</u>	<u>252,261</u>	<u>423,075</u>
(i) Light Vehicle Replacement Reserve			
Opening Balance	244,867	357,316	120,026
Amount Set Aside / Transfer to Reserve	577,559	557,810	584,245
Amount Used / Transfer from Reserve	(384,851)	(547,300)	(459,404)
	<u>437,575</u>	<u>367,826</u>	<u>244,867</u>

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FOR THE YEAR ENDED 30TH JUNE 2005

	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
12. RESERVES - CASH BACKED (Continued)			
(j) Marmion Avenue Tokyu Contribution Reserve			
Opening Balance	939,267	937,060	889,247
Amount Set Aside / Transfer to Reserve	53,036	47,397	50,020
Amount Used / Transfer from Reserve	-	-	-
	<u>992,303</u>	<u>984,457</u>	<u>939,267</u>
(k) Plant Replacement Reserve			
Opening Balance	568,588	555,599	377,023
Amount Set Aside / Transfer to Reserve	654,645	528,916	574,221
Amount Used / Transfer from Reserve	(943,108)	(1,050,622)	(382,656)
	<u>280,125</u>	<u>33,893</u>	<u>568,588</u>
(l) Road Maintenance - Northern Quarry Area Reserve			
Opening Balance	15,315	15,279	14,499
Amount Set Aside / Transfer to Reserve	628	390	816
Amount Used / Transfer from Reserve	(14,378)	(14,378)	-
	<u>1,565</u>	<u>1,291</u>	<u>15,315</u>
(m) Road Maintenance - Southern Quarry Area Reserve			
Opening Balance	142,674	142,339	135,076
Amount Set Aside / Transfer to Reserve	8,056	7,200	7,598
Amount Used / Transfer from Reserve	-	-	-
	<u>150,730</u>	<u>149,539</u>	<u>142,674</u>
(n) Section 20A Land Reserve			
Opening Balance	19,936	19,889	18,874
Amount Set Aside / Transfer to Reserve	197,587	1,006	1,062
Amount Used / Transfer from Reserve	-	-	-
	<u>217,523</u>	<u>20,895</u>	<u>19,936</u>
(o) Town Planning Scheme 20 - District Distributor Road Headworks Reserve			
Opening Balance	1,903,328	1,746,211	1,112,440
Amount Set Aside / Transfer to Reserve	983,620	89,084	790,888
Amount Used / Transfer from Reserve	(578,168)	-	-
	<u>2,308,780</u>	<u>1,835,295</u>	<u>1,903,328</u>
(p) Domestic Refuse - Plant Replacement Reserve			
Opening Balance	2,120,623	2,308,531	1,968,979
Amount Set Aside / Transfer to Reserve	1,869,934	1,135,078	1,202,443
Amount Used / Transfer from Reserve	(1,293,560)	(2,203,226)	(1,050,799)
	<u>2,696,997</u>	<u>1,240,383</u>	<u>2,120,623</u>
(q) Commercial Refuse - Plant Replacement Reserve			
Opening Balance	78,381	71,237	535,129
Amount Set Aside / Transfer to Reserve	214,556	179,918	235,412
Amount Used / Transfer from Reserve	(192,105)	(214,220)	(692,160)
	<u>100,832</u>	<u>36,935</u>	<u>78,381</u>
(r) Quinns Rocks Caravan Park Reserve			
Opening Balance	82,725	94,173	34,923
Amount Set Aside / Transfer to Reserve	4,642	55,956	52,932
Amount Used / Transfer from Reserve	(1,780)	(42,000)	(5,130)
	<u>85,587</u>	<u>108,129</u>	<u>82,725</u>

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FOR THE YEAR ENDED 30TH JUNE 2005

	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
12. RESERVES - CASH BACKED (Continued)			
(s) Golf Course Reserve			
Opening Balance	236,361	256,449	-
Amount Set Aside / Transfer to Reserve	250,564	274,353	236,361
Amount Used / Transfer from Reserve	(45,409)	(240,000)	-
	<u>441,516</u>	<u>290,802</u>	<u>236,361</u>
(t) Asset Replacement Reserve			
Opening Balance	2,230,346	2,289,951	-
Amount Set Aside / Transfer to Reserve	125,579	116,194	2,230,346
Amount Used / Transfer from Reserve	(1,504,070)	(100,000)	-
	<u>851,855</u>	<u>2,306,145</u>	<u>2,230,346</u>
(u) Butler Collaborative Planning Agreement Reserve			
Opening Balance	-	-	-
Amount Set Aside / Transfer to Reserve	-	2,020,982	-
Amount Used / Transfer from Reserve	-	(540,000)	-
	<u>-</u>	<u>1,480,982</u>	<u>-</u>
TOTAL CASH BACKED RESERVES	<u>11,779,385</u>	<u>11,883,387</u>	<u>11,966,912</u>

All of the cash backed reserve accounts are supported by money held in financial institutions and match the amount shown as restricted cash in Note 3 and 4 to this financial report.

In accordance with council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

- Badgerup/Ocean Reef Road Construction Reserve
 - represents developer contributions towards future roadworks.
- Cash in Lieu of Public Open Space Reserve
 - to be used to fund future public open space requirements.
- Cash in Lieu of Parking Reserve
 - to be used to fund future car parking requirements
- City of Wanneroo Townsite Reserve
 - to be used for the redevelopment of the new townsite
- City of Wanneroo Establishment Reserve
 - to be used for the establishment of the new City of Wanneroo
- Commercial Refuse Reserve
 - to be used for additional requirements specifically needed for the provision of the commercial refuse collection service.
- Domestic Refuse Reserve
 - to be used for additional requirements specifically needed for the provision of the domestic refuse collection service.
- Heavy Vehicle Replacement Reserve
 - to be used to replace the City's fleet of heavy vehicles.
- Light Vehicle Replacement Reserve
 - to be used to replace the City's fleet of light vehicles.
- Marmion Avenue - Tokyu Contribution Reserve
 - to be used for the future construction of Marmion Avenue, Yanchep.
- Plant Replacement Reserve
 - to be used to replace the City's plant and equipment.
- Road Maintenance - Northern Quarry Area Reserve
 - to be used for repairing and maintaining roads in the immediate area of quarries.
- Road Maintenance - Southern Quarry Area Reserve
 - to be used for repairing and maintaining roads in the immediate area of quarries.
- Section 20A Land Reserve
 - to be used for capital improvements on recreation reserves in the general locality.

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FOR THE YEAR ENDED 30TH JUNE 2005

12. RESERVES - CASH BACKED (Continued)

- Town Planning Scheme 20 - District Distributor Road Headworks Reserve
 - to be used for the construction of District Distribution Roads associated with Quinns Rocks Caravan Park Reserve
 - to be used to provide improvements to the Quinns Rocks Caravan Park.
- Domestic Refuse - Plant Replacement Reserve
 - to be used to replace the City's fleet of domestic refuse vehicles.
- Commercial Refuse - Plant Replacement Reserve
 - to be used to replace the City's fleet of commercial refuse vehicles.
- Golf Course Reserve
 - to be used for the capital improvement of the Carramar and Marangaroo Golf Courses.
- Asset Replacement Reserve
 - to be used for the purpose of receiving the proceeds of the sale of significant property assets. Funds held are to be used in acquiring new or replacement assets for the City.
- Butler Collaborative Reserve
 - to be used for the purpose of meeting future maintenance costs of infrastructure in Stage 1, Brighton Estate, Butler as established in the Butler Collaborative Planning Agreement and any such other related expenditure as from time to time be approved by an absolute majority of council provided such expenditure shall be within the Brighton Estate

Light Vehicle Fleet Buy Back

The light vehicle fleet buy back was completed in 2004/2005.
 In accordance with Section 6.11(2) of the Local Government Act 1995, the budgeted and actual amounts utilised from the Reserves are specified below

	2004/2005 \$	2004/2005 Budget \$
Heavy Vehicle Replacement Reserve	-	34,280
Commercial Refuse - Plant Replacement Reserve	145,953	167,220
	<u>\$145,953</u>	<u>\$201,500</u>

Quinns Road Bridge

Council agreed to pre-fund the construction of a grade separated railway crossing at Quinns Road, Neerabup (Ridgewood). The agreement is to provide up to \$3.0 million during 2003/2004. The City proposed to fund this from the following Reserves, to be re-paid to those Reserves in accordance with the Agreement with the State Government at a later date. The balances due to be repaid are shown.

	2004/2005 \$
Domestic Refuse Reserve	\$2,100,000
Commercial Refuse Reserve	\$500,000
Commercial Refuse - Plant Replacement Reserve	\$400,000
	<u>\$3,000,000</u>

The majority of the reserves are not expected to be used within a set period as further transfers to the reserve accounts are expected as funds are utilised.

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CITY OF WANNEROO

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FOR THE YEAR ENDED 30TH JUNE 2005

13. SUPERANNUATION

The City of Wanneroo contributes in respect of its employees to a defined contribution Superannuation Plan established in respect of all Local Governments in the State. In accordance with statutory requirements, the City contributes to the Local Government Superannuation Plan ("the Plan") amounts set down in the Plan's Trust Deed. As such, assets accumulate in the Plan to meet members, benefits as they accrue. The audited general purpose financial report as at 30 June 2004 which was not subject to any audit qualification, indicates that the assets of the Plan are sufficient to meet the accrued benefits. No liability of the City of Wanneroo has been recognised as at the reporting date in respect of superannuation benefits for its employees.

CONTRIBUTION RATES

	Employer	Employee
Local Government Superannuation Plan	SGC + 4.5%	5.00%
Local Government Superannuation Plan	SGC +6%	6.00%
Local Government Superannuation Plan (Award/SGC) (SGC)	9.00%	-

Employees can also enter a Salary Sacrifice arrangement whereby part of their salary can be sacrificed towards their superannuation plan.

The amount of superannuation contributions paid by the City of Wanneroo during the reporting period was \$2,601,555 (2003/2004 \$2,347,758).

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FOR THE YEAR ENDED 30TH JUNE 2005

14. MAJOR LAND TRANSACTIONS - TOWN PLANNING SCHEMES

The City's major land transactions incorporated in the 2004/2005 Financial Report relate to its role in Town Planning and Regional Development. In addition to its involvement with the Cities of Perth, Stirling & Joondalup and the Towns of Cambridge, Vincent & Victoria Park with Lot 17 Mindarie, the City has Town Planning Schemes and two 'Development Areas' in Operation:-

Town Planning Scheme 5	- Landsdale
East Wanneroo Development Area Cells 1-8	- East Wanneroo
Berkley Road Local Structure Plan	- Marangaroo/Alexander Heights

(a) Town Planning Scheme No 5 - Landsdale

An industrial zone guided development which was gazetted in June 1973. The total area of the scheme is about 100 hectares. The western sectors comprising 47 ha is identified as Stage 1 and it was fully subdivided and developed in accordance with the scheme map several years ago.

The eastern sector of 53ha known as Stage 2 is either low lying land comprising 2 ha parcels along Gnangara Road or an operating sand pit on two larger lots. Subdivision and development of this sector is entirely at the discretion of the individual land owners. It appears unlikely that there will be any subdivision or development undertaken in this sector in the short term.

Revenue and Expenses for the year ended 30 June 2005

	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
INCOME			
Contributions	-	-	-
Interest on Investments	21,154	-	25,996
	<u>21,154</u>	<u>-</u>	<u>25,996</u>
EXPENDITURE			
Refunded Contributions	-	-	172,500
Interest	-	-	177
	<u>-</u>	<u>-</u>	<u>172,677</u>
	<u>21,154</u>	<u>-</u>	<u>(146,681)</u>
Surplus/(Deficit) B/Forward	373,625	373,626	520,306
Surplus/(Deficit) C/Forward	394,779	373,626	373,625
Scheme Position			
Represented by:			
<u>Assets</u>			
Cash at Bank	462	-	436
Investments	395,317	373,626	374,189
<u>Liabilities</u>			
Accrued expenses	(1,000)	-	(1,000)
Equity/(Deficiency)	<u>394,779</u>	<u>373,626</u>	<u>373,625</u>

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FOR THE YEAR ENDED 30TH JUNE 2005

14. MAJOR LAND TRANSACTIONS - TOWN PLANNING SCHEMES (continued)

East Wanneroo Development Area - Cells 1 - 8

The umbrella concept that is designed to provide for the urban development of the area east of Wanneroo Road between Hepburn Avenue and Flynn Drive. It will provide for residential, industrial, commercial and special rural uses to complement existing pockets of those land uses within the scheme area.

The area is dissected down into eight cells each of which is to be self sustaining. The format, structure and funding aspects are subject of comprehensive reports by independent consultants which are close to completion. Discussions are currently being held with the Minister for Planning and Infrastructure as to the format, structure and method of operation of this development concept.

(b) East Wanneroo Development Area - Cell 1

Revenue and Expenses for the year ended 30 June 2005

	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
INCOME			
Headworks Levy	2,621,681	1,644,000	1,729,777
Interest on Investments	210,021	73,000	98,097
	<u>2,831,702</u>	<u>1,717,000</u>	<u>1,827,874</u>
EXPENDITURE			
Advertising	115	250	105
Audit Fees	-	500	2,384
Bank Fees	-	50	-
Consultancy Fees	-	-	149
Legal Fees	118	1,000	219
Conveyancing Fees	50	100	-
Valuation Fees	-	500	-
Sundries	-	50	-
Compensation Payments - Road Reserves	-	610,000	-
Compensation Payments - POS	-	982,000	-
	<u>283</u>	<u>1,594,450</u>	<u>2,857</u>
	<u>2,831,419</u>	<u>122,550</u>	<u>1,825,017</u>
Surplus/(Deficit) B/Forward	2,508,073	2,509,660	683,056
Surplus/(Deficit) C/Forward	5,339,492	2,632,210	2,508,073
Scheme Position			
Represented by:			
<u>Assets</u>			
Cash at Bank	22,060	-	190,137
Investments	5,318,432	2,632,210	2,318,936
<u>Liabilities</u>			
Accrued Expenses	(1,000)	-	(1,000)
Equity/(Deficiency)	<u>5,339,492</u>	<u>2,632,210</u>	<u>2,508,073</u>

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FOR THE YEAR ENDED 30TH JUNE 2005

14. MAJOR LAND TRANSACTIONS - TOWN PLANNING SCHEMES (continued)

(c) East Wanneroo Development Area - Cell 2	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
Revenue and Expenses for the year ended 30 June 2005			
INCOME			
Headworks Levy	622,811	558,000	1,199,406
Interest on Investments	94,636	-	12,014
	<u>717,447</u>	<u>558,000</u>	<u>1,211,420</u>
EXPENDITURE			
Audit Fees	-	500	1,471
Advertising	115	250	509
Bank Fees	-	50	-
Consultancy	-	-	77
Interest	-	6,000	729
Legal Fees	118	1,000	-
Conveyancing Fees	-	100	-
Valuation Fees	1,786	500	857
Sundries	-	50	-
Construction Costs	600,000	-	23,550
Compensation Payments - Road Reserves	-	605,000	-
Compensation Payments - POS	-	862,000	-
	<u>602,019</u>	<u>1,475,450</u>	<u>27,193</u>
	<u>115,428</u>	<u>(917,450)</u>	<u>1,184,227</u>
Surplus/(Deficit) B/Forward	1,131,439	1,130,709	(52,788)
Surplus/(Deficit) C/Forward	1,246,867	213,259	1,131,439
Scheme Position			
Represented by:			
<u>Assets</u>			
Cash at Bank	-	-	75
Investments	1,248,750	-	1,132,364
Overdraft	(883)	213,259	-
Accrued Expenses	(1,000)	-	(1,000)
Equity/(Deficiency)	<u>1,246,867</u>	<u>213,259</u>	<u>1,131,439</u>

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14. MAJOR LAND TRANSACTIONS - TOWN PLANNING SCHEMES (continued)

(d) East Wanneroo Development Area - Cell 3	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
Revenue and Expenses for the year ended 30 June 2005			
INCOME			
Development Headworks Levy	-	-	229,120
Interest on Investments	46,275	31,000	42,566
	<u>46,275</u>	<u>31,000</u>	<u>271,686</u>
EXPENDITURE			
Advertising	115	250	105
Audit Fees	-	500	889
Bank Fees	-	50	-
Construction Costs	-	500,000	-
Compensation Payments - POS	-	-	74,539
Compensation Payments - Drainage Sites	43,431	-	-
Consultancy Fees	-	-	31
Legal Fees	118	1,000	-
Conveyancing Fees	-	100	-
Valuation Fees	-	500	-
Sundries	-	50	-
	<u>43,664</u>	<u>502,450</u>	<u>75,564</u>
	<u>2,611</u>	<u>(471,450)</u>	<u>196,122</u>
Surplus/(Deficit) B/Forward	851,296	851,297	655,174
Surplus/(Deficit) C/Forward	853,907	379,847	851,296
Scheme Position			
Represented by:			
<u>Assets</u>			
Cash at Bank	1,274	-	1,460
Investments	853,633	379,847	850,836
<u>Liabilities</u>			
Accrued Expenses	(1,000)	-	(1,000)
Equity/(Deficiency)	<u>853,907</u>	<u>379,847</u>	<u>851,296</u>

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14. MAJOR LAND TRANSACTIONS - TOWN PLANNING SCHEMES (continued)

(e) East Wanneroo Development Area - Cell 4	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
Revenue and Expenses for the year ended 30 June 2005			
INCOME			
Development Headworks Levy	1,690,488	2,095,000	1,093,569
Interest on Investments	228,781	84,000	123,234
	<u>1,919,269</u>	<u>2,179,000</u>	<u>1,216,803</u>
EXPENDITURE			
Advertising	115	250	105
Audit Fees	-	500	2,570
Bank Fees	-	50	-
Compensation Payments - POS	1,112,065	2,600,000	-
Compensation Payments - Road Reserves	-	75,000	-
Consultancy Fees	-	-	164
Legal Fees	118	1,000	-
Conveyancing Fees	-	100	-
Valuation Fees	7,899	500	1,299
Sundries	-	50	-
	<u>1,120,197</u>	<u>2,677,450</u>	<u>4,138</u>
	<u>799,072</u>	<u>(498,450)</u>	<u>1,212,665</u>
Surplus/(Deficit) B/Forward	2,832,357	2,832,357	1,619,692
Surplus/(Deficit) C/Forward	3,631,429	2,333,907	2,832,357
Scheme Position			
Assets			
Cash at Bank	998	-	943
Investment	4,743,192	2,333,907	2,832,881
Liabilities			
Accrued Expenses	(1,112,761)	-	(1,467)
Equity/(Deficiency)	<u>3,631,429</u>	<u>2,333,907</u>	<u>2,832,357</u>

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FOR THE YEAR ENDED 30TH JUNE 2005

14. MAJOR LAND TRANSACTIONS - TOWN PLANNING SCHEMES (continued)

(f) East Wanneroo Development Area - Cell 5	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
Revenue and Expenses for the year ended 30 June 2005			
INCOME			
Development Headworks Levy	638,708	682,000	1,229,911
Interest on Investments	167,984	103,000	153,834
	<u>806,692</u>	<u>785,000</u>	<u>1,383,745</u>
EXPENDITURE			
Audit Fees	-	500	1,877
Bank Fees	-	50	-
Construction Costs	-	589,000	90,821
Compensation Payments - POS	-	500,000	-
Compensation Payments - Road Reserves	740,009	1,353,500	-
Advertising	115	250	404
Consultancy Fees	1,520	-	109
Legal Fees	118	1,000	-
Conveyancing Fees	-	100	-
Valuation Fees	1,364	500	753
Sundries	-	50	-
	<u>743,126</u>	<u>2,444,950</u>	<u>93,964</u>
	<u>63,566</u>	<u>(1,659,950)</u>	<u>1,289,781</u>
Surplus/(Deficit) B/Forward	4,207,039	4,207,337	2,917,258
Surplus/(Deficit) C/Forward	4,270,605	2,547,387	4,207,039
Scheme Position			
Represented by:			
Assets			
Cash at Bank	5,015	-	1,807
Infrastructure assets	1,157,500	2,547,387	1,157,500
Investments	3,109,389	-	3,049,031
Liabilities			
Accrued Expenses	(1,299)	-	(1,299)
Equity/(Deficiency)	<u>4,270,605</u>	<u>2,547,387</u>	<u>4,207,039</u>

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FOR THE YEAR ENDED 30TH JUNE 2005

14. MAJOR LAND TRANSACTIONS - TOWN PLANNING SCHEMES (continued)

(g) East Wanneroo Development Area - Cell 6	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
Revenue and Expenses for the year ended 30 June 2005			
INCOME			
Development Headworks Levy	6,755,088	4,170,000	4,962,820
Interest on Investments	507,041	211,000	319,097
	<u>7,262,129</u>	<u>4,381,000</u>	<u>5,281,917</u>
EXPENDITURE			
Audit Fees	-	1,000	3,125
Bank Fees	-	100	-
Construction Costs	-	-	1,561,122
Compensation Payments - POS	1,602,248	3,600,000	209,532
Compensation Payments - Road Reserves	934,833	1,800,000	75,000
Consultancy Fees	5,394	-	208
Legal Fees	268	2,000	3,022
Advertising	115	250	105
Sundries	-	100	70
Conveyancing Fees	154	200	-
Valuation Fees	10,234	1,000	21,091
	<u>2,553,246</u>	<u>5,404,650</u>	<u>1,873,275</u>
	<u>4,708,883</u>	<u>(1,023,650)</u>	<u>3,408,642</u>
Surplus/(Deficit) B/Forward	6,735,150	6,734,294	3,326,508
Surplus/(Deficit) C/Forward	11,444,033	5,710,644	6,735,150
Scheme Position			
Represented by:			
Assets			
Cash at Bank	5,082	-	15,649
Investments	11,439,652	5,710,644	6,720,202
Liabilities			
Accrued Expenses	(701)	-	(701)
Equity/(Deficiency)	<u>11,444,033</u>	<u>5,710,644</u>	<u>6,735,150</u>

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14. MAJOR LAND TRANSACTIONS - TOWN PLANNING SCHEMES (continued)

(h) East Wanneroo Development Area - Cell 7	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
Revenue and Expenses for the year ended 30 June 2005			
INCOME			
Development Headworks Levy	352,561	197,000	118,434
Interest on Investments	1,784	-	-
	<u>354,345</u>	<u>197,000</u>	<u>118,434</u>
EXPENDITURE			
Audit Fees	-	500	1,172
Advertising	312	250	508
Bank Fees	-	50	-
Compensation Payments - Road Reserves	75,000	140,000	75,000
Compensation Payments - POS	-	-	19,966
Consultancy Fees	-	-	53
Interest	2,937	8,000	3,697
Legal Fees	118	1,000	-
Conveyancing Fees	-	100	-
Valuation Fees	-	500	-
Sundries	-	50	-
	<u>78,367</u>	<u>150,450</u>	<u>100,396</u>
	<u>275,978</u>	<u>46,550</u>	<u>18,038</u>
Surplus/(Deficit) B/Forward	(81,027)	(81,029)	(99,065)
Surplus/(Deficit) C/Forward	194,951	(34,479)	(81,027)
Scheme Position			
Represented by:			
Assets			
Cash at Bank	4,167	-	-
Investments	191,784	-	-
Liabilities			
Accrued Expenses	(1,000)	-	(1,000)
Overdraft	-	(34,479)	(80,027)
Equity/(Deficiency)	<u>194,951</u>	<u>(34,479)</u>	<u>(81,027)</u>

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14. MAJOR LAND TRANSACTIONS - TOWN PLANNING SCHEMES (continued)

(i) East Wanneroo Development Area - Cell 8	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
Revenue and Expenses for the year ended 30 June 2005			
INCOME			
Development Headworks Levy	-	834,000	-
Interest on Investments	3,528	2,000	3,423
	<u>3,528</u>	<u>836,000</u>	<u>3,423</u>
EXPENDITURE			
Audit Fees	-	500	1,546
Advertising	115	250	105
Bank Fees	-	50	-
Construction Costs	-	200,000	-
Compensation Payments - Road Reserves	-	1,000,000	-
Consultancy Fees	-	-	83
Interest	8	-	-
Legal Fees	118	1,000	-
Conveyancing Fees	73	100	-
Valuation Fees	2,000	500	-
Sundries	-	50	-
	<u>2,314</u>	<u>1,202,450</u>	<u>1,734</u>
	<u>1,214</u>	<u>(366,450)</u>	<u>1,689</u>
Surplus/(Deficit) B/Forward	62,036	62,036	60,347
Surplus/(Deficit) C/Forward	63,250	(304,414)	62,036
Scheme Position			
Represented by:			
Assets			
Investments	64,599	-	63,070
Liabilities			
Accrued Expenses	(1,000)	-	(1,000)
Overdraft	(349)	(304,414)	(34)
Equity/(Deficiency)	<u>63,250</u>	<u>(304,414)</u>	<u>62,036</u>

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(j) Berkley Road Local Structure Plan

The Berkley Road Local Structure Plan rationalises the drainage sumps, road system and open space requirements for the residential development of the area. All subdividing landowners in the area pay a development headworks levy to the City and those funds are used to compensate those owners who actually provide the drainage, regional road and open space sites.

	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
Revenue and Expenses for the year ended 30 June 2005			
INCOME			
Development Headworks Levy	27,339	-	-
Interest on Investments	44,895	96,000	143,544
	<u>72,234</u>	<u>96,000</u>	<u>143,544</u>
EXPENDITURE			
Audit Fees	-	500	-
Advertising	-	200	789
Bank Fees	-	50	-
Construction Costs	-	-	788,066
Compensation Payments - Road Reserves	185,860	250,000	-
Compensation Payments - POS	1,314,184	600,000	-
Legal Fees	-	1,000	-
Conveyancing Costs	79	100	-
Valuation Fees	545	500	5,049
Interest	181	-	-
Sundries	-	50	-
	<u>1,500,849</u>	<u>852,400</u>	<u>793,904</u>
	<u>(1,428,615)</u>	<u>(756,400)</u>	<u>(650,360)</u>
Surplus/(Deficit) B/Forward	1,900,371	1,900,371	2,550,731
Surplus/(Deficit) C/Forward	471,756	1,143,971	1,900,371
Scheme Position			
Represented by:			
Assets			
Cash at Bank	27,782	-	-
Investment	446,083	1,143,971	1,906,779
Liabilities			
Accrued Expenses	(2,109)	-	(2,109)
Overdraft	-	-	(4,299)
Equity/(Deficiency)	<u>471,756</u>	<u>1,143,971</u>	<u>1,900,371</u>
Total Equity of Town Planning/ Land Development	<u>27,911,069</u>	<u>14,995,958</u>	<u>20,520,359</u>

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FOR THE YEAR ENDED 30TH JUNE 2005

14. MAJOR LAND TRANSACTIONS - TOWN PLANNING SCHEMES (continued)

(k) Town Planning and Land Development Schemes

In June 1978, Lot 17 Marmion Avenue, Mindarie, a 432 hectare property situated approximately 2 kilometres north of Burns Beach and 30 kilometres north of Perth City was purchased jointly by the Cities of Wanneroo, Perth and Stirling as tenants in common in equal shares to provide for a future sanitary disposal site.

Subsequently, Mindarie Regional Council was established by the three Councils and in 1990 and leased approximately 251 hectares for this purpose.

The lease provides for an initial term of 21 years, with an option for renewal for a further 21 years.

It is envisaged that the southern portion of Lot 17 encompassing the leased area will eventually be used for regional open space/recreational purposes. The northern portion has been identified as a future urban development with the potential for subdivision and resale.

15. NOTES TO THE STATEMENT OF CASH FLOWS

(a) Reconciliation of Cash

For the purposes of the statement of cash flows, cash includes cash on hand and in banks and investments, net of outstanding bank overdrafts. Cash at the end of the reporting period is reconciled to the related items in the statement of financial position as follows:

	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
Cash Assets	52,677,160	26,368,057	45,906,391
Overdraft	(12,137)	-	(1,561,664)
	<u>52,665,023</u>	<u>26,368,057</u>	<u>44,344,727</u>
(b) Reconciliation of net cash provided by operating activities to changes in net assets resulting from operations			
Net Result	69,816,504	30,579,288	55,696,686
Depreciation	15,493,443	12,432,415	13,560,789
(Increase)/Decrease in Receivables	348,180	(2,163,477)	(3,111,899)
(Profit)/Loss on Sale of Asset	(741,353)	(336,801)	(2,062,466)
(Increase)/Decrease in Inventories	(26,272)	(2,536)	(2,763)
Increase/(Decrease) in Payables	2,440,848	406,419	676,454
Increase/(Decrease) in Provisions	639,537	267,692	739,628
Reserve Interest	(664,369)	-	(591,939)
Quinns Road Bridge Advance	-	-	3,000,000
Grants/Contributions for the Development of Assets	(75,927,134)	(46,278,506)	(58,671,462)
Net Cash from Operating Activities	<u>11,379,384</u>	<u>(5,095,506)</u>	<u>9,233,028</u>

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FOR THE YEAR ENDED 30TH JUNE 2005

15 NOTES TO THE STATEMENT OF CASH FLOWS (Continued)

	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
(c) Credit Standby Arrangements			
Bank Overdraft limit	1,000,000	1,000,000	1,000,000
Credit Card Limits	28,000	23,000	23,000
Bank Overdraft at Balance Date	(12,137)	-	(355,808)
Credit Card Balances at Balance Date	-	-	-
Total Amount of Credit Unused	<u>1,015,863</u>	<u>1,023,000</u>	<u>667,192</u>
(d) Loan Facilities			
Loan Facilities - Current	386,000	386,000	89,940
Loan Facilities - Non-Current	193,000	279,000	575,060
Total Facilities in Use at Balance Date	<u>579,000</u>	<u>665,000</u>	<u>665,000</u>
Unused Loan Facilities at Balance Date	<u>-</u>	<u>-</u>	<u>-</u>
		2004/2005 \$	2003/2004 \$
16. CAPITAL AND LEASING COMMITMENTS			
(a) Operating Lease Commitments			
Non-cancellable operating leases contracted for but not capitalised in the accounts.			
Payable:			
- not later than one year		-	6,214
- later than one year but not later than five years		-	-
- later than five years		-	-
		<u>-</u>	<u>6,214</u>
(b) Capital Expenditure Commitments			
Contracted for:			
- Building Works		1,013,318	2,565,406
- Engineering Works		244,647	139,227
- Parks Works		149,134	115,880
- Plant and Equipment		1,130,884	-
- Furniture and Equipment		26,656	-
		<u>2,564,639</u>	<u>2,820,513</u>

17. CONTINGENT ASSETS AND LIABILITIES

The City of Wanneroo currently holds bank guarantees for Planning and Development works of \$4,122,058.91.

No significant contingent liabilities exist for the City of Wanneroo.

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FOR THE YEAR ENDED 30TH JUNE 2005

18. TOTAL ASSETS CLASSIFIED BY FUNCTION AND ACTIVITY	2004/2005 \$	2003/2004 \$
Governance	1,153,134	97,018
Law, Order, Public Safety	19,497	82,746
Health	32,416	54,811
Education and Welfare	48,202	145,051
Community Amenities	1,733,413	3,011,957
Recreation and Culture	27,780,479	26,855,890
Transport	459,240,521	405,252,010
Economic Services	11,744	27,913
Other Property and Services	64,977,194	53,707,330
Unallocated (Assets other than fixed assets)	61,580,704	56,102,716
	<u>616,577,304</u>	<u>545,337,442</u>

19. FINANCIAL RATIOS	2005	2004	2003
Current Ratio	0.85:1	1.14:1	1.35:1
Untied Cash to Trade Creditors Ratio	2.65:1	3.14:1	3.04:1
Debt Ratio	0.03:1	0.03:1	0.03:1
Debt Service Ratio	0.002:1	0.002:1	0.003:1
Gross Debt to Revenue Ratio	0.004:1	0.019:1	0.006:1
Gross Debt to Economically Realisable Assets	0.004:1	0.005:1	0.007:1
Rate Coverage Ratio	0.48:1	0.47:1	0.47:1
Outstanding Rates Ratio	0.052:1	0.064:1	0.07:1

The above rates are calculated as follows:

Current Ratio equals	$\frac{\text{Current assets minus restricted current assets}}{\text{Current liabilities minus liabilities associated with restricted assets}}$
Untied Cash to Trade Creditors Ratio	$\frac{\text{Untied cash}}{\text{Unpaid trade creditors}}$
Debt Ratio equals	$\frac{\text{Total liabilities}}{\text{Total assets}}$
Debt Service Ratio equals	$\frac{\text{Debt Service Cost (Principal \& Interest)}}{\text{Available operating revenue}}$
Gross Debt to Revenue Ratio	$\frac{\text{Gross debt}}{\text{Total revenue}}$
Gross Debt to Economically Realisable Assets	$\frac{\text{Gross debt}}{\text{Economically realisable assets}}$
Rate Coverage Ratio equals	$\frac{\text{Net rate revenue}}{\text{Operating revenue}}$
Outstanding Rates Ratio equals	$\frac{\text{Rates outstanding}}{\text{Rates collectable}}$

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20. TRUST FUNDS

Funds held at balance date over which the Municipality has no control and which are not included in the financial statements are as follows:

	Balance 01-Jul-04 \$	Amounts Received \$	Amounts Paid \$	Balance 30-Jun-05 \$
Trust Bank	2,596	1,192	100	3,688
Yanchep Bus	104,560	16,802	-	121,362
	<u>107,156</u>	<u>17,994</u>	<u>100</u>	<u>125,050</u>

21. DISPOSALS OF ASSETS - 2004/2005 FINANCIAL YEAR

The following assets were disposed of during the year.

	Net Book Value		Sale Price		Profit (Loss)	
	Actual \$	Budget \$	Actual \$	Budget \$	Actual \$	Budget \$
By Program						
Governance	-	-	7,696	5,000	7,696	5,000
Health	-	-	20	-	20	-
Community Amenities	3,410	-	206,364	-	202,954	-
Recreation and Culture	2,063	-	-	-	(2,063)	-
Other Property and Services	575,381	1,166,707	1,108,127	4,753,773	532,746	3,587,066
	<u>580,854</u>	<u>1,166,707</u>	<u>1,322,207</u>	<u>4,758,773</u>	<u>741,353</u>	<u>3,592,066</u>
By Class						
Sale of Land & Building	3,410	-	206,364	3,255,265	202,954	3,255,265
Furniture and Equipment	-	-	7,716	5,000	7,716	5,000
Plant & Equipment	577,444	1,166,707	1,108,127	1,498,508	530,683	331,801
	<u>580,854</u>	<u>1,166,707</u>	<u>1,322,207</u>	<u>4,758,773</u>	<u>741,353</u>	<u>3,592,066</u>

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22. BUDGET COMPARISON	2004/2005	2004/2005
	\$	Budget
(a) Non Operating Income and Expenditure		\$
The following is a comparison of capital income and expenditure and movements to and from reserve accounts and the amounts contained in the Rate Setting Statement in the annual budget.		
Non Operating Income		
Proceeds on sale of assets	1,322,207	1,503,508
Transfers from schemes	6,644,065	16,804,700
Transfer from reserves	6,372,208	8,408,975
Non Operating Expenditure		
Construction/Purchase of Assets		
Land and Buildings	5,581,221	11,211,725
Roads	64,864,546	43,743,354
Parks	4,656,684	5,621,576
Plant and Equipment	4,817,998	6,647,828
Furniture and Fittings	944,849	891,610
Transfers to schemes	14,034,775	10,780,000
Transfer to reserves	6,184,681	7,811,368

(b) Current Position at 1st July 2004

The current position balance carried forward from the previous financial year for the purpose of the 2004/2005 budget was \$ 13,591,217

The actual current position plus employee provisions, less reserves, planning schemes' current assets and unspent grants shown in the audited financial report as at 30th June 2004 was \$6,473,393

This difference amounts to \$ 7,117,824 which is attributable to a general under estimation of accrued expenses

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CITY OF WANNEROO NOTES TO AND FORMING PART OF THE FINANCIAL REPORT FOR THE YEAR ENDED 30TH JUNE 2005

23. INFORMATION ON BORROWINGS

(a) Loan Repayments

Particulars	Principal 01-Jul-04	New Loans	Principal Repayments		Principal 30-Jun-05		Interest Repayments	
			Actual	Budget	Actual	Budget	Actual	Budget
Loan 126 Reserve Construction Issued 25 February 1976	300,000	-	-	-	300,000	300,000	31,500	31,500
Loan 132 Building Construction Issued 28 October 1976	150,000	-	-	-	150,000	150,000	16,050	16,050
Badgerup Materials Recovery Facility								
City of Swan	107,500	-	43,000	43,000	64,500	64,500	-	-
City of Joondalup	107,500	-	43,000	43,000	64,500	64,500	-	-
	665,000	-	86,000	86,000	579,000	579,000	47,550	47,550

All other loan repayments were financed by general purpose income.

(b) New Borrowings - 2004/2005

There were no additional borrowings during 2004/2005

(c) Unspent Loans

No loan funds remained unspent as at 30th June 2005

(d) Overdraft

The former City of Wanneroo, at its May and June 1996 meetings, approved the establishment of separate bank accounts for the eight cells of the East Wanneroo Development Area, with cells 1,2 and 4-8 having overdraft limits. In addition to these bank accounts, the City uses three operating bank accounts, the Municipal Fund, Advance Account and Trust Fund. During 2001/02, the City entered into a Group Limit Facility whereby all of the City's bank accounts were grouped with the balances offsetting each account for interest purposes. Provided the total of all accounts remained in credit, no overdraft interest would apply. Listed below, is the maximum amount used at any time during the 2004/2005 financial year and the budgeted maximum amount for the 2004/2005 financial year. Following the transfer of the City's bank accounts to the Wanneroo branch of the Commonwealth Bank in September 2002, the group limit facility was reduced to \$1,000,000. The City will maintain sufficient funds across its bank accounts to ensure the group limit facility is not exceeded.

	Used	Budgeted
Municipal Fund (Includes Advance Account)	1,082,475	-
East Wanneroo Development Area Cell 1	-	-
East Wanneroo Development Area Cell 2	1,018	400,000
East Wanneroo Development Area Cell 3	-	-
East Wanneroo Development Area Cell 4	2,871	-
East Wanneroo Development Area Cell 5	12,281	-
East Wanneroo Development Area Cell 6	283,937	20,000
East Wanneroo Development Area Cell 7	155,146	100,000
East Wanneroo Development Area Cell 8	2,198	1,000
Berkley RD	4,560	-
TPS No 5	-	-

(e) Interest Rate Risk

Council's exposure to interest rate risk as a result of borrowings and the effective weighted average interest rate on these borrowings is as follows:

	30 June 2005 \$	30 June 2004 \$
Borrowings		
Floating interest rates		
Fixed interest rate maturing		
- within one year	300,000	-
- one to five years	150,000	450,000
- over five years	-	-
Non interest bearing		
- within one year	-	-
- one to five years	129,000	215,000
- over five years	-	-
Total Borrowings	579,000	665,000
Weighted average effective interest rate	8.21%	7.15%

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24. RATING INFORMATION - 2004/2005 FINANCIAL YEAR

RATE TYPE	Rate in \$	Number of	Rateable Value	Rate Revenue	Interim Rates	Total Revenue	Budget Rate Revenue	Budget Interim Rates	Budget Total Rate
Differential General Rate									
GRV - Residential	7.3877	25,325	208,337,491	14,345,287	1,171,651	15,516,938	14,284,425	830,000	15,114,425
GRV - Commercial	7.3878	282	29,943,837	2,163,081	7,207	2,170,288	2,163,081	240,000	2,403,081
GRV - Industrial	7.3878	676	25,282,883	1,768,939	100,410	1,869,349	1,765,025	-	1,765,025
GRV - Rural	7.3877	1,018	11,021,184	793,700	24,442	818,142	793,803	-	793,803
GRV - Caravan and Park Home Parks	7.3876	1	11,700	864		864	864	-	864
UV - Residential	0.5197	197	112,982,909	480,079	44,611	524,690	480,079	30,000	510,079
UV - Commercial Improved	0.5198	3	2,440,000	12,683		12,683	12,683	-	12,683
UV - Industrial	0.5198	6	4,220,000	21,936		21,936	21,936	-	21,936
UV - Rural	0.5197	1,322	614,965,666	4,395,000	(131,710)	4,263,290	4,394,999	-	4,394,999
Sub-Totals		28,830	1,209,205,670	23,981,569	1,216,611	25,198,160	23,916,895	1,100,000	25,016,895
Minimum Rates									
GRV - Residential	478	14,420	75,654,405	6,892,760		6,892,760	6,861,690	-	6,861,690
GRV - Commercial Improved	860	88	671,126	75,680		75,680	75,680	-	75,680
GRV - Industrial	860	563	4,732,323	484,180		484,180	485,900	-	485,900
GRV - Rural	478	147	534,458	70,266		70,266	71,222	-	71,222
GRV - Caravan and Park Home Parks	341	94	366,600	32,054		32,054	32,054	-	32,054
UV - Rural and Mining	478	28	471,718	13,384		13,384	13,384	-	13,384
Sub-Totals		15,340	82,430,630	7,568,324	-	7,568,324	7,539,930	-	7,539,930
		44,170	1,291,636,300	31,549,893	1,216,611	32,766,504	31,456,825	1,100,000	32,556,825
EX Gratia Rates						1,958			
Sub-Totals				31,549,893	1,216,611	32,768,462	31,456,825	1,100,000	32,556,825
Discounts						(516,377)	(350,000)		(350,000)
Totals				31,549,893	1,216,611	32,252,085	31,106,825	1,100,000	32,206,825

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CITY OF WANNEROO

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30TH JUNE 2005

25. SERVICE CHARGES - 2004/2005 FINANCIAL YEAR

The City did not budget for, nor did it charge any Service Charges for the 2004/2005 Financial Year

26. DISCOUNTS, INCENTIVES, CONCESSIONS, & WRITE-OFFS - 2004/2005 FINANCIAL YEAR

	Type	Disc %	Total Cost/ Value	Budget Cost/ Value
General Rates	Discount	5%	516,377	350,000
Subsidised Use			1,404,808	1,102,700
RAAFA Retirement Villages	Concession		46,352	-
			1,967,537	1,452,700

A discount on rates was granted to all who pay their rates in full within 14 days of the date of service appearing on the rate notice.

Subsidised use is calculated on the scheduled fees that would have been charged for the use of the various City of Wanneroo facilities during the financial year.

In addition to the rebates and concessions available to pensioners and seniors under the Rates and Charges (Rebates and Deferments) Act 1992, for the 2004/2005 financial year, Council resolved to grant a concession to RAAFA Retirement Villages (Cambrai Retirement Village and Merriwa Retirement Village) of 50% of the sum of rebates that would be available to individual residents if the Rates and Charges (Rebates and Deferments) Act 1992 applied to their circumstances. This concession was subject to:

- RAAFA providing the City with -
- (a) a list of all "eligible" residents; and
 - (b) satisfactory evidence as to each residents deemed eligibility; and

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CITY OF WANNEROO

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

FOR THE YEAR ENDED 30TH JUNE 2005

27. INTEREST CHARGES AND INSTALMENTS - 2004/2005 FINANCIAL YEAR

An interest rate of 8.45% was charged on all rates, both current and arrears, that remain unpaid after 35 days from the issue date of the rate notice.

Three option plans were available to ratepayers for payment of their rates.

Option 1 (Full Payment)

Full amount of rates and charges, including arrears, to be paid on or before 35 days from the issue date appearing on the rate notice.

Option 2 (Two instalments)

First instalment to be received on or before 35 days after the issue date appearing on the rate notice, including all arrears and half of the current rates and service charges. The second and final instalment becomes due and payable 63 days after the due date of the first instalment.

Option 3 (Four instalments)

First instalment to be received on or before 35 days after the issue date appearing on the rate notice, including all arrears and a quarter of the current rates and service charges. The second, third and fourth instalments are to be made at 63 day intervals, thereafter.

Cost of the instalment Options

The cost of the instalment options will comprise simple interest of 5.5% per annum, calculated from the date the first instalment is due and payable, together with an administration fee of \$5.00 for each instalment.

In addition to the late payment interest of 8.45%, an administration fee of \$20.00 per assessment, will be charged to any ratepayers wishing to enter into special payment agreements with City.

The total revenue from the imposition of the interest and administration fees during the 2004/2005 financial year was as follows:

	Interest Rate %	Admin. Charge \$	Revenue \$	Budgeted Revenue \$
Interest on Unpaid Rates	8.45	20	189,092	200,000
Charges on Instalment Plan	5.50	5 or 15	353,254	260,000
			542,346	460,000

28. FEES & CHARGES

	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
Governance	191,766	126,300	158,883
Law, Order, Public Safety	434,126	262,953	294,364
Health	104,236	62,400	107,459
Education & Welfare	198,252	206,478	225,184
Community Amenities	9,884,508	9,538,051	9,028,962
Recreation & Culture	3,200,204	3,031,732	2,912,546
Transport	-	-	3,681
Economic Services	3,052,772	2,066,920	2,460,754
Other Property & Services	449,464	482,918	456,726
	17,515,328	15,777,752	15,648,559

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FOR THE YEAR ENDED 30TH JUNE 2005

29. GRANT REVENUE	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
By Nature and Type:			
Grants and Subsidies - operating	6,211,368	6,112,241	5,784,362
Grants and Subsidies - non-operating	3,098,983	3,723,006	3,043,650
	<u>9,310,351</u>	<u>9,835,247</u>	<u>8,828,012</u>
By Program:			
General Purpose Funding	2,717,222	2,700,664	2,464,754
Governance	53,455	-	500
Law, Order, Public Safety	293,920	292,100	329,475
Health	-	-	25,000
Education & Welfare	2,886,965	2,962,977	2,800,274
Community Amenities	65,657	-	105,571
Recreation and Culture	412,029	427,403	310,420
Transport	2,632,628	3,406,103	2,475,608
Economic Services	182,114	46,000	69,091
Other Property & Services	66,361	-	247,319
	<u>9,310,351</u>	<u>9,835,247</u>	<u>8,828,012</u>

30. COUNCILLORS' REMUNERATION

The following fees, expenses and allowances were paid to council members and/or the mayor.

Meeting Fees	95,500	96,000	96,000
Mayoral Allowance	60,000	60,000	60,000
Deputy Mayor's Allowance	7,500	7,500	7,500
Councillors' Allowances	51,331	60,000	49,650
Conference Expenses	9,441	31,500	12,680
	<u>223,772</u>	<u>255,000</u>	<u>225,830</u>

31. EMPLOYEE NUMBERS

The number of full-time equivalent Employees at balance sheet date

<u>545</u>	<u>533</u>
------------	------------

32. EMPLOYEES' REMUNERATION

Set out below in bands of \$10,000, is the number of employees in the City entitled to an annual salary of \$100,000 or more.

Salary Range	
100,000 - 109,000	12
140,000 - 150,000	5
200,000 - 210,000	1

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FOR THE YEAR ENDED 30TH JUNE 2005

33. TRADING UNDERTAKINGS

The City is currently undertaking Service Agreements with the City of Joondalup for Waste and Fleet Maintenance. These Service Agreements are undertaken on a full cost recovery basis. A commercial refuse collection service is undertaken by the City on an annual basis. In addition, from 1 January 2002, the City has operated a Materials Recovery Facility in a cooperative arrangement with the Cities of Joondalup and Swan, to receive and process domestic recycling material. The budgeted and actual operating income and expenditure for the 2004/2005 financial year for these undertakings is as follows:

	2004/2005 \$	2004/2005 Budget \$
Waste Services		
Operating Income		
- Other revenue	3,505,978	3,448,000
Total Income	<u>3,505,978</u>	<u>3,448,000</u>
Operating Expenditure		
- Employee costs	890,090	689,420
- Materials and contracts	2,181,645	2,164,520
- Depreciation	9,895	8,030
- Other expenditure	436,949	618,280
Total Expenditure	<u>3,518,579</u>	<u>3,480,250</u>
Net Operating Position	<u>(12,601)</u>	<u>(32,250)</u>
Fleet Maintenance		
Operating Income		
- Service charges	457,819	410,000
Total Income	<u>457,819</u>	<u>410,000</u>
Operating Expenditure		
- Employee costs	149,576	101,516
- Materials and contracts	291,325	259,480
- Other expenditure	-	81,171
Total Expenditure	<u>440,901</u>	<u>442,167</u>
Net Operating Position	<u>16,918</u>	<u>(32,167)</u>
Commercial Refuse Collection		
Operating Income		
- Service charges	1,805,610	1,800,000
- Fees and charges	382,445	264,500
- Other revenue	-	34,000
Total Income	<u>2,188,055</u>	<u>2,098,500</u>
Operating Expenditure		
- Employee costs	554,134	416,690
- Materials and contracts	1,044,626	924,500
- Depreciation	58,164	58,826
- Other expenditure	342,730	466,248
Total Expenditure	<u>1,999,654</u>	<u>1,866,264</u>
Net Operating Position	<u>188,401</u>	<u>232,236</u>

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FOR THE YEAR ENDED 30TH JUNE 2005

	2004/2005	2004/2005
	\$	Budget
		\$
Materials Recovery Facility		
Operating Income		
- Service Charges	1,461,927	1,500,000
- Fees and charges	742,311	400,000
Total Income	<u>2,204,238</u>	<u>1,900,000</u>
Operating Expenditure		
- Materials and contracts	2,025,457	1,638,889
- Depreciation	46,405	46,400
- Other expenditure	68,017	65,544
Total Expenditure	<u>2,139,879</u>	<u>1,750,833</u>
Net Operating Position	<u>64,359</u>	<u>149,167</u>

34. ECONOMIC DEPENDENCY

A significant portion of revenue is received by way of grants from the State and Federal Government. The total of grant revenue from government sources is disclosed in Note 29.

35. ADDITIONAL INFORMATION

City of Wanneroo is a local government council operating in Western Australia

Principal Place of Business
Dundebar Road
Wanneroo WA 6065

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36. IMPACTS OF ADOPTING AUSTRALIAN EQUIVALENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (AIFRSs)

For reporting periods commencing on or after 1 January 2005, the City will be required to prepare its annual financial report using Australian equivalents to International Financial Reporting Standards and their related pronouncements (AIFRSs) as issued by the Australian Accounting Standards Board (AASB).

As the AASB has prohibited the early adoption of the AIFRSs, the City will report for the first time in compliance with AIFRSs in the annual financial report for the year ended 30 June 2006 (that is, the year commencing 1 July 2005).

The City is required to prepare an opening balance sheet in accordance with AIFRSs as at 1 July 2004. Most adjustments required on transition to AIFRSs will be made retrospectively against opening retained earnings on 1 July 2004 in accordance with AIFRSs. Transitional adjustments relating to those standards for which comparatives are not required will only be made with effect from 1 July 2005.

The transition to AIFRSs has being managed via a process of education which includes technical training and liaison with the City's auditors and industry groups. This has included a review of AIFRSs to determine the effect on the City's existing accounting policies and treatments.

The annual financial report for the year ended 30 June 2005 was prepared in accordance with Australian Accounting Standards and other financial reporting requirements (Australian GAAP). The differences between Australian GAAP and AIFRSs identified to date as potentially having a significant effect on the City are summarised below.

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FOR THE YEAR ENDED 30TH JUNE 2005

36. IMPACTS OF ADOPTING AUSTRALIAN EQUIVALENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (AIFRSs) (Continued)

Property, Plant and Equipment

AIFRSs provides an option to value each class of property, plant and equipment at either cost or fair value. At the transition date, an election is available under AIFRSs transition rules to use cost, fair value or deemed costs as the opening carrying value. It is the current intention of the City to:

- value property, plant and equipment and infrastructure on the cost basis, adjusted for any accumulated impairment balances.

It is not anticipated any adjustments to carrying values will result from the above approach. If they do, they will be recognised against opening retained earnings or past revaluation reserves in the opening balance sheet.

Employee Benefits

AIFRSs require all long term employee benefits to be measured at present value. This treatment remains unchanged for the measurement of non current long service leave entitlements under current Australian GAAP. However, non-current annual leave entitlements are currently measured at the amount the City expects to pay and not at present value.

It is not anticipated any such adjustment will be significant. However, adjustments to provisions, if any, will be made against opening retained earnings in the opening balance sheet and the effect on the year ended 30 June 2005 will also be adjusted via the operating statement for comparison purposes in the City's first AIFRSs financial report.

Impairment of Assets

Currently, assets are written down to recoverable amount when the asset's carrying amount exceeds recoverable amount. In determining recoverable amount, expected future cash flows are currently not discounted to their present value.

Under AIFRSs, both current and non-current assets are tested for impairment on an individual basis. If this is not possible, the City is required to test for impairment at the "Cash Generating Unit" (CGU) level.

It is anticipated the City's material assets will be able to be tested for impairment on an individual basis and the CGU level will not apply.

Assets are tested for impairment where an impairment trigger (per AIFRSs) has occurred. Intangibles with indefinite useful lives will be tested annually for impairment (or more frequently if events or circumstances indicate).

To the extent any impairment is determined, this will be recognised immediately in the operating statement.

Assets may be considered impaired in one reporting period and not in subsequent periods. Therefore, it is not practicable to determine the impact of the change in accounting policy for future financial reports as any impairment or reversal thereof will be affected by future conditions.

Based on reviews performed to date no asset impairments have been identified.

Intangibles

AIFRSs now requires the recognition of intangibles not currently required under current Australian GAAP.

Intangibles identified will be recognised against opening retained earnings.

Intangibles with indefinite useful lives will be subject to impairment testing annually (or more frequently if events or circumstances indicate it might be impaired). Impairment losses will be recognised immediately in the operating statement as they occur.

This change in policy may result in increased volatility of future results if intangibles are recognised and impairment losses occur.

Based on reviews performed to date no intangibles have been identified.

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FOR THE YEAR ENDED 30TH JUNE 2005

36. IMPACTS OF ADOPTING AUSTRALIAN EQUIVALENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (AIFRSs) (Continued)

Financial Assets and Financial Liabilities

Under current Australian GAAP, financial assets and financial liabilities are recognised at cost, at fair value, or at net market value.

On adoption of AIFRSs, the City will be required to classify these financial instruments into various specified categories (being either of trading assets, held to maturity investments, loans and receivables or available for sale financial assets). The classification of the instrument determines the instrument's subsequent measurement.

It is anticipated, based on definitions contained within AIFRSs, the City's financial assets and liabilities will be classified in the loans and receivables category and will be measured at their initial recognition amount.

Based on reviews performed to date, it is not anticipated any such adjustments will be significant. However, in accordance with AIFRSs, such financial assets will be subject to annual impairment testing and to the extent any impairment testing is determined, it will be recognised immediately in the operating statement.

Assets may be considered impaired in one reporting period and not in subsequent periods. Therefore, it is not practicable to determine the impact of the change in accounting policy for future financial reports as any impairment or reversal thereof will be affected by future conditions.



INDEPENDENT AUDIT REPORT TO THE ELECTORS OF THE CITY OF WANNEROO

Scope

The financial report and Council's responsibility

The financial report comprises the statement of financial performance, statement of financial position, statement of cash flows and accompanying notes to the financial statements for the City of Wanneroo for the year ended 30 June 2005.

Council is responsible for the preparation and true and fair presentation of the financial report in accordance with the Local Government Act 1995 (as amended). This includes responsibility for the maintenance of adequate accounting records and internal controls that are designed to prevent and detect fraud and error, and for the accounting policies and accounting estimates inherent in the financial report.

Audit approach

We conducted an independent audit in order to express an opinion to the electors of the City. Our audit was conducted in accordance with Australian Auditing Standards, in order to provide reasonable assurance as to whether the financial report is free of material misstatement. The nature of an audit is influenced by factors such as the use of professional judgement, selective testing, the inherent limitations of internal control, and the availability of persuasive rather than conclusive evidence. Therefore, an audit cannot guarantee that all material misstatements have been detected.

We performed procedures to assess whether in all material respects the financial report presents fairly, in accordance with the Local Government Act 1995 (as amended), including compliance with Accounting Standards and other mandatory financial reporting requirements in Australia, a view which is consistent with our understanding of the City's financial position, and of its performance as represented by the results of its operations and cash flows.

We formed our audit opinion on the basis of these procedures, which included:

- examining, on a test basis, information to provide evidence supporting the amounts and disclosures in the financial report; and
- assessing the appropriateness of the accounting policies and disclosures used and the reasonableness of significant accounting estimates made by the Council.

While we considered the effectiveness of management's internal controls over financial reporting when determining the nature and extent of our procedure, our audit was not designed to provide assurance on internal controls.

Independence

In conducting our audit, we followed applicable independence requirements of Australian professional ethical pronouncements.

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20042005

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Past

In 1872 the district of Wanneroo was home to some 60 families, and the first local school, Wanneroo Primary School, was built in 1899. In October 1902, the Under Secretary for Lands notified that 'His Excellency the Administrator' had designated and defined the Wanneroo District as a Roads District. The Wanneroo Roads Board was founded by seven members who represented 250 people – the total population of the Wanneroo community at the time. It was not until January 1903 that the first elections and the first Road Board Meeting was held. The first meeting was held in the Wanneroo School, (now located in Perry's Paddock) and the rest of the meetings for that year were held in Cockman House.

From then on, Wanneroo continued to flourish. A large market gardening industry developed after the First World War, becoming a major source of vegetables for the wider Perth community. With the provision of electricity in 1954 the urbanisation of Wanneroo thrived, and in 1956 the Metropolitan Region Scheme resulted in the founding of a high school, shopping centre, shire offices and library. In 1961 the Wanneroo Roads Board became the Shire of Wanneroo, and was designated the City of Wanneroo in 1985.

The City was divided into the Shire of Wanneroo and the City of Joondalup in 1998, and in 1999, the Shire of Wanneroo again attained the status of the City of Wanneroo.

The City of Wanneroo celebrated its 100th Year of Local Government in November 2002 and now looks forward to building on past successes for the benefit of future generations during the next 100 years.

Present

The City of Wanneroo continues to grow rapidly each year. The City's current population is estimated at 108,000, and is expected to reach over 140,000 by the year 2010.

Located 22 kilometres north from Perth, the City of Wanneroo stretches from Girrawheen and Koondoola in the South, to Yanchep and Two Rocks in the North. The region is incredibly diverse, encompassing a wide array of environmental landscapes and multi-cultural communities. From coastal plains to wetlands, from market gardens to residential homes, from thick bushland to urban development, the City of Wanneroo offers a variety of lifestyles.

The local economy is similarly diverse with strong links to Wanneroo's heritage through the agriculture sector. Wanneroo features a number of wineries and market gardens and continues to provide produce of the highest standard.

Wanneroo also features several industrial areas that provide a strong industrial and manufacturing employment base through the Landsdale, Wangara and Neerabup industrial estates.

Looking toward the future, the City of Wanneroo will continue to prosper with major employment initiatives set to come on stream, the emergence of home-based business and the development of a strong local tourism sector, which will further diversify our economy and transform the City of Wanneroo into one of Perth's leading economic bases.

Mayors Message



The past 12 months have been nothing short of remarkable for the City of Wanneroo, with many significant projects being completed and work continuing on important initiatives, which will support our expanding community for many years to come.

A major milestone was the completion and opening of the City's fourth public library, the Clarkson Library. During the Library's first week of operations in January, more than 5200 people visited and borrowed about 6100 items.

With its 14 computer terminals, in-house café and large selection of books, the Clarkson Library has set the standard for public libraries in Western Australia.

Just as welcomed was the completion of the Quinns Mindarie Surf Lifesaving Facility, development of a detailed design for a Special Needs Playground to be constructed on Scenic Drive in Wanneroo, considerable progress on plans to revitalise the town centre with the completion of the refurbishment of the Old Civic Centre and the new Memorial Park, as well as endorsement for the establishment of a Wanneroo Business Grow Centre in the heart of the town centre.

The City of Wanneroo's innovative and future-driven Smart Growth Strategy also became the City's official road map to guide and support sustainable development. Complementing this, the City made significant progress in working its way through the Cities for Climate Protection Program, having achieved Milestone 4 after only joining the program in 2003.

Our success was reflected during the May 2005 Council Elections when all current City of Wanneroo Councillors seeking re-election retained their positions. This was a clear vote of confidence in the Council and I along with my fellow Elected Members and staff look forward to building on our successes during the next 12 months.

JON KELLY, JP
MAYOR

Report from the Chief Executive Officer



The City of Wanneroo has been able to meet the demands of our growing community through the provision of infrastructure and other support over the 2004/2005 financial year.

It gives me great pride to see the many major capital works projects that were completed during this period, and I know many commenced and will be completed during the coming year.

Many of our road networks have been and will continue to be upgraded or extended, due to our growing population and the demand for new and improved infrastructure throughout our community.


I am particularly pleased with the City's new Clarkson Library, which provides a Customer Service area for ratepayers of the City of Wanneroo, along with many resources including thousands of books, magazines, DVDs, CDs and Internet access.

The City's economy continues to grow strong, and will continue to do so over the coming years. With many exciting projects that have taken place, including the Youth Careers Expo, Small Business and Tourism Expo and the concept developments for the City's Business Grow Centre, the City is becoming a vibrant and exciting place to live and work.

The City continues to maintain environmental responsibility, taking into account our rapid growth. Programmes like the Cities for Climate Protection, Local Biodiversity Strategy and Energy Action Plan help maintain our focus on good environmental outcomes.

I am excited about the City's projects that will commence and be completed during the next year, and am looking forward to the many challenges and demands ahead, knowing with confidence that the City will be able to meet them.

MAYOR



Jon Kelly JP

Phone
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A/Hrs
9342 2214



Your Council

Central Ward

Cr Sam Salpietro JP



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DEPUTY MAYOR

Cr Frank Crtan JP




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Coastal Ward

Cr Tracey Roberts



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Cr Ian Goodenough JP



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Cr Terry Loftus




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Cr Laura Gray JP




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Cr Dot Newton JP



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Alexander Ward

Cr Mark Pearson



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0413 823 836

Cr Brett Treby




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South Ward

Cr Colin Hughes



Phone
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Cr Alan Blencowe



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0402 080 166



your council

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Your Council

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MAYOR
Jon Kelly JP

Mayor Jon Kelly is the City of Wanneroo's inaugural Mayor and became Western Australia's youngest Mayor at the age of 32. He was re-elected in May 2003 with a resounding 61% of the votes cast. Strongly linked to the local community, Jon has been a City of Wanneroo resident since the age of seven and now lives in the Alexander Ward.

He has been actively involved in coaching junior sports and continues his involvement in a range of community and family organisations. Jon is the Chairperson for the Budget Committee, Co-chair for the East Wanneroo Rural Land Use and Water Management Review Community Consultative Committee and serves on the following: Audit Committee, Butler Open Space Masterplan Reference Group, Community Funding Working Party, Dalvik Park Community Reference Group, Disability Services Plan Review Reference Group, East Wanneroo Rural Land use and Water Management Review Community Consultative Committee, Economic Development Portfolio, Festival and Cultural Events (FACE) Advisory Committee (Deputy), Hainsworth Leisure Centre Redevelopment Community Reference Group, John Maloney Clubroom Lease Agreement Working Group, North West District Planning Committee (Deputy), Policy & Local Laws Committee, Safer Citizens Working Group, Smart Growth Steering Committee, Special Needs Playground Working Group, Wanneroo Tourism Committee, Wanneroo Town Centre Advisory Committee, Wanneroo Town Centre Advisory Committee (Community Facility Sub-Committee), Yanchep Sports Club Inc. Relocation Project Reference Group and the Yanchep Surf Life Saving Club Relocation Project Reference Group.

CENTRAL WARD

Cr Sam Salpietro JP, Deputy Mayor

Re-elected to Council in May 2003. Cr Salpietro serves on the Audit Committee Budget Committee, Community Funding Working Party (Deputy), East Wanneroo Rural Land Use and Water Management Review Community Consultative Committee (Deputy), Economic Development Portfolio, Festival and Cultural Events (FACE) Advisory Committee, Heritage Services Advisory Committee, Policy & Local Laws Committee, Safer Citizens Working Group and the Wanneroo Town Centre Advisory Committee. Cr Salpietro has a special interest in waste management and economic development.



Cr Frank Cvitan, JP

Re-elected unopposed to Council in May 2005 for his third consecutive term of office. Cr Cvitan serves on the Audit Committee, Budget Committee, Community Funding Working Party, East Wanneroo Rural Land use and Water Management Review Steering Committee (Deputy), East Wanneroo Rural Land use and Water Management Review Community Consultative Committee, Festival and Cultural Events (FACE) Advisory Committee (Deputy), Gnangara/East Gnangara Community Consultative Committee, Mindarie Regional Council (Deputy), Safer Citizens Working Group (Deputy), Special Needs Playground Working Group, Stable Fly Management Committee (Deputy), Wanneroo Groundwater Advisory Committee, Waste Management Advisory Committee, Western Australian Local Government Association (WALGA) and North Metropolitan Zone. Cr Cvitan's special interests include local industry and economic development.

ATTACHMENT 2**Page 8 of 42****ALEXANDER WARD****Cr Brett Treby**

Re-elected to Council in May 2005 for his third consecutive term of office. Cr Treby serves on the Audit Committee, Budget Committee, Community Funding Working Party, Disability Services Plan Review Reference Group, Economic Development Portfolio, Festival and Cultural Events (FACE) Advisory Committee (Deputy), John Maloney Clubroom Lease Agreement Working Group, Mindarie Regional Council (Deputy), North West Regional Road Sub Group, Policy & Local Laws Committee, Safer Citizens Working Group (Deputy), Special Needs Playground Working Group and the Waste

Management Advisory Committee. Cr Treby has a special interest in economic development, strategic planning and land planning reform.

**Cr Mark Pearson**

Cr Pearson was elected to Council in May 2003. He serves on the Art Advisory Committee (Deputy), Audit Committee, Budget Committee, COW Local Biodiversity Planning Steering Committee, Community Funding Working Party (Deputy), Economic Development Portfolio (Deputy), Environmental Advisory Committee (Deputy), Festival and Cultural Events (FACE) Advisory Committee, North West District Emergency Management Committee (NW DEMC), John Maloney Clubroom Lease Agreement

Working Group, North West District Planning Committee, Policy & Local Laws Committee, Safer Citizens Working Group, Smart Growth Steering Committee, Special Needs Playground Working Group, Wanneroo/Joondalup Local Emergency Management Committee (LEMC) (Deputy), Wanneroo Tourism Committee, Wanneroo Town Centre Advisory Committee, Western Australian Local Government Association (WALGA) North Metropolitan Zone and the Yellagonga Catchment Group (Deputy). Cr Pearson's special interests include youth issues and the development of safer communities.

COASTAL WARD**Cr Ian Goodenough, JP**

Re-elected un-opposed to Council in May 2005 for his third consecutive term of office. Cr Goodenough is Chairman of the Audit Committee and also serves on the Budget Committee, Economic Development Portfolio, Festival and Cultural Events (FACE) Advisory Committee (Deputy), Mindarie Community Facility Project Reference Group and the Safer Citizens Working Group. Cr Goodenough has a special interest in financial management and local economic development.

**Cr Tracey Roberts**

Cr Roberts was elected to Council in May 2003. She serves on the Art Advisory Committee, Audit Committee, Budget Committee, COW/Joondalup Business Enterprise Centre, COW Local Biodiversity Planning Steering Committee (Deputy) Economic Development Portfolio, Environmental Advisory Committee, Festival and Cultural Events (FACE) Advisory Committee, Joondalup Health Campus Community Board of Advice, Mindarie Community Facility Project Reference Group, Safer Citizens Working Group, Shire of Wanneroo Aged Persons' Homes Trust (Inc)

Management Committee (Deputy), Smart Growth Steering Committee (Chairperson) Sunset Coast Tourism Association, Wanneroo Tourism Committee, Wanneroo Town Centre Advisory Committee, Western Australian Local Government Association (WALGA) North Metropolitan Zone and the Youth Advisory Council. Cr Roberts has a special interest in youth issues, seniors, families, the local environment and economic development and developing safer communities.

ATTACHMENT 2**Page 9 of 42****HESTER WARD****Cr John Stewart, PSM**

Re-elected to Council in May 2003. Cr Stewart serves on the Audit Committee, Budget Committee, Butler Open Space Masterplan Reference Group, Dalvik Park Community Reference Group, Festival and Cultural Events (FACE) Advisory Committee, Mindarie Regional Council, North Metropolitan Region Recreation Advisory Committee, Safer Citizens Working Group (Deputy), Wanneroo Tourism Committee and the Waste Management Advisory Committee. Cr Stewart has a special interest in sport, recreation, waste management and recycling.

**Cr Rudi Steffens, CD**

Re-elected un-opposed to Council in May 2005 for his third consecutive term of office. Cr Steffens serves on the Audit Committee, Budget Committee, Butler Open Space Masterplan Reference Group, COW Roadwise Advisory Committee and Coordinator of the City's Driver Reviver Program, Community Funding Working Party, Dalvik Park Community Reference Group, Festival and Cultural Events (FACE) Advisory Committee (Deputy), Joondalup Health Campus Community Board of Advice (Deputy), North West District Emergency Management Committee (NW DEMC) (Deputy), North West Regional Road Sub Group (Deputy), Safer Citizens Working Group, Special Needs Playground Working Group, Wanneroo/Joondalup Local Emergency Management Committee (LEMC), Wanneroo Tourism Committee, Wanneroo Town Centre Advisory Committee and the Western Australian Local Government Association (WALGA) North Metropolitan Zone. Cr Steffens has a special interest in the development of safer communities and neighbourhood watch.

NORTH WARD**Cr Terry Loftus**

Re-elected to Council in May 2003. Cr Loftus serves on the Audit Committee, Budget Committee, Community Funding Working Party, East Wanneroo Rural Land Use and Water Management Review Community Consultative Committee (Deputy), Festival and Cultural Events (FACE) Advisory Committee, Mindarie Regional Council, Policy & Local Laws Committee, Safer Citizens Working Group (Deputy), St Andrews Project Advisory Committee, Waste Management Advisory Committee, Yanchep Sports Club Inc. Relocation Project Reference Group, Yanchep Surf Life Saving Club Relocation Project Reference Group, and the Yanchep/Two Rocks Community Bus Management Committee (Deputy). Cr Loftus has a special interest in information technology and communication and in seeing the North Ward develop and prosper through good constructive planning.

ATTACHMENT 2**Page 10 of 42****Cr Laura Gray, JP**

Elected to Council in May 2005. Cr Gray serves on the Audit Committee, Budget Committee, Economic Development Portfolio, Environmental Advisory Committee, Festival and Cultural Events (FACE) Advisory Committee (Deputy), Heritage Services Advisory Committee, Safer Citizens Working Group, St Andrews Project Advisory Committee, Smart Growth Steering Committee, Sunset Coast Tourism Association (Deputy), Wanneroo Tourism Committee, Wanneroo Town Centre Advisory Committee, Yanchep Sports Club Inc. Relocation Project Reference Group, Yanchep Surf Life

Saving Club Relocation Project Reference Group and the Yanchep/Two Rocks Community Bus Management Committee. Cr Gray is also active in a number of local committees in Two Rocks and Yanchep. Cr Gray has a special interest in working for negotiated positive results that deliver for families, youth, and over 50's, recreation and sport facilities, business and tourism development and opportunities, and sustainable appropriate development that enhances lifestyle and identity.

SOUTH WARD**Cr Alan Blencowe**

Re-elected to Council in May 2005 for his third consecutive term of office. Cr Blencowe serves on the Audit Committee, Art Advisory Committee, Budget Committee, Bushfires Advisory Committee, COW Local Biodiversity Planning Steering Committee, Community Funding Working Party, East Wanneroo Rural Land Use and Water Management Review Community Consultative Committee, Economic Development Portfolio, Environmental Advisory Committee, Festival and Cultural Events (FACE) Advisory Committee, Hainsworth Leisure Centre Redevelopment Community Reference Group, Safer Citizens Working Group

(Deputy), Smart Growth Steering Committee, SRFPAC Swan Region Fire Protection Advisory Committee, Stable Fly Management Committee and the Wanneroo Groundwater Advisory Committee (Deputy). Special interests are in safer communities, emergency services, monitoring of spending and upgrading of older suburbs. Cr Blencowe is a Wanneroo Central Volunteer Bushfire Brigade fire fighter and Ashby Neighbourhood Watch Suburb Manager.

**Cr Colin Hughes**

Elected to Council in May 2005. Cr Hughes serves on the Audit Committee, Budget Committee, Economic Development Portfolio, Environmental Advisory Committee, Festival and Cultural Events (FACE) Advisory Committee (Deputy), Hainsworth Leisure Centre Redevelopment Community Reference Group, Safer Citizens Working Group, Smart Growth Steering Committee, Yellagonga Catchment Group, Yellagonga Regional Park Community Advisory Committee (Deputy) and the Youth Advisory Council. Special interests are in supporting families, seniors, youth and the environment.

ATTACHMENT 2**Page 11 of 42****WANNEROO WARD****Cr Glynis Monks, JP**

Re-elected to Council in May 2003. Cr Monks (appointed through WALGA) is the Chairperson on the Local Health Authorities Analytical Committee and also serves on the Audit Committee, Budget Committee, COW Roadwise Advisory Committee, East Wanneroo Rural Land use and Water Management Review Community Consultative Committee, Festival and Cultural Events (FACE) Advisory Committee (Deputy), Heritage Services Advisory Committee, Safer Citizens Working Group (Deputy), Wanneroo and Districts Historical Society, Wanneroo Town Centre Advisory Committee and the Wanneroo Town Centre

Advisory Committee (Community Facility Sub-Committee). Special interests include heritage, youth & seniors, local employment, economic development and the redevelopment of the Wanneroo Town Centre.

**Cr Dot Newton, JP**

Re-elected to Council in May 2005. Cr Newton serves on the Audit Committee, Budget Committee, COW Roadwise Advisory Committee, Community Funding Working Party, Disability Services Plan Review Reference Group, East Wanneroo Rural Land use and Water Management Review Community Consultative Committee (Deputy), Economic Development Portfolio, Festival and Cultural Events (FACE) Advisory Committee, North Metropolitan Region Recreation Advisory Committee (Deputy), Policy & Local Laws Committee, Safer Citizens Working Group, Shire of Wanneroo Aged Persons' Homes Trust (Inc)

Management Committee, Smart Growth Steering Committee (Deputy), Special Needs Playground Working Group, Wanneroo Agricultural Society, Wanneroo Tourism Committee, Wanneroo Town Centre Advisory Committee, Wanneroo Town Centre Advisory Committee (Community Facility Sub-Committee), Western Australian Local Government Association (WALGA) North Metropolitan Zone (Deputy), Yellagonga Catchment Group and Yellagonga Regional Park Community Advisory Committee. Special interests include the Redevelopment of the Wanneroo Town Centre, local environment issues, continuation of community consultation on planning matters, safety, waste management and the provision of Community Services for all age groups.

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Attendance at Council Meetings

Elected Members	Electors AGM (1)	Special Council (2)	Audit Cttee (3)	Council Forum (10)	Briefing Session (16)	Ordinary Council (16)
Mayor J Kelly	1	2	2	7	10	13
A Blencowe	1	2	3	10	16	16
F Cvitan	1	2	3	9	16	16
I Goodenough	0	2	3	9	16	16
L Gray (Elected May 2005)	n/a	1	1	1	3	3
C Hughes (Elected May 2005)	n/a	1	0	1	3	2
J Hughes (Retired March 2005)	1	1	1	7	11	10
T Loftus	1	2	3	10	16	16
L McNamara (Retired May 2005)	1	1	0	1	4	10
G Monks	1	2	2	8	15	14
D Newton	1	2	3	10	16	16
M Pearson	1	1	3	9	16	15
T Roberts	0	1	3	10	15	16
S Salpietro	1	2	0	10	16	16
R Steffens	1	2	2	9	14	15
J Stewart	1	2	2	8	12	12
B Treby	1	2	3	9	13	14

Senior Management

CHARLES JOHNSON, Chief Executive Officer

Mr Charles Johnson was appointed Chief Executive Officer in November 2001. Mr Johnson has a Master of Arts from UWA, a Master of Environmental Studies (Urban Land Use Planning) from York University in Toronto, and a Postgraduate Diploma in Business Administration from Deakin University in Melbourne.

He is a Member of the Planning Institute of Australia, the Local Government Managers Australia and the Institute of Public Administration Australia. Mr Johnson has spent 21 years working in local government planning, for urban redevelopment authorities in East Perth and Subiaco and in State Government planning agencies. In 1991 he was awarded a Winston Churchill Memorial Fellowship to study urban renewal projects in North America and Great Britain. He is married with two children.

DENNIS BLAIR, Director Infrastructure

Mr Dennis Blair has a Bachelor of Engineering from UWA. He is a Fellow of the Institute of Public Works Engineering Australia, and a Member of the Institute of Engineers Australia. Mr Blair has 22 years experience working for local government, largely with the former City of Wanneroo as the Deputy City Engineer.

He is currently the Secretary of the Executive of the Institute of Public Works Engineering Australia (WA Division). Mr Blair also has a keen interest in football and is a life member of both the Kingsley Junior and Subiaco Football Clubs, and is a Director of the Subiaco Football Club. He is married with three children.

WAYNE WRIGHT, Director Corporate Services

Mr Wayne Wright has 30 years experience in accounting, information technology and business management at State and Local Government levels. He has a Bachelor of Arts, Accounting and is presently undertaking a Graduate Certificate in Regional and Local Government Management.

Prior to joining the City of Wanneroo, Mr Wright held various senior local government positions with the Eastern Metropolitan Regional Council, Glenelg and East Gippsland Shire Councils in Victoria and the City of Munno Para in South Australia. Mr Wright has provided strategic consulting advice to local governments in all states and has developed and implemented innovative strategic planning, financial management and information technology strategies and processes.

FIONA BENTLEY, Director Community Development

Mrs Fiona Bentley has a Bachelor of Applied Science (Recreation) from the Western Australian College of Advanced Education (now Edith Cowan University). She is a member of Parks and Leisure Australia, and has been working towards a Masters of Business Administration Local Government Managers Australia.

Mrs Bentley has seventeen years experience working for local government with the Cities of Perth, Stirling and Wanneroo, primarily in leisure, strategic planning, administration and public relations. Mrs Bentley is an active member of the Uniting Church in Australia and has written programs for, and taught at, Edith Cowan University in Leisure Sciences and Management fields over an eight year period.

ATTACHMENT 2**Page 14 of 42****ROMAN ZAGWOCKI, Director Planning and Development**

Mr Roman Zagwocki has 17 years experience working in local government with the Cities of Wanneroo, Joondalup and South Perth. Prior to taking on the role of Director Planning and Development, Mr Zagwocki was employed as the City's Manager Planning Services for five years. Mr Zagwocki has a Bachelor of Arts in Urban and Regional Planning from Curtin University and a Graduate Diploma in Business (Administration) from Edith Cowan University.

DANIEL SIMMS, Director Governance and Strategy

Mr Daniel Simms holds a Bachelor of Applied Science and a Graduate Diploma in Business in Local Government Management from Deakin University. Daniel is currently studying his Masters in Business Administration with Edith Cowan University.

Daniel has extensive experience in Local Government in both the Metropolitan and regional Western Australia. Daniel has worked across many disciplines throughout local government including planning and development, finance and administration and strategic planning. Prior to joining the City of Wanneroo, Daniel held the position of Chief Executive Officer at the Shire of Dowerin.

Project Highlights 2003/2004

In May 2002, the City of Wanneroo endorsed a community-driven strategic plan which is now the basis of all Council activities until 2005.

'Our People, Our Future – City of Wanneroo Strategic Plan 2002-2005' is the result of extensive consultation between Council and the community and provides a clear vision for the City's future.

By the year 2007, it is our aim that the City of Wanneroo will be recognised as a dynamic region of economic growth, offering our community enviable lifestyle choices while sustaining our natural environment.

To achieve this vision, the City of Wanneroo is focussing on four key goals: Healthy Communities, Economic Development, Environmental Sustainability, Corporate Management and Development.

The City of Wanneroo's 2004/2005 Annual Report details the City's progress in achieving its vision, and provides a snap shot of milestone projects.

HEALTHY COMMUNITIES

To foster an identity that promotes lifestyle choice and provision of quality services and infrastructure

Hepburn Avenue extension

Works on the extension of Hepburn Avenue from Mirrabooka Avenue to Alexander Drive commenced in March 2005, and will continue to the end of 2005. The extension will provide a significant traffic link from Wanneroo Road to Alexander Drive.

Alexander Drive dual carriageway

The design for the Alexander Drive dual carriageway commenced in the 2004/2005 financial year, with construction expected to start at the beginning of 2006.

Flynn Drive upgrade works

Over 1.3km of road on Flynn Drive in Neerabup was upgraded in the 2004/2005 financial year, at the western end from Wanneroo Road. Full width asphalt surfacing took place, as well as table drain and verge improvements.

Joondalup Drive

The City of Wanneroo created a dual carriageway on part of Joondalup Drive, immediately to the west and east of Wanneroo Road. The upgrading of the Wanneroo Road/Joondalup Drive intersection is currently being undertaken by Main Roads WA and should be completed by January 2006.

View Terrace, Quinns Rocks

View Terrace in Quinns Rocks received an upgrade in the 2004/2005 financial year, with construction of a new road pavement with 6m wide asphalt surface, provision of stormwater drainage infrastructure, new kerbing and a footpath.

ATTACHMENT 2**Page 16 of 42****Dundebar Road, Wanneroo**

An upgrade to Dundebar Road from Civic Drive to Goolema Place commenced in the 2004/2005 financial year, with strengthened road pavement, stormwater drainage facilities, new kerbing to the northern side of the road and the laying of a new asphalt surface.

Clarkson Library

The City of Wanneroo's fourth public library, Clarkson Library, finished construction in the 2004/2005 financial year, and was officially opened in early 2005. A first for Perth, City of Wanneroo ratepayers and residents have the option of paying their Council bills at Clarkson Library.

**Quinns Mindarie Surf Life Saving Facility**

The new Quinns Mindarie Surf Life Saving Facility new facility was completed at the beginning of the 2004/2005 financial year.

The new building features a large storage area, kitchen, gymnasium, workshop area and office space.

Wanneroo Town Centre Revitalisation

The City of Wanneroo's Old Civic Centre was given a facelift in the 2004/2005 financial year, and the Wanneroo Community Centre was born. As part of the City's Town Centre Master Plan project, the Community Centre is now home to the Wanneroo Senior Citizens Club who now enjoy the new facilities including installation of a lift, improved access, new floorings and general modernisation of the building. The Wanneroo Community Centre also homes the City's Wanneroo Library. The new Wanneroo War Memorial was also completed during the Community Centre refurbishment.

Children with disabilities will have a new place to play in the not so distant future, with the City of Wanneroo approving the concept plan to develop an accessible and inclusive playground on Scenic Drive, between the Wanneroo Recreation Centre and the Scout Hall.

Smart Growth Strategy

Council adopted the City of Wanneroo's Smart Growth Strategy in 2005. Smart Growth seeks to manage growth more effectively to improve the outcomes of development for new and existing communities.

Wanneroo LIFEstyles – Community Development Strategy

Council adopted the City of Wanneroo's Community Development Strategy (Wanneroo LIFEstyles) in 2005. Wanneroo LIFEstyles is not an action plan, but a set of guiding principles (people, place and purpose). It will provide direction on the City's philosophical views with regard to our community, as well as direction on the practical applications that may be required to achieve more for our community.

Beach to Bush Festival

The City of Wanneroo's third annual Beach to Bush Festival took place between 31 October and 20 November 2004, with a mix of community and City-run events.

The Beach to Bush Festival is a series of community events held over a few weeks in spring, and has become the City's flagship festival. 13 events were included in the 2004 programme, including heritage, art, health and fitness, environment, music and community interest.

Events included SpringFest at Gloucester Lodge, KidsFest at Buckingham House, the Wanneroo Gift, the Get Active Wanneroo 10,000 Fun Run/Walk and the Beach to Bush Pioneer Concert featuring Australian music icons 'The Whitlams'.

ATTACHMENT 2**Page 17 of 42****Summer Concert Series**

The City of Wanneroo's 2005 Summer Concert Series consisted of three outdoor community events held over three months (January to March) across various City of Wanneroo locations.

The free events provide accessible and enjoyable entertainment for City of Wanneroo residents, involving community groups and organisations as much as possible.

The first Summer Concert was held on 15 January 2005 in Brighton Estate Park, Butler, and featured Australian act Ross Wilson and the Urban Legends. The second Summer Concert was held on 19 February 2005, at Liddell Reserve in Girrawheen, and featured The Black Sorrows. The third and final Summer Concert featured Australian band Taxiride. The final concert was held on 5 March in the Jacaranda Amphitheatre at the City of Wanneroo's Civic Centre in Wanneroo.

The Summer Concert Series was considered a success, with objectives met and the feedback received after events through feedback questionnaires.

LIVE 05 Youth Concert

The City's LIVE 05 Youth Concert provides a day of free entertainment for young people aged 13-24 years of age who live in the City of Wanneroo and surrounding suburbs. The fifth LIVE Youth Concert was held on 12 February 2005, on the Rugby Oval of the Kingsway Sporting Complex in Madeley.

7000 young people attended the 2005 concert to watch popular Perth bands Little Birdy and Jebediah play. LIVE 05 achieved all its objectives, and the concert was considered a success.

**2005 Art Awards and Exhibition**

The City of Wanneroo's annual Art Awards and Exhibition was held with success during May, with 191 entries to the Awards. The Awards were given out to artists during an invitation evening, with the Exhibition open to the public from 3-13 May. The Art Awards and Exhibition give local and WA artists an opportunity to showcase their work to the City of Wanneroo and neighbouring communities.

ECONOMIC DEVELOPMENT

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

Economic Development has worked hard over the past year to deliver on some of the action areas of the Economic Development Strategy endorsed by council in 2004. Some of the key areas of focus included:

1. Development of a concept plan and feasibility for the proposed Wanneroo Business Grow Centre (to be open in January 2006)

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2. Eco-Detour Youth Automotive Project (2003-2005) continuation post-Federal funding - including National Awards submission 2005. Project was previous winner in 2003 and 2004
3. of Australian Training Association Awards. Graduation rates of over 50 youth into local employment options
4. Securing of Department of Education & Training 'Small Business Smart Business' voucher system as first local government pilot in WA
5. Development of innovative Wanneroo tourism project "iCards"
6. Pursuing Federal Government Regulation Reduction Incentive Fund (RRIF) and invitation by AusIndustry to be a demonstration project for the State
7. Development of over-subscribed Small Business & Tourism Showcase event, with over 200 attendees
8. Development of 'Open For Business' Wanneroo Investment Pack, CD ROM and website edition
9. Relocation of small businesses to Wangara and Neerabup (plus \$2M Job Network operations to Girrawheen into under-utilised council asset for strong ROI through lease arrangement - rent negotiated for the City @ \$25,000 per year from previous \$1 peppercorn to other groups)
10. Development of draft Broadband Policy committing land developers to ensuring minimum broadband connectivity in developments. Underpinned by developer financial contribution system being developed
11. Eco-Clusters (through Australian Research Council Grant) research being carried out in consortia (3 local governments, University supervisors and 2 PhD students - to look at potential unique Wanneroo offering for Eco-Industry)
12. Successful securing of Business Enterprise Centre (BEC) in Wanneroo region
13. Developed and led the City of Wanneroo "Bikes to South Africa" program and co-ordinated the container of bikes to Northern Free State to help kick start a number of bike repair small businesses
14. Development of a Wanneroo Tourism Strategy (endorsed by council November 2004)

ENVIRONMENTAL SUSTAINABILITY

To value, protect and enhance our natural environment in harmony with the growth and progress of our City

Awards for Environmental Excellence

The City of Wanneroo's inaugural Awards for Environmental Excellence were considered a success, with the Awards evening held in conjunction with the City's Environmental Volunteers Function in November 2004.

The Awards aimed to encourage, support and promote the valuable environmental work that is being done throughout the City of Wanneroo.

Quinns Beach

Quinns Beach received sand renourishment in the 2004/2005 financial year, as part of the staged groynes treatments to help protect against erosion of the beach.

ATTACHMENT 2**Page 19 of 42****Cities for Climate Protection program**

Milestone 4 of the Cities for Climate Protection program was reached in the 2004/2005 financial year, by quantifying the corporate greenhouse emissions saved by implementing certain actions including retrofitting buildings to improve energy efficiency, bore replacements, trial use of a petrol-electric hybrid vehicle as a fleet car, fleet vehicles converted to LPG, and purchase of more energy efficient equipment.

Local Biodiversity Strategy

The preparation of a Local Biodiversity Strategy commenced in the 2004/2005, with the main purpose being to improve biodiversity outcomes from the land development process (it will also provide greater clarity for developers). The City of Wanneroo wants the retention of bushland to be more strategic, to preserve more valuable and more viable natural areas.

Cleaner Production Action Plan

Council adopted a Cleaner Production Action Plan in the 2004/2005 financial year, which encourages local businesses to reduce waste and adopt cleaner production practices.

CORPORATE MANAGEMENT AND DEVELOPMENT

To create a culture that is committed to corporate learning, evolution and proper management of our natural, financial and human resources

Traineeships for 2005

The City of Wanneroo welcomed four new trainees and once apprentice to the organisation in 2005. Now in its fourth year, the City of Wanneroo's Traineeship Program is growing in popularity. The four new trainees were selected from 59 applicants - a clear indication of the increasing popularity of pursuing a career in local government.

The traineeship and apprenticeship positions are offered in the areas of Customer Service, Libraries, Development and Health Services and Operations (Parks). The positions are full time

on-the-job training programs, which have been developed in association with Swan TAFE, and when completed will result in the trainees receiving a recognised qualification in their area of experience.

National Sea Change Taskforce & WA Sea Change Councils

The City of Wanneroo is a leading member of the National Sea Change Taskforce. This Taskforce was established in 2004 to represent the interests of coastal councils and communities experiencing the effects of rapid population and tourism growth. Some 60 Councils are involved in the Taskforce, 14 from Western Australia.

The role of the National Sea Change Taskforce is to provide national leadership to address the impact of the "sea change" phenomenon and to provide support and guidance to coastal councils attempting to manage the impact of rapid growth.

Current methods of planning, funding and managing rapid population and tourism growth in coastal areas are inconsistent and inadequate. The Taskforce promotes the adoption of a coordinated national approach to managing sea change growth.

Outer Metropolitan Growth Councils Policy Forum

The City of Wanneroo was instrumental in the establishment of an Outer Metropolitan Growth Councils Policy Forum. This forum, involving eight councils, provides a mechanism by which members can identify, consider and respond to commonly shared issues involving planning for growth and provision of a diverse range of infrastructure and services.

The City of Wanneroo's Chief Executive, Charles Johnson has been elected to Chair the Policy Forum in the coming 12 months.

Establishment of the Tamala Park Regional Council

Significant progress has been made in the preparation and adoption of an agreement for the establishment of the Tamala Park Regional Council, which involves the seven councils, which own the land surrounding the Mindarie Regional Council's landfill site.

The objectives of the new Regional Council are:

- (i) to develop and improve the value of the Land;
- (ii) to maximise, within prudent risk parameters, the financial return to the Participants;
- (iii) to balance economic, social and environmental issues; and
- (iv) to produce a quality development demonstrating the best urban design and development practice.

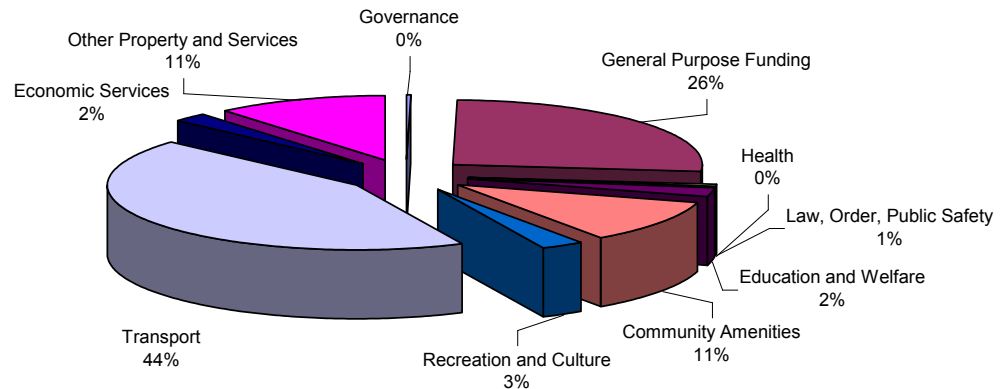
It is expected that the Regional Council will formally commence operation before the end of 2005, with its first priority being the preparation of concept plans based on a process of public consultation.

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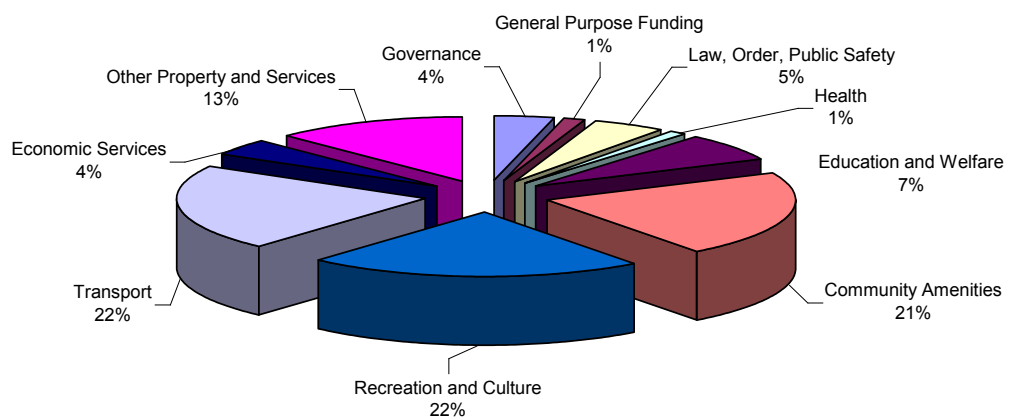
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Performance Indicators

Revenue from Ordinary Activities



Expenses from Ordinary Activities



Key Statistics at a Glance

	2002/03	2003/04	2004/05	Projected 2005/06
Total No. of rateable properties	37789	38,132	44,170	44,663
Rates revenue net of discount	\$24,131,709	\$26,882,743	\$32,252,085	\$36,515,687
Fees charges received	\$14,404,491	\$14,023,060	\$17,515,328	\$17,499,774
Total revenue from ordinary activities	\$54,617,530	\$62,428,124	\$70,589,091	\$69,764,494
Revenue for the development of assets	\$35,721,670	\$56,273,402	\$70,072,714	\$55,267,674
Rate coverage ratio	0.44:1	0.47:1	0.48:1	0.48:1
Total assets WDV	\$445,571,862	\$490,205,597	\$554,396,598	\$620,430
City Equity	\$472,366,145	\$528,062,831	\$597,879,335	\$668,310
Operating expenditure inc borrowing costs	\$57,917,295	\$63,004,840	\$73,084,361	\$90,397,061
Debt ratio	0.03:1	0.03:1	0.03:1	0.03:1
Debt servicing ratio	0.003:1	0.002:1	0.002:1	0.002:1
Clinic & School immunization	3,677	8920	5500	4000
Sub Division Applications approved	151	150	150	176
Building applications approved	6,264	7,567	7200	8100
No. of refuse & recycling services provided per annum	6,200,000	6,583,000	6,220,098	5,801,000*
No. of parks and reserves	211	247	267	361**
Registered dogs	13,300	14,500	15,950	16,500
Library membership	18,569*	19,200	24,500	29,000
Loan of library books/resources	310,513	389,490	390,000	850,000
Library Reference Enquiries	14,689	23,000	23,008	60,000

* *Includes undeveloped parks

** Includes services provided under contract within the City of Joondalup, as well as refuse services to Commercial properties.

Report against the Principal Activity Plan

1. Asset Acquisition and Replacement

1.1 Transportation Network Management

The development, management and maintenance of the Transportation Network including street lighting, pathways, roads, drainage, verges, bus shelters and miscellaneous street furniture such as signs, bench seats, etc.

Objectives	Performance Indicators	2002/2003	2003/2004	2004/2005
To maintain, and where financially viable, improve the existing level of service provided by the Transportation Network and to extend useful economic life to the optimum level in the most efficient and safe manner practical.	Customer Satisfaction Survey of not less than 70% satisfaction with the provision and maintenance of the Transportation Network.	50%	48%	Survey Pending <i>Additional Information</i> <i>Projects undertaken include:-</i> <ul style="list-style-type: none"> - Flynn Drive Upgrade - View Terrace Upgrade - Dundobar Road - Hepburn Avenue Extension - Joondalup Drive

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1.2 Park Management

The development, management and maintenance of Park amenities including lighting, turf and landscape areas, pathways, drainage, shelter structures, play equipment and miscellaneous furniture such as signs, bench seats, barbecues etc.

Objectives	Performance Indicators	2002/2003	2003/2004	2004/2005
To maintain, and where financially viable, improve the existing level of service provided in Parks and to extend useful economic life to the optimum level in the most efficient and safe manner practical.	Customer Satisfaction Survey of not less than 70% satisfaction with the provision and maintenance of Parks.	67%	New playground specification developed. New signs included in Capital Works Budget. Introduction of new preventative maintenance programme for sports lighting. Three new BBQ's to be installed this financial year. 66%	Survey pending <i>Additional Information Projects Undertaken include:-</i> <ul style="list-style-type: none"> – Gumblossom Reserve Master Plan Works – Hepburn Avenue Landscaping – Marmion Avenue Landscaping – Dalvic Reserve Development – Ridgewood Park Development

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1.3 Coastal Management

The development, management and maintenance amenity of the Coastal amenity including limestone cliff stabilization, sand renourishment and coastal protection infrastructure.

Objectives	Performance Indicators	2002/2003	2003/2004	2004/2005
To maintain, and where financially viable, improve the existing level of service provided on the Coast and to protect coastal features and infrastructure for public enjoyment and safety.	Customer Satisfaction Survey of not less than 70% satisfaction with the provision and maintenance of the Coast.	58%	64%	Survey Pending <i>Additional Information</i> <i>Projects Undertaken include:-</i> – Sand renourishment at Quinns Beach completed at cost of \$620,000

1

1.4 Foreshore Reserve Management

The development, management and maintenance amenity of the Foreshore Reserve amenity including dune stabilization and rehabilitation, fencing, pathways, drainage, shelter structures, parking facilities and miscellaneous furniture such as signs, bench seats, etc.

Objectives	Performance Indicators	2002/2003	2003/2004	2004/2005
To maintain, and where financially viable, improve the existing level of service provided in Foreshore Reserves and to manage public access within the foreshore reserves through the provision and maintenance of foreshore infrastructure and conservation activities.	Customer Satisfaction Survey of not less than 70% satisfaction with the provision and maintenance of Foreshore Reserves.	58%	64%	Survey Pending <i>Additional Information</i> <i>Projects Undertaken include:-</i> Quinns Mindarie Foreshore Management Plan finalized.

2

¹ Combination of measurement of coastal and foreshore Customer Satisfaction Survey as expressed in 2003 Annual Customer Satisfaction Survey 2003.

² As above.

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1.5 Transfers to Reserve

To make provision for further purchase & replacement of capital equipment.

Objectives	Performance Indicators	2002/2003	2003/2004	2004/2005
To balance the impact of capital acquisition and replace each financial year.	Reserve balance should equal the cost of replacing existing fleet less the yearly written down value.	Each plant reserve fund receives funds throughout the year via plant and fleet utilisation. The cost of budgeted acquisitions during the year are taken from these reserves.	Each plant reserve fund receives funds throughout the year via plant and fleet utilisation. The cost of budgeted acquisitions during the year are taken from these reserves.	Each plant reserve fund receives funds throughout the year via plant and fleet utilisation. The cost of budgeted acquisitions during the year are taken from these reserves.

1.6 Other Capital Purchases

Miscellaneous plant equipment including computer equipment and furniture.

Objectives	Performance Indicators	2002/2003	2003/2004	Current 2004/2005
To maintain and acquire new equipment for the provision of City services.	Expenditure is less or equal to the funds allocated within the activity.	New equipment acquired within budget for this activity.	New equipment acquired within budget for this activity.	New equipment acquired to remain within budget for this activity

1.7 Safer Citizens Program

The Safer Citizens program involves a proactive and holistic approach to community safety and crime prevention.

Objectives	Performance Indicators	2002/2003	2003/2004	2004/2005
The City is committed to creating a healthy, safe and enjoyable environment for residents. This goal is reflected in the City of Wanneroo current Strategic Plan.	No of Community Contacts: No of people attending Community Events:	Average of 900 local residents per event attended .	Events at capacity at 900 attendees per event. Target attendance of an average of 800 local residents per event.	Events regularly attracting 1000 attendees per event
	No of projects completed improving the design of public places: Community surveys:	85% of projects completed.	Fences installed to carparks experiencing antisocial behaviour including Quinns Beach, Paloma Park, John Moloney Reserve. Consultation undertaken with residents and children regarding Broadview Park.	Focus on completing works as a result of community consultation at Broadview Park, installation of lighting at Clarkson Youth Centre and fencing at the Hainsworth Centre

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1.8 Community Facilities**1.8.1 Library Construction**

The construction of contemporary facilities to meet community needs.

Objectives	Performance Indicators	2002/2003	2003/2004	2004/2005
To plan, construct and manage facilities, which will provide a range of amenity for the community and which will provide for flexibility of use in the future.	The completion of the project to the agreed time frame and budget and to the standards specified.	Design and Planning for the Clarkson Library was finished. The construction tender was approved by Council	<p>The Library is 60% complete. The external building is complete with internal fitout underway including ceiling, walls, and windows/glazing. Construction completion is expected by November 2004.</p> <p>The fitout tender has commenced with internal fitout expected to be completed by January 2005. Full recruitment is in progress to assist with the scheduled opening in February 2005 Target attendance of 5000 people in the first week.</p>	Clarkson Library was successfully opened on the 24th of January 2005. The Library has been extremely popular, exceeding the opening target of attracting 5000 people the first week and consistently exceeding this target on a weekly basis. The position of the library and the addition of a Coffee Lounge sharing the library foyer have proved ideal for attracting clients. The extension of council services to the library has been very well received by the community.

1.8.2 Sports Facilities

To provide a wide range of active playing fields and buildings to meet the leisure and recreation demands of the community.

Objectives	Performance Indicators	2002/2003	2003/2004	2004/2005
To provide contemporary, multiuse facilities in appropriate locations to a high standard which comply with the requirements of the sport and risk management aspects.	To retain and increase facility utilisation.	South Zone bookings increased by 10%. North Zone increased by 7% for the period of 02/03 to 03/04	Bookings have been centralized in order to provide a better and more efficient service. Refurbishments to Ridgewood Reserve and Gumblossom Reserve have required much consultation with user groups and the transfer of the Wanneroo Seniors into the Old Wanneroo Civic Centre has been achieved to the satisfaction of all.	Major capital works associated with the Kingsway Master Plan commence this year and will focus on the design and development of irrigation ponds. Liaison with sporting clubs to minimize disruption to regular fixtures has commenced.

1.9 Golf Course Improvement

To meet the current and emerging needs of the community for public golf facilities.

Objectives	Performance Indicators	2002/2003	2003/2004	2004/2005
To ensure the courses and amenities meet current standards and attract and retain patrons.	To retain and increase patronage.		Council Adopted Capital upgrade Reserve Account Implementation of upgrade programme for both courses.	Capital improvement program developed with substantial upgrade to Marangaroo Golf Course scheduled for 2005/06.

1.10 Commercial Waste Collections

Objectives	Performance Indicators	2002/2003	2003/2004	2004/2005
The collection and removal of waste for commercial and private persons for a fee. The service involves the use of front loader and rear loader trucks and associated bins.	Level of complaints on quality of the services and that the service operates at a profit.		The service has returned a profit of \$639 382 with minimal customer complaints , and has been transferred into the Waste Reserve Account.	The service has returned a profit of \$181,402 which has been transferred into the Waste Reserve Account. The service performed well in an aggressive competitive environment and with minimal customer complaints.

1.11 Quinns Road Railway Crossing – Proposed Pre-Funding Agreement

Objectives	Performance Indicators	2002/2003	2003/2004	2004/2005
To provide pre-funding to the State Government for the provision of a two-lane road bridge over the railway line extension, Quinns Road, Neerabup.	Completion of road bridge by February 2004 to meet the scheduled opening on the Clarkson Railway Station in September 2004.	Pre-funding provided to the Public Transport Authority in February 2004.	Complete	Complete

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Major Land Transactions***Lot 8 Wattle Avenue, Nowergup***

Following lengthy negotiations with the Department of Housing & Works (DHW), Council approved on 1 February 2005 the advertising of a Business Plan detailing a proposal to sell Lot 8 Wattle Avenue Nowergup for \$1,797,000. The Business Plan was advertised in the Western Australian on 5 February 2005 and closed on Monday 21 March 2005.

One submission was received from Bayardo Pty Ltd incorporating an alternative offer to purchase the property. Council therefore resolved on the 5 April 2005 not to dispose of the property to DHW and to advertise a further Business Plan detailing a proposal to dispose of the land by public tender.

The revised Business plan was advertised in the Western Australian Newspaper on Saturday 9 April 2005, with the public submission period closing on Monday 23 May 2005. In addition, Tender number 05513 – *Sale of Lot 8 Wattle Avenue, Nowergup* was advertised on 20 April 2005, closing on Tuesday 17 May 2005.

Council, at its meeting held on 7 June 2005 considered the tenders and public submission received in response to the advertisements and resolved:

That Council:-

1. *NOTES receipt of a single public submission in response to the notice published in the Western Australian Newspaper on 9 April 2005, advertising the Business Plan for the proposed sale of Lot 8 Wattle Avenue, Nowergup; and*
2. *ACCEPTS the unconditional offer submitted by Oakford Land Company Pty Ltd in response to Tender Number 05513 for the outright purchase of Lot 8 Wattle Avenue, Nowergup.*

Settlement on the property was effected on 28 July 2005.

Exempt Land Transactions

There were no exempt land transactions for this reporting period.

Review of the City's Disability Services Plan

The City reviewed its existing Disability Services Plan during 2003 and 2004. At its meeting of 06 April 2004 Council resolved to adopt the revised Disability Access and Inclusion Plan, which details the City's commitment to access and the strategies it has in place until 2006. A copy of the plan is available on the City's website at www.wanneroo.wa.gov.au.

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Key elements included in the revised plan are:

1. Communication strategies, particularly with regard to addressing the needs of people with intellectual disabilities;
2. An inclusion of access requirements in tenders and contracts;
3. A commitment to developing accessible guidelines to be considered by developers;
4. The establishment of access audit committees;
5. Training provided to City staff around the issue of disability and inclusion; and
6. The undertaking of a formalised access audit of City facilities.

The City has also investigated the construction of an accessible and inclusive playground within the City and an amount has been listed for budget consideration for the construction of the first phase of this playground in 2004/2005. Additionally, the City has listed a position of Access and Equity Officer for consideration in the 2004/2005 budget process.

National Competition Policy

The Parking and Parking Facilities (Amendment) Local Law 2004 was adopted by Council on 01 February 2005 due to a request from the Joint Standing Committee on delegated legislation to correct various drafting errors, the re-rewording of Clause 33 and the deletion of Clause 105. The amendment does not require an assessment under the National Competition Policy.

Compliance with the State Records Act

The State Records Commission Standard 2, created under the State Records Act 2000, requires a Government Organisation to include comment on the following:-

Whether the efficiency and effectiveness of your record keeping systems has been evaluated or alternatively when such evaluation is proposed?

An evaluation of our Record Keeping Plan (RKP) is scheduled to be undertaken after the appointment of our Coordinator Information and Records Management. The review planned for December 2005 will assess whether our policies and procedures are in accordance with industry standards and best practice. An assessment of our existing file plan will form a major part of our evaluation.

The nature and extent of record keeping training program conducted.

The City has a comprehensive internal training program that includes basic and advanced techniques for usage of PowerDocs. These training courses are designed to equip users with the knowledge and skills necessary to complete their duties confidently.

Whether the efficiency and effectiveness of the record keeping training program has been reviewed or alternatively, how this is planned to be done?

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As mentioned above, our new Information and Records coordinator will conduct a review of our record keeping plan and internal training programs and make the appropriate recommendations.

Assurance that the organisation's induction program addresses employee roles and responsibilities in regard to their compliance with the organisation's record keeping plan.

The City has a comprehensive induction package for new employees, which includes a presentation and a handout booklet. The presentation and booklet cover records management responsibilities, guidelines, statutory compliance and other related matters.

Disclosure of Annual Salaries

Regulation 19B of the Local Government (Administration) Regulations 1996 requires the disclosure of the following:-

No.

The number of employees of the local government entitled to an annual salary of \$100,000 or more is -

18

and are broken down into the following salary bands:-

<i>\$100,000 - \$110,000</i>	<i>12</i>
<i>\$140,000 - \$150,000</i>	<i>5</i>
<i>\$200,000 - \$210,000</i>	<i>1</i>

Financials

CITY OF WANNEROO
CONCISE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2005

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FINANCIAL REPORT

FOR THE YEAR ENDED 30TH JUNE 2005

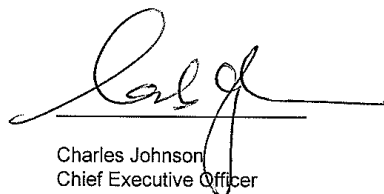
LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

STATEMENT BY CHIEF EXECUTIVE OFFICER

The attached financial report of the City of Wanneroo being the annual financial report and supporting notes and other information for the financial year ended 30th June 2005 are in my opinion properly drawn up to present fairly the financial position of the City of Wanneroo at 30th June 2005 and the results of the operations for the financial year then ended in accordance with the Australian Accounting Standards and comply with the provisions of the Local Government Act 1995 and regulations under that Act.

Signed on the

10 day of November 2005.



Charles Johnson
Chief Executive Officer



INDEPENDENT AUDIT REPORT TO THE ELECTORS OF CITY OF WANNEROO

Scope

We have audited the concise financial report of the City of Wanneroo for the financial year ended 30 June 2005 comprising of the Operating Statement, Statement of Financial Position, Statement of Changes in Equity, Statement of Cash Flows and notes thereto in order to express an opinion on it to the electors of the City. The Council is responsible for the concise financial report.

Our audit has been conducted in accordance with Australian Auditing Standards to provide reasonable assurance whether the concise financial report is free of material misstatement. We have also performed an independent audit of the full financial report of the City of Wanneroo for the year ended 30 June 2005. Our audit report on the full financial report was signed on 10 November 2005 and was not subject to any qualification.

Our procedures in respect of the audit of the concise financial report included testing that the information in the concise financial report is consistent with the full financial report, and examination on a test basis, of evidence supporting the amounts, discussion and analysis, and other disclosures which were not directly derived from the full financial report. These procedures have been undertaken to form an opinion whether, in all material respects, the concise financial report is presented fairly in accordance with Accounting Standard AASB 1039 "Concise Financial Reports".

The audit opinion expressed in this report has been formed on the above basis.

Audit Opinion

In our opinion, the concise financial report of the City of Wanneroo complies with Accounting Standard AASB 1039 "Concise Financial Reports".

In accordance with the Local Government (Audit) Regulations 1996, we also reported on:

Statutory Compliance

During the course of our audit we became aware of the following instances where the City did not comply with the Local Government Act 1995 (as amended).

Minimum Payment

For the 2004/05 financial year, the City imposed a minimum rate greater than 50% of the number of separately rated properties in the differential rating category of Caravan Parks.

This represented non-compliance with Section 6.35(e) of the Act.

Reserve Account Usage

During the course of the year ended 30 June 2005, the Council resolved to use money held in the Asset Replacement Reserve for a purpose other than that for which the money was set aside.

This change in purpose was not advertised as required by Section 6.11(2)(b) of the Act.

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INDEPENDENT AUDIT REPORT TO THE ELECTORS
OF CITY OF WANNEROO (Continued)

Other Matters

In accordance with the Local Government (Audit) Regulations 1996, we also reported that:

- (a) There were no material matters that in our opinion indicate significant adverse trends in the financial position or the financial management practices of the City.
- (b) Except as detailed above, no other matters indicating non compliance with Part 6 of the Local Government Act 1995 (as amended), the Local Government (Financial Management) Regulations 1996 (as amended) or applicable financial controls of any other written law were noted during the course of our audit.
- (c) All necessary information and explanations were obtained by us.
- (d) All audit procedures were satisfactorily completed in conducting our audit.

UHY HAINES NORTON
CHARTERED ACCOUNTANTS

A handwritten signature in black ink, appearing to read 'David Tomasi'.

DAVID TOMASI
PARTNER

DATE: 10 November 2005
PERTH, WA

s:\david\local govt\wanneroo\2005\05 june audit report (concise).doc: cp

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CITY OF WANNEROO

OPERATING STATEMENT

FOR THE YEAR ENDED 30TH JUNE 2005

	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
REVENUES FROM ORDINARY ACTIVITIES			
Governance	476,377	412,325	446,165
General Purpose Funding	37,464,995	37,157,489	32,032,540
Law, Order, Public Safety	765,089	577,703	659,633
Health	250,080	156,400	188,987
Education and Welfare	3,095,547	3,178,147	3,035,966
Community Amenities	15,670,298	13,488,701	13,132,571
Recreation and Culture	3,960,938	4,612,775	3,488,098
Transport	62,034,162	34,742,053	47,806,301
Economic Services	3,273,187	2,130,680	2,561,211
Other Property and Services	15,910,192	15,705,121	15,350,054
	<u>142,900,865</u>	<u>112,161,394</u>	<u>118,701,526</u>
EXPENSES FROM ORDINARY ACTIVITIES EXCLUDING BORROWING COSTS EXPENSE			
Governance	2,926,270	3,379,172	6,142,382
General Purpose Funding	882,498	880,477	652,512
Law, Order, Public Safety	3,432,636	3,747,973	3,082,475
Health	933,005	1,137,388	836,556
Education and Welfare	4,952,682	5,546,389	4,908,548
Community Amenities	15,975,649	15,247,577	14,840,377
Recreation and Culture	15,942,855	18,343,123	14,072,641
Transport	15,716,742	12,885,720	13,673,474
Economic Services	3,056,482	3,196,309	2,885,843
Other Property and Services	9,203,270	17,170,428	1,862,482
	<u>73,022,089</u>	<u>81,534,556</u>	<u>62,957,290</u>
BORROWING COSTS EXPENSE			
Recreation & Culture	<u>62,272</u>	<u>47,550</u>	<u>47,550</u>
	62,272	47,550	47,550
NET RESULT	<u>69,816,504</u>	<u>30,579,288</u>	<u>55,696,686</u>

This statement forms part of the concise version of the City's 2004/2005 Financial report.
A comprehensive set of Financial Reports, inclusive of notes to the accounts is available on request.

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CITY OF WANNEROO				
STATEMENT OF CASH FLOWS				
FOR THE YEAR ENDED 30TH JUNE 2005				
	NOTE	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
Cash Flows From Operating Activities				
Receipts				
Rates		32,312,721	31,860,471	27,359,655
Grants and Subsidies - operating		6,211,368	7,849,190	5,784,362
Contributions, Reimbursements & Donations		1,619,598	652,341	871,973
Fees and Charges		18,173,880	16,774,856	15,616,105
Interest Earnings		3,164,352	2,878,910	2,443,718
Goods and Services Tax		4,089,552	-	4,066,911
Other		4,852,813	11,925,916	6,267,483
		<u>70,424,284</u>	<u>71,941,684</u>	<u>62,410,207</u>
Payments				
Employee Costs		(26,776,696)	(28,667,942)	(24,383,669)
Materials and Contracts		(25,119,824)	(44,953,194)	(22,169,841)
Utilities (gas, electricity, water, etc)		(2,205,449)	(2,413,960)	(1,884,233)
Insurance		(670,421)	(940,544)	(780,231)
Interest		(47,550)	(61,550)	(47,550)
Goods and Services Tax		(4,218,112)	-	(3,887,809)
Other		(6,848)	-	(23,846)
		<u>(59,044,900)</u>	<u>(77,037,190)</u>	<u>(53,177,179)</u>
Net Cash Provided By (Used In)				
Operating Activities	15(b)	<u>11,379,384</u>	<u>(5,095,506)</u>	<u>9,233,028</u>
Cash Flows from Investing Activities				
Payments for Purchase of				
Property, Plant & Equipment		(11,351,015)	(18,751,163)	(7,230,458)
Payments for Construction of				
Infrastructure		(11,075,323)	(19,364,930)	(9,353,967)
Grants/Contributions for				
the Development of Assets		17,488,174	16,778,506	16,482,863
Interest from Investments		664,369	-	591,939
Proceeds from Sale of				
Plant & Equipment		1,322,207	1,503,508	2,640,968
Net Cash Provided By (Used In)				
Investing Activities		<u>(2,951,588)</u>	<u>(19,834,079)</u>	<u>3,131,345</u>
Cash Flows from Financing Activities				
Repayment of Loans				
Quinns Road Bridge Advance		(107,500)	(86,000)	(64,500)
		-	-	(3,000,000)
Net Cash Provided By (Used In)				
Financing Activities		<u>(107,500)</u>	<u>(86,000)</u>	<u>(3,064,500)</u>
Net Increase (Decrease) in Cash Held				
Cash at Beginning of Year		8,320,296	(25,015,585)	9,299,873
		<u>44,344,727</u>	<u>51,383,642</u>	<u>35,044,854</u>
Cash at End of Year	15(a)	<u>52,665,023</u>	<u>26,368,057</u>	<u>44,344,727</u>

This statement is to be read in conjunction with the accompanying notes.

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CITY OF WANNEROO
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30TH JUNE 2005

	2004/2005 \$	2003/2004 \$
RETAINED PROFITS (SURPLUS)		
Balance as at 1 July 2004	495,575,560	449,934,180
Net Result	69,816,504	55,696,686
Transfer from/(to) Reserves Town Planning Schemes	(7,390,710)	(8,339,140)
Transfer from/(to) Reserves	187,527	(1,716,166)
Balance as at 30 June 2005	<u>558,188,881</u>	<u>495,575,560</u>
 RESERVES - CASH BACKED		
Balance as at 1 July 2004	11,966,912	10,250,746
Amount Transferred (to)/from Accumulated Surplus	(187,527)	1,716,166
Balance as at 30 June 2005	<u>11,779,385</u>	<u>11,966,912</u>
 TOWN PLANNING SCHEMES		
Balance as at 1 July 2004	20,520,359	12,181,219
Transferred (to)/from Accumulated Surplus	7,390,710	8,339,140
Balance as at 30 June 2005	<u>27,911,069</u>	<u>20,520,359</u>
TOTAL EQUITY	<u><u>597,879,335</u></u>	<u><u>528,062,831</u></u>

This statement forms part of the concise version of the City's 2004/2005 Financial report.
A comprehensive set of Financial Reports, inclusive of notes to the accounts is available on request.

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CITY OF WANNEROO
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30TH JUNE 2005

	2004/2005 \$	2004/2005 Budget \$	2003/2004 \$
Cash Flows From Operating Activities			
Receipts			
Rates	32,312,721	31,860,471	27,359,655
Grants and Subsidies - operating	6,211,368	7,849,190	5,784,362
Contributions, Reimbursements & Donations	1,619,598	652,341	871,973
Fees and Charges	18,173,880	16,774,856	15,616,105
Interest Earnings	3,164,352	2,878,910	2,443,718
Goods and Services Tax	4,089,552	-	4,066,911
Other	4,852,813	11,925,916	6,267,483
	<u>70,424,284</u>	<u>71,941,684</u>	<u>62,410,207</u>
Payments			
Employee Costs	(27,293,073)	(28,667,942)	(24,383,669)
Materials and Contracts	(24,603,447)	(44,953,194)	(22,169,841)
Utilities (gas, electricity, water, etc)	(2,205,449)	(2,413,960)	(1,884,233)
Insurance	(670,421)	(940,544)	(780,231)
Interest	(47,550)	(61,550)	(47,550)
Goods and Services Tax	(4,218,112)	-	(3,887,809)
Other	(6,848)	-	(23,846)
	<u>(59,044,900)</u>	<u>(77,037,190)</u>	<u>(53,177,179)</u>
Net Cash Provided By (Used In)			
Operating Activities	<u>11,379,384</u>	<u>(5,095,506)</u>	<u>9,233,028</u>
Cash Flows from Investing Activities			
Payments for Development of			
Land Held for Resale	-	-	-
Payments for Purchase of			
Property, Plant & Equipment	(11,351,015)	(18,751,163)	(7,230,458)
Payments for Construction of			
Infrastructure	(11,075,323)	(19,364,930)	(9,353,967)
Grants/Contributions for			
the Development of Assets	17,488,174	16,778,506	16,482,863
Interest from Investments	664,369	-	591,939
Proceeds from Sale of			
Plant & Equipment	1,322,207	1,503,508	2,640,968
	<u>1,322,207</u>	<u>1,503,508</u>	<u>2,640,968</u>
Net Cash Provided By (Used In)			
Investing Activities	<u>(2,951,588)</u>	<u>(19,834,079)</u>	<u>3,131,345</u>
Cash Flows from Financing Activities			
Repayment of Loans	(107,500)	(86,000)	(64,500)
Quinns Road Bridge Advance	-	-	(3,000,000)
Net Cash Provided By (Used In)			
Financing Activities	<u>(107,500)</u>	<u>(86,000)</u>	<u>(3,064,500)</u>
Net Increase (Decrease) in Cash Held	8,320,296	(25,015,585)	9,299,873
Cash at Beginning of Year	44,344,727	51,383,642	35,044,854
Cash at End of Year	<u>52,665,023</u>	<u>26,368,057</u>	<u>44,344,727</u>

This statement forms part of the concise version of the City's 2004/2005 Financial report.
A comprehensive set of Financial Reports, inclusive of notes to the accounts is available on request.

ATTACHMENT 2
Page 42 of 42**CITY OF WANNEROO**
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30TH JUNE 2005**1. SIGNIFICANT ACCOUNTING POLICIES (Continued)****(j) Employee Benefits**

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave, long service leave and sick leave when it is probable that settlement will be required and is capable of being measured reliably.

Provisions made in respect of wages and salaries, annual leave, long service leave and sick leave expected to be settled within 12 months are measured at their nominal values using the remuneration rate expected to apply at the time of settlement.

Provisions made in respect of long service leave which are not expected to be settled within 12 months are measured as the present value of the estimated future cash outflows to be made by the Council in respect of services provided by employees up to reporting date.

Contributions made to defined benefit superannuation plans are expensed when incurred. The difference between the accrued benefits and net market value of the plan assets have not been recognised in the financial statements.

(k) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

Where contributions recognised as revenues during the reporting period were obtained on the condition that they be expended in a particular manner or used over a particular period, and those conditions were undischarged as at the reporting date, the nature of and amounts pertaining to those undischarged conditions are disclosed in Note 2(e). That note also discloses the amount of contributions recognised as revenues in a previous reporting period which were obtained in respect of the City's operation for the current reporting period.

(l) Superannuation

The City of Wanneroo contributes to the Local Government Superannuation Scheme and the Occupational Superannuation Fund. Both funds are defined contribution schemes.

(m) Interest Rate Risk

The City's exposure to interest rate risk, which is the risk that a financial instrument's value will fluctuate as a result of changes in market interest rates, is considered negligible for all financial instruments other than borrowings. Information on interest rate risk as it applies to borrowings is disclosed in Note 23(e).

(n) Credit Risk

The maximum exposure to credit risk, excluding the value of any collateral or other security, at balance date to recognised financial assets is the carrying amount, net of any provisions for doubtful debts, as disclosed in the statement of financial position and notes to and forming part of the financial report. The City does not have any material credit risk exposure to any single debtor or group of debtors under financial instruments entered into by the City.

(o) Net Fair Values

The net fair value of assets and liabilities approximate their carrying values. No financial assets and financial liabilities are readily traded on organised markets in standardised form. Financial assets where the carrying amount exceeds net fair values have not been written down as the City intends to hold these assets to maturity.

The aggregate net fair value and carrying amounts of financial assets and financial liabilities are disclosed in the statement of financial position and in the notes to and forming part of the financial report.

GS06-11/05 **Audit Committee Terms of Reference**

File Ref:	S13/0023V01
Responsible Officer:	Director Governance and Strategy
Disclosure of Interest:	Nil
Attachment(s):	1

Issue

To consider the adoption of a new Terms of Reference for the Audit Committee.

Background

Council at its ordinary Council meeting 14 November 2000, established an Audit Committee comprising of all Councillors and adopted a Terms of Reference for this committee as detailed in (**Attachment 1**)

Detail

An amendment to the *Local Government Act 1995* in 2005 introduced a requirement that all local governments establish an Audit Committee. Such committees are to provide an independent oversight of the financial systems of a local government on behalf of the Council. As such, the committee will operate to assist Council to fulfil its corporate governance, stewardship, leadership and control responsibilities in relation to the local government's financial reporting and audit responsibilities.

These amendments also included a requirement for Councils to establish clear and comprehensive Terms of Reference for an Audit Committee which set out the committee's roles and responsibilities. The Department of Local Government and Regional Development have prepared a Model Terms of Reference for Audit Committees. The Director of Governance and Strategy has reviewed this model in consultation with Council's Internal Auditors, and the Manager of Finance has sort comment from Council's External Auditors.

Detailed in the officer's recommendation is the proposed new Terms of Reference for the Audit Committee.

Comment

Whilst the regulations require that the Audit Committee consist of three or more persons, it is recommended that the current representation of full council on the Audit Committee continue. The additional functions of the Audit Committee as a result of the recent legislative changes are detailed in the statutory requirement section of this report, and include the development of a process to select and appoint a person to be an Auditor. In addition to legislative requirements, the proposed Terms of Reference provide a clear role for the Audit Committee to receive audit reports for Council's Internal Auditor.

Whilst the legislation allows for Council to appoint to the Audit Committee other persons (excluding Council staff), it is believed that in light of the recommended composition of the Audit Committee remaining as full council, additional persons are not required.

Statutory Compliance

The relevant part of the act and regulations relating to financial management, audits and audit committees is detailed below.

2.1 Financial Management

In relation to financial management under Part 6 of the Act, a local government is to:

- a) Prepare and adopt an annual budget in the form and manner prescribed. A copy of the budget is to be sent to the Department within 30 days of adoption.
- b) Prepare an annual financial report and such other financial reports as are prescribed. The accounts of the local government and annual financial report are to be submitted to the auditor for audit by 30 September.
- c) Have a municipal fund and a separate and distinct trust fund.
- d) Establish and maintain reserve funds for the holding of monies set aside for future use.

2.2 Audit requirements for local governments

Part 7 of the Act and the Local Government (Audit) Regulations 1996) the Regulations) address the situation of audit. In relation to the duties of the local government with respect to audits

- a) the local government is to do everything in its power to:-
 - i. assist the auditor to conduct an audit and carry out his or her other duties under the Act; and
 - ii. ensure that audits are conducted successfully and expeditiously.
- b) a local government is to meet with its auditor at least once in every year.
- c) a local government is to examine the report of the auditor and is to:-
 - i. determine if any matters raised require action to be taken by the local government; and
 - ii. ensure that appropriate action is taken in respect of those matters.
- d) a local government is to:-
 - i. prepare a report on any actions taken in respect of any matters raised in the report of the auditor; and
 - ii. forward a copy of that report to the Minister by the end of the next financial year, or 6 months after the last report prepared by the auditor is received by the local government, whichever is the latest in time.

2.3 Audit Committees

The Act and Regulations provide that:-

2.3.1 In relation to the establishment of an audit committee:-

- a) each local government is to establish an audit committee consisting of three or more persons to exercise the powers and discharge the duties conferred on it.
- b) members of the committee are to be appointed by an absolute majority decision of Council. At least three of the members, and the majority of the members, are to be elected members.
- c) the CEO is not to be a member of the committee and may not nominate *a* person to be a member or have a person to represent him or her as *a* member of the committee.
- d) an employee is not to be a member of the committee.
- e) the only powers and duties that can be delegated to *a* committee are any of the powers and duties of the local government under Part 7 of the Act, The committee cannot on-delegate the powers and duties delegated to it.
- f) an audit committee with a person other than an elected member as a member can be delegated powers and duties.
- g) a decision of the committee is to be made by simple majority.

2.3.2 As part of its function an audit committee:-

- a) is to provide guidance *and* assistance to the local government:-
 - i. as to the carrying out of its functions in relation to audits;
 - ii. as to the development of a process to be used to select and appoint a person to be the auditor; and
- b) may provide guidance and assistance to the local government as to:-
 - i. matters to be audited;
 - ii. the scope of the audit;
 - iii. its functions under Part 6 of the Act that relate to financial management; and
 - iv. the carrying out of its functions relating to other audits and other matters related to financial management.

2.4 Appointment of the Auditor

The Act and Regulations provide that:-

- a) on the recommendation of the audit committee a local government is to from time to time appoint, by absolute majority, a person to be its auditor.
- b) the local government may appoint one or more persons as its auditor.
- c) the local government's auditor is to be a person who is:-
 - i a registered company auditor; or
 - ii an auditor approved by the Minister.
- d) a person may not be appointed as a local government auditor if that person is –
 - i. a councillor or employee of the local government;
 - ii in debt to the local government for more than \$5,000;

- iii a councillor or employee of a regional local government in which the local government is a participant;
 - iv a member of an incorporated association formed by the local government; or
 - v a class of persons as prescribed in the Regulations.
- e) an auditor is not to be appointed for more than five years.
- f) the appointment of a person as an auditor is to be made by agreement in writing and is to include –
 - i. the objectives of the audit;
 - ii. the scope of the audit;
 - iii. a plan for the audit;
 - iv. details of the remuneration and expenses to be paid to the auditor; and
 - v. the method to be used by the local government to communicate with, and supply information to, the auditor.

2.5 Conduct of the Audit

The Act and Regulations provide that —

- a) the auditor is required by 31 December next following the financial year to which the audit relates, to examine the accounts and annual financial report submitted for audit.
- b) the auditor is to form an opinion as to whether:-
 - i. the accounts are properly kept; and
 - ii. the annual financial report :-
 - is prepared in accordance with the financial records; and
 - represents fairly the results of the operations of the local government and its financial position at 30 June.
- c) the auditor is to prepare a report on the audit and within 30 days of completing the audit forward a copy to —
 - i. the mayor or president;
 - ii. the CEO of the local government; and
 - iii. the Minister.
- d) the report is to give the auditor's opinion on -
 - i. the financial position of the local government; and
 - ii. the results of the operation of the local government.
- e) the report is to include —
 - i. any material matters that indicate significant adverse trends in the financial position or the financial management practices of the local government;
 - ii. any matters indicating non-compliance with financial management requirements of the Act, Regulations and any other written law;
 - iii. details of whether information and explanations were obtained; and
 - iv. a report on the conduct of the audit.
- f) where it is considered appropriate to do so the auditor is to prepare a management report to accompany the auditor's report.
- g) where the auditor considers that:-
 - i. there is any error or deficiency in an account or financial report;
 - ii. any money paid from, or due to the local government has been, or may have been misapplied; or
 - iii. there is a matter arising from the audit that needs to be addressed by the local government; details are to be included in the report to the Minister.

- h) the auditor has a right of access at all reasonable times to such books, accounts, documents and assets of the local government as are in the opinion of the auditor necessary to allow the audit to be conducted.

Strategic Implications

One of the key strategies in the current Strategic Plan is to ensure the corporate processes meet the City's statutory reporting requirements.

Policy Implications

Nil.

Financial Implications

Nil.

Voting Requirements

Simple Majority

Recommendation

That the Audit Committee by an ABSOLUTE MAJORITY RECOMMEND to Council ADOPT the Audit Committee Terms of Reference as detailed below.

CITY OF WANNEROO AUDIT COMMITTEE

Terms of Reference

1. Objectives of Audit Committees

The primary objectives of the Audit Committee is to:

- i. accept responsibility for the annual external audit and liaise with the local government's auditor so that Council can be satisfied with the performance of the local government in managing its financial affairs;
- ii. liaise with the local government's internal auditors so that Council can be satisfied with the performance of the local government in managing its affairs.

Reports from the committee will assist Council in discharging its legislative responsibilities of controlling the local government's affairs, determining the local government's policies and overseeing the allocation of the local government's finances and resources. The committee will ensure openness in the local government's financial reporting and will liaise with the CEO to ensure the effective and efficient management of local government's financial accounting systems and compliance with legislation.

The committee is to facilitate:

- the enhancement of the credibility and objectivity of internal and external financial reporting;
- compliance with laws and regulations as well as use of best practice guidelines relative to auditing;
- to receive reports on the internal audit function and review the Strategic Internal Audit Plan;
- the provision of an effective means of communication between the external auditor and the CEO and the Council.

2 Powers of the Audit Committee

The committee is a formally appointed committee of Council and is responsible to that body. The committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility. The committee does not have any management functions and cannot involve itself in management processes or procedures.

The committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its term of reference in order to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.

3. Membership

The committee will consist of the Mayor and 14 elected members. All members shall have full voting rights.

The CEO and employees are not members of the committee.

The CEO and the Director Governance and Strategy plus other officers as determined by the CEO from time to time are to attend all meetings to provide advice and guidance to the committee.

4. Meetings

The committee shall meet at least quarterly.

Additional meetings shall be convened at the discretion of the presiding person.

5. Reporting

Reports and recommendations requiring a decision of Council from each committee meeting shall be presented to an ordinary meeting of the Council.

6. Duties and Responsibilities

The duties and responsibilities of the committee will be:-

- a) Provide guidance and assistance to Council as to the carrying out the functions of the local government in relation to audits.
- b) Develop and recommend to Council an appropriate process for the selection and appointment of a person as the local government's auditor.
- c) Develop and recommend to Council:-
 - a list of those matters to be audited; and
 - the scope of the audit to be undertaken.
- d) Recommend to Council the person or persons to be appointed as auditor.
- e) Develop and recommend to Council a written agreement for the appointment of the auditor. The agreement is to include:-
 - the objectives of the audit;
 - the scope of the audit;
 - a plan of the audit;
 - details of the remuneration and expenses to be paid to the auditor; and
 - the method to be used by the local government to communicate with, and supply information to, the auditor.
- f) Liaise with the CEO to ensure that the local government does everything in its power to:-
 - assist the auditor to conduct the audit and carry out his or her other duties under the Local Government Act 1995; and
 - ensure that audits are conducted successfully and expeditiously.
- g) Examine the reports of the auditor after receiving a report from the CEO on the matters and:-
 - determine if any matters raised require action to be taken by the local government; and
 - ensure that appropriate action is taken in respect of those matters.
- h) Review the report prepared by the CEO on any actions taken in respect of any matters raised in the report of the auditor and presenting the report to Council for adoption prior to the end of the next financial year or 6 months after the last report prepared by the auditor is received, whichever is the latest in time.
- i) Review the scope of the audit plan and program and its effectiveness.
- j) Review the level of resources allocated to internal audit and the scope of its authority.
- k) Review reports of internal audits and by monitoring the implementation of recommendations made by the audit and reviewing the extent to which Council and management reacts to matters raised.
- l) Review the local government's draft annual financial report, focusing on:
 - accounting policies and practices;
 - changes to accounting policies and practices;
 - the process used in making significant accounting estimates;

- significant adjustments to the financial report (if any) arising from the audit process;
 - compliance with accounting standards and other reporting requirements;
 - significant variances from prior years.
- m) Consider and recommend adoption of the annual financial report to Council. Review any significant changes that may arise subsequent to any such recommendation but before the annual financial report is signed.
- n) Seek information or obtain expert advice through the CEO on matters of concern within the scope of the committee's terms of reference following authorisation from the Council.
- o) Review the Statutory Compliance Return and make a recommendation on its adoption to Council.

ATTACHMENT 1

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Audit committee

Objective – To oversee external and internal auditing of Council's compliance with the requirements of the *Local Government Act 1995* and its Regulations.

Function

- To make recommendations to Council with regard to the appointment of external auditors.
- To meet with Council's auditors to agree on priorities and target areas for each audit.
- To undertake post audit reviews with Council's auditors.
- To review the auditor's report on the annual accounts and to report to Council on the same.
- To ensure that at least once every four years a review is undertaken of the appropriateness and effectiveness of Council's financial management systems and to report to Council on the outcome of such reviews.
- To set targets for, and review the results of, Council's general internal audit of compliance with Act and Regulation requirements and to report to Council on the same.

[The provisions of the Act with regard to membership, presiding, quorums, public attendance and the processing of business referred to above apply. The recommendations with regard to delegated authority, public attendance and the processing of business are the same for this Committee as those made for the Strategic and Financial Planning Committee].

Membership

Ward representation is not considered particularly relevant to this kind of committee because it is not involved in any forward planning, facility provision issues etc. Representation is likely to be best based on the individual skills that committee members may bring to the role.

It is, therefore, recommended that the Audit Committee comprise of –

- Council members only with non-voting support and advice from the Director of Corporate Services, and other officers that the DCS may consider appropriate to involve from time to time.
- The Mayor or the Deputy Mayor and a minimum of four councillors.

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Meetings

It is unlikely that it will be necessary for the Audit Committee to meet monthly, and it is suggested that it meets regularly at 7pm on the fifth Tuesday of any month which has a fifth Tuesday, and calls special meetings if it needs additional ones. For 2000 this would result in meetings in February, May, August and October. If the annual audit is not completed by October it is likely that an additional meeting will need to be called in November or December. Alternatively, committee members may choose to adopt a meeting schedule at their first meeting.

Portfolio allocations

By its resolution of 21 December, Council resolved to adopt the following portfolios –

PORTFOLIO	AREAS OF RESPONSIBILITY	OFFICER/S	NO. OF ELECTED MEMBERS
Statutory Compliance	<ul style="list-style-type: none"> • Financial Management • Local Laws • Ranger Services 	DCS	3
Planning & development	<ul style="list-style-type: none"> • Land use planning; • Development processes & policies; • TownPlanning Scheme; • Structure Plans 	DPD	3
Community development	<ul style="list-style-type: none"> • Recreation, Leisure & Culture (inc. Libraries) • Aged Services; • Children & Youth Services 	DCD	3
Infrastructure	<ul style="list-style-type: none"> • Waste Management • Works; • Environmental Management; • Parks; • Roads 	DTO	3
Economic Development	<ul style="list-style-type: none"> • Regional development; • Economic diversity 	CEO & all Directors	2

It is recommended that the Statutory Compliance Committee be slightly restructured to cover financial management, health services, ranger services and fire control which will mean it will require officer support from DCS, DPD and DCD.

It is recommended that initial briefing sessions with portfolio holders be undertaken during the week commencing 24 January and ending 28 January. This can be organised through arrangement between the officers and members involved. Ongoing briefing arrangements

ATTACHMENT 1

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can be discussed at these initial sessions, some portfolios will require more regular briefings than others.

The following is the role and responsibilities of portfolio holders adopted by Council at its meeting on 21 December 1999 –

Objectives:

- To provide a point of contact for officers and community members regarding specific issues relative to council;
- To report to council on matters under consideration relevant to the portfolio

Key Responsibilities:**Policy Development**

- To provide advice and input into policy development within the portfolio;
- Liaise and provide input/advice with Councillors and senior staff at the review of the annual business plan and strategic plan applicable to the Portfolio.

Community Liaison & Representation:

- To attend meetings on behalf of Council with government agencies, ministers and community representatives on matters falling within the Portfolio, in partnership with the Mayor and/or Deputy Mayor.
- Attend conferences approved by Council which are applicable to the Portfolio, subject to budget allocation.
- To assist the Mayor and senior staff in meetings with the public and liaise with the Mayor and Deputy Mayor on matters which may have political aspects relevant to the portfolio.

Staff Liaison

- To liaise with the relevant staff member in respect of the implementation of major projects falling within the Portfolio on behalf of Council;
- Be available for consultation by staff in the exercise of delegated authority where such consultation is required by policy or sought by the officer.
- Be briefed quarterly by staff in respect of progress in implementing annual strategic objectives.

Note:

Portfolio members cannot make decisions or promises on behalf of Council unless it is in accord with Council policy, nor may they instruct staff in their day to day operational duties.

Clarification of the role of portfolio holders

Councillors have since queried the meaning of some of the key responsibilities identified for portfolio holders. To clarify the community liaison and representative role, it is not intended that attendance at meetings on behalf of Council with government agencies, ministers etc is to be limited to only the appropriate portfolio holders and the Mayor or Deputy Mayor if there are other councillors who are interested in being involved in a particular issue. It is intended that portfolio holders would be actively involved in ensuring

that other councillors are aware of matters of interest and significance which might be coming up in relation to a portfolio. To ensure this is identified under the responsibilities of portfolio holders it is recommended that this part of the key responsibilities be altered to provide –

- To attend meetings with government agencies, ministers and community representatives on matters falling within the Portfolio, in partnership with the Mayor and/or Deputy Mayor. (This does not in anyway inhibit the ability of other councillors becoming involved in such meetings).

With regard to liaising with the Mayor and Deputy Mayor on matters which may have political aspects, 'political' is used to refer to matters at the political (or policy making) level, as opposed to the administrative level. To clarify this it is recommended that this part of the key responsibilities be altered to provide –

- To assist the Mayor and senior staff in meetings with the public and liaise with the Mayor and Deputy Mayor on matters of policy and community impact relevant to the portfolio.

Recommendation

That Council BY AN ABSOLUTE MAJORITY –

- 1 ADOPT the attached meeting schedule as the ordinary meeting schedule to 12 December 2000.**
- 2 ESTABLISH a Strategic and Financial Planning Committee and an Audit Committee with the terms of reference, membership and operating mechanisms recommended in the above report.**
- 3 SET the meeting schedule for the Committees for the year 2000 as 7pm on the first Tuesday of every month for the Strategic and Financial Planning Committee; and 7pm on the fifth Tuesday of every month with a fifth Tuesday for the Audit Committee (with additional meetings to be called if and when required).**
- 4 APPOINT members to these Committees.**
- 5 MAKE the minor adjustment to the function of the Statutory Compliance Portfolio referred to above.**
- 6 ALTER the key responsibilities of portfolio holders as recommended above.**
- 7 ALLOCATE the portfolios listed above to members.**

GS07-11/05 Community Funding Allocations October 2005

File Ref: S17/0123V01
Responsible Officer: Director, Governance & Strategy
Disclosure of Interest: Nil
Attachments: 1

Issue

To consider recommendations from the Community Funding Working Party for the current round of Community Development and Community Event Sponsorship Funding within the City of Wanneroo's Community Funding Program.

Background

Council offers two rounds of Community Funding to the community each financial year, in October and in March. The Funding provides an opportunity for community organisations to apply for funding to support community events, activities and projects.

Detail

The number of applications received in this round totalled 25 with 12 of these applications for the Community Development Funding category and 13 applications for the Community Event Sponsorship category. Copies of these applications have been placed in the Elected Members Reading Room for further information.

The Community Funding Working Party met on Tuesday, 8 November 2005, to assess all applications received.

Recommendations made by the Working Party with regard to the 25 applications received are summarised in **Attachment 1**.

Consultation

Groups were invited to attend information sessions to increase the effectiveness of their applications and ensure that eligibility requirements were clear to those applying.

Comment

All applicants will be advised in writing of the outcome of their application.

Recommendations made by the Working Party are also detailed in the Officers Recommendation.

The table below details what wards the applications for this round have come from.

Ward	Number of Applications
North	2
Coastal	4
Hester	0
Central	4
Wanneroo	1
Alexander	0
South	5
Outside City of Wanneroo	8

Statutory Compliance

Nil

Strategic Implications

The Community Funding Program is supportive of Councils strategic direction regarding the development and support of Healthy Communities.

Policy Implications

Nil

Financial Implications

Category	Amount Requested	Amount Recommended
Community Development	\$27,173.84	\$5,088.00
Event Sponsorship	\$45,461.56	\$18,451.18
Total	\$72,635.40	\$23,539.18

All Community Funding grants are allocated from the Community Funding Account (05801 001 4401).

Voting Requirements

Simple Majority

Recommendation

That Council ENDORSES the recommendations of the Community Funding Working Party, made at the Community Funding Working Party Meeting on Tuesday, 8 November 2005, as indicated below:-

- a) **ENDORSES funding of \$868.00 via Community Development Funding to Anglicare W. A. to support Daisy House Community Development Workshops in Mosaics and Belly Dancing.**

- b) **DOES NOT SUPPORT** funding via Community Development Funding to the Continence Advisory Service of WA Inc for information sessions - "Simply Busting" however LIST the item for consideration in the 2006/2007 budget.
- c) **DOES NOT SUPPORT** funding via Community Development Funding to Koondoola Community Kindergarten for Sun Safe Shade Sails however LIST the item for consideration in the 2006/2007 budget.
- d) **DOES NOT SUPPORT** funding via Community Development Funding to Lake Joondalup Kindergarten for the installation of an air-conditioning unit however LIST the item for consideration in the 2006/2007 budget.
- e) **DOES NOT SUPPORT** funding via Community Development Funding to the Patricia Giles Centre Inc for a Family Fun Day.
- f) **DOES NOT SUPPORT** funding via Community Development Funding to the Salvation Army Balga for a Salvation Army Youth Camp.
- g) **DOES NOT SUPPORT** funding via Community Development Funding to Simply Created Solutions for a BTEC Western Australia Biking Trekking Exercise Camp.
- h) **DOES NOT SUPPORT** funding via Community Development Funding to St Simon Peter's Parish - St Simon Peter Players for a community theatre production - Let the Children Be.
- i) **DOES NOT SUPPORT** funding via Community Development Funding to St Stephen's School P & F Association for a project aimed at teaching Environmental Awareness and Community Service.
- j) **ENDORSES** funding of \$1,750.00 via Community Development Funding to Sunshine Children's Ministry to support a Sunshine Easter Camp for children aged 9-12 years old.
- k) **DOES NOT SUPPORT** funding via Community Development Funding to the Wanneroo BMX Club for Nominations and Toilet Upgrades.
- l) **ENDORSES** funding of \$2,470.00 via Community Development Funding to support Women's Healthworks Theraplay for Mums and Kids.
- m) **ENDORSES** funding of \$3,000.00 via Community Event Sponsorship to AJS Motorcycle Club Inc to support the MR Motocross - Australian Motocross Title on condition of the submission of a risk management plan and the submission and subsequent approval of an Event Approval Form.
- n) **ENDORSES** funding of \$300.00 via Community Event Sponsorship to Anglicare WA: Daisy House to support the Anglicare WA Daisy House Easter Family Fun Day on condition of the submission and subsequent approval of an Event Approval Form

- o) ENDORSES funding of \$2,000.00 via Community Event Sponsorship to the Carramar Residents Association for a Carramar Christmas Party 2005 on condition of the submission and subsequent approval of an Event Approval Form**
- p) DOES NOT SUPPORT funding via Community Event Sponsorship to the Girrawheen Senior High School P & C Association Inc for a Community Culture Shock Multicultural Festival.**
- q) ENDORSES funding of \$242.00 via Community Event Sponsorship to the Banksia Grove Star Guides to support the Banksia Grove Star Guides Zoo Expo.**
- r) ENDORSES funding of \$352.00 via Community Event Sponsorship to Kingsway Little Athletics Centre for a Field Twilight Night on condition of the submission and subsequent approval of an Event Approval Form.**
- s) ENDORSES funding of \$2,000.00 via Community Event Sponsorship to the Quinns Community Baptist Church for Carols on the Oval - Nativity Play on condition of proof of incorporation and proof of public liability insurance.**
- t) DEFER funding via Community Event Sponsorship to Quinns Rocks RSL Sub Branch for a Vietnam Day and Remembrance Day in 2006 to the March 2006 funding round.**
- u) DOES NOT SUPPORT funding via Community Event Sponsorship to the Wanneroo BMX Club for a Greg Kitchen Memorial Open Day.**
- v) ENDORSES funding of \$5,996.00 via Community Event Sponsorship to the Wanneroo Cricket Association Inc to support a Score for Charity - WCA Presidents & City of Wanneroo & Mayors Charity Event on condition of the submission and subsequent approval of an Event Approval Form.**
- w) ENDORSES funding of \$1,500.00 via Community Event Sponsorship to the West Coast Cricket Club to support a CMI Annual Day Night Cricket Match on condition of the submission and subsequent approval of an Event Approval Form.**
- x) DOES NOT SUPPORT funding via Community Event Sponsorship to the Yanchep Sports Club for a 1st Annual Yanchep Fun Run.**
- y) ENDORSES funding of \$3,061.18 via Community Event Sponsorship to the Yanchep Two Rocks Recreation Association to support a Blessing of the Fleet 2005 event on condition of proof of public liability insurance.**

NO.	APPLICANT	PROJECT SUMMARY	PROJECT LOCATION	DATE	AMOUNT REQUESTED	ENDORSED	CONDITIONS
1	Anglicare WA: Daisy House	Community Development Workshops; Mosaics & Belly Dancing	Daisy House, Girrawheen	January 2006 to June 2006	\$1,736.50	\$868.00	Specify minimum percentage of CoW residents
2	Continence Advisory Service of WA Inc	"Simply Busting"	Wanneroo Community Centre	Thursday 23 February 2006	\$1,100.00	Nil	
3	Koondoola Community Kindergarten	Sun Safe Shade Sails	Koondoola Community Kindergarten	Once funds are available	\$2,000.00	Nil	All necessary approvals obtained from CoW. Proof of adequate public liability insurance.
4	Lake Joondalup Kindergarten	Installation of air-conditioning unit	Lake Joondalup Kindergarten, Wanneroo	Once funds are available	\$2,910.00	Nil	Proof of adequate public liability insurance. Approval of this project under the terms of the lease.
5	Patricia Giles Centre Inc	Family Fun Day	Pat Giles Centre Joondalup	Nov-05	\$610.00	Nil	Proof of adequate public liability insurance.
6	Salvation Army Balga	Salvation Army Youth Camp (SAYC) & Follow Up	Margaret River & Baldivis	2 January 2006 to 8 January 2006	\$4,530.00	Nil	
7	Simply Created Solutions	BTEC Western Australia (Biking Trekking Exercise Camp)	In and around the Wanneroo communities	December 2005 - June 2006	\$3,000.00	Nil	
8	St Simon Peter's Parish - St Simon Peter Players	Let the Children Be	Prendiville Catholic Church, Ocean Reef	5 October 2005 - 26 March 2006	\$3,000.00	Nil	Proof of incorporation

NO.	APPLICANT	PROJECT SUMMARY	PROJECT LOCATION	DATE	AMOUNT REQUESTED	ENDORSED	CONDITIONS
9	St Stephen's School P & F Association	Environmental Awareness and Community Service	Hepburn Heights Bushland; Yellagonga Wetlands; Local Beaches etc	May - October 2006	\$2,200.00	Nil	Proof of incorporation
10	Sunshine Children's Ministry	Sunshine Easter Camp (for children 9-12 years old)	Point Peron Crippled Children's Camp	14 - 17 April 2005	\$2,500.00	\$1,750.00	
11	Wanneroo BMX Club	Nominations and Toilet Upgrades	Wanneroo BMX Raceway	Feb-06	\$1,117.34	Nil	
12	Women's Healthworks	Theraplay for Mums and Kids	Jenolan Way Community Centre	February to November 2006	\$2,470.00	\$2,470.00	
13	AJS Motorcycle Club Inc	MR Motocross - Australian Motocross Title	Wanneroo Park, Neerabup	2 April 2006	\$8,820.00	\$3,000.00	Submission of a risk management plan and an Event Approval Form. Approval for the event under the terms of the lease.
14	Anglicare WA: Daisy House	Anglicare WA Daisy House Easter Family Fun Day	Daisy House, Girrawheen	Saturday 8 April 2006	\$690.00	\$300.00	Submission and subsequent approval of an Event Approval Form
15	Carramar Residents Association	Carramar Christmas Party 2005	Millendon Street Parklands, Carramar	11 December 2005	\$2,966.70	\$2,000.00	Submission and subsequent approval of an Event Approval Form
16	Girrawheen Senior High School P & C Association Inc	Community Culture Shock Multicultural Festival	Oval on the corner of Girrawheen/ Marangaroo Drive	20 November 2005	\$5,000.00	Nil	Submission of a risk management plan.
17	Banksia Grove Star Guides	Banksia Grove Star Guides Zoo Expo	Perth Zoo, South Perth	23 January 2006	\$242.00	\$242.00	

NO.	APPLICANT	PROJECT SUMMARY	PROJECT LOCATION	DATE	AMOUNT REQUESTED	ENDORSED	CONDITIONS
18	Kingsway Little Athletics Centre	Field Twilight Night	Kingsway Little Athletics Centre at Wanneroo Football Club Oval	16 November 2005	\$352.00	\$352.00	Submission and subsequent approval of an Event Approval Form
19	Quinns Community Baptist Church	Carols on the Oval - Nativity Play	Quinns Baptist College Oval	3 December 2005	\$2,419.96	\$2,000.00	Proof of incorporation and proof of public liability insurance
20	Quinns Rocks RSL Sub Branch	Vietnam Day and Remembrance Day 2006	Quinns Rocks Sports Club	18 August and 11 November 2006	\$1,700.00	Nil	
21	Wanneroo BMX Club	Greg Kitchen Memorial Open Day	Wanneroo BMX Raceway	May 2006	\$5,773.72	Nil	Approval for the event under the terms of the lease.
22	Wanneroo Cricket Association Inc	Score for Charity (WCA Presidents & City of Wanneroo & Mayors Charity Event)	Wanneroo Showgrounds	26 January 2006	\$5,996.00	\$5,996.00	Submission and subsequent approval of an Event Approval Form
23	West Coast Cricket Club	CMI Annual Day Night Cricket Match	John Moloney Park, Marangaroo	4 February 2005	\$3,440.00	\$1,500.00	Submission and subsequent approval of an Event Approval Form
24	Yanchep Sports Club	1st Annual Yanchep Fun Run	Yanchep Sports Club with a local street circuit	Saturday 16 April 2006	\$5,000.00	Nil	
25	Yanchep Two Rocks Recreation Association	Blessing of the Fleet 2005	Two Rocks Marina	20 November 2005	\$3,061.18	\$3,061.18	Proof of public liability insurance

GS08-11/05 Structural and Electoral Reform in Local Government

File Ref: S16/0032V01
 Responsible Officer: Director Governance & Strategy
 Disclosure of Interest: Nil
 Attachment(s): Nil

Issue

To consider the study of Structural and Electoral Reform in local government which is being carried out by the Local Government Advisory Board.

Background

A review of structural and electoral reform was announced on 5 October 2005 by the Minister for Local Government and Regional Development, Hon. John Bowler MLA. Terms of Reference were provided to the Local Government Advisory Board, with a requirement for public consultation. The Board has been given a due date of 10 February 2006 to report to the Minister.

Detail

The proposed review can be considered in terms of two significant areas being Structural Reform and Electoral Reform.

This report will respond to the issue of Electoral Reform with a further report being presented to Council in the New Year addressing the issue of Structural Reform.

Electoral Reform

The Western Australian Local Government Association (WALGA) circulated a survey seeking comments from the industry on this subject. Detailed below is a majority view of the responses received from Elected Members of the City to this survey.

1.	Should non-residents be able to vote in Local Government elections	Yes
2.	Should voting eligibility for Local Government elections be restricted to those on the State Electoral Roll?	No
3.	Should people who own more than one property be entitled to more than one vote per ward in Local Government elections?	No
4.	Should voting in Local Government elections be made compulsory?	No
5.	Should postal voting be used for all Local Government elections?	Yes
6.	Do you support continuation of the "first past the post" system of voting in Local Government elections	Yes
7.	If the "first past the post" system of voting remains, should single tick votes be considered valid in multi-vacancy elections	Yes
8.	Do you support the application of a system of "proportional" representation for Local Government Elections?	No

9.	Should the current discretionary system of election of the Mayor or President remain, or should one uniform system be adopted	Uniform System Elected at Large
10.	Should elections be based on a complete “spill” of all positions at the end of the term, or should elected member terms continue to be staggered?	Staggered Terms
11.	Do you support the current four-year term for elected members?	Yes
12.	Other Electoral Matters Comments	It is believed that the Act should be amended to allow local governments or groups of local governments to conduct their own postal voting.

In addition to the above survey Administration would like to draw Council’s attention to the current direction set by the Local Government Advisory Board in relation to local government boundary reviews. In discussion with the Department of Local Government & Regional Development and in reviewing recent decision by the Board in regards to boundary reviews conducted by the Cities of Rockingham and Swan, it would appear clear that whilst developing proposals for boundary reviews consideration should be given to the following factors:

- Community interest;
- Physical and topographical features;
- Demographic trends;
- Economic factors; and
- Ration of Councillor to electors in the various wards.

The Board predominately considered the ratio of electors in each ward and will only support proposals that provide for no greater than a plus or minus 10% variance in each ward. This is believed not to be in the best interest of good governance, community engagement or ensuring broad representation of the community through an elected council. Whilst Councillors represent the entire City of Wanneroo the establishment of wards assist in providing representation from the various communities within the City of Wanneroo.

Consultation

The Minister has requested that the Local Government Advisory Board consult with the community with submissions closing to the Board on the 23 December 2005 and the Minister on the 10 February 2006. The Board will conduct a series of public forums including a public hearing at the City of Melville on the 15 December 2005.

Statutory Compliance

Nil

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation**That Council:-**

1. **FORWARD** to the Western Australian Local Government Association the comments contained within this report in relation to Local Government Advisory Board study into Electoral Reform.
2. **WRITE** to the Western Australian Local Government North Zone expressing concerns over the recent decisions of the Local Government Advisory Board in relation to recent Boundary Reviews within local government.

Strategic Projects

GS09-11/05 Community Consultation - Draft Strategic Plan

File Ref:	S41/0022V01
Responsible Officer:	Director Governance & Strategy
Disclosure of Interest:	Nil
Attachments:	2

Issue

To consider releasing the Draft City of Wanneroo Strategic Plan 2006-2021 for community consultation.

Background

Council formally adopted the City's current strategic plan *Our People Our Future 2002 – 2005* at its Ordinary Council Meeting on the 30 April 2002. This was the first Strategic Plan prepared by Council for the City of Wanneroo. This plan is now scheduled for review and Council has been reviewing this plan over the past months.

Detail

Since the adoption of the Strategic Plan, Administration has been reporting to Council on the strategic outcomes achieved through the presentation of a Quarterly Strategic Performance Report with the final report presented to Council on 30 August 2005.

Council has also been provided with a Strategic Plan review document, which provided a further detailed report on the findings of recent market research, Capital Works Analysis and Strategic Initiatives analysis.

This information formed the foundations for Council to commence the process of developing the City's new Strategic Plan. The development of the new Strategic Plan is well underway with a series of workshops conducted with:

- Council;
- Executive Management Team; and
- Administration.

Detailed in **(Attachment 1)** is an outline of the draft Strategic Plan developed by Council, which builds on the foundations established from the previous Strategic Plan.

The draft Strategic Plan provides for a strong outcome focus for the future of the City of Wanneroo as the centre for creative growth, delivering strong, vibrant and connected communities. Key areas of focus in the proposed plan are:

1. Environment: A natural and built environment in harmony with the growth of our City.
2. Social: Healthy, safe, vibrant and connected communities.
3. Economic: A prosperous region achieved through economic growth and employment.
4. Governance: Leadership and community engagement ensures the best use of our physical, financial and human resources.

Consultation

Council has conducted extensive community consultation using a variety of methods to solicit information and encourage community involvement in the review and development of the Strategic Plan.

These include:

- The engagement of Patterson Market Research in January 2005 to conduct an extensive review of the City's "Strategic Plan 2002-05" in order to establish how successful the City has been in achieving its desired outcomes.
- Household Panel surveys covering the following areas:
 - Services provided by the Council;
 - Your neighbourhood;
 - News and events;
 - Our natural environment; and
 - Community issues.
- On-line forum was conducted in July and August 2005. This provided opportunities for a broad range of community members to comment on a range of issues central to the development of the Strategic Plan.

Consultation on the draft Strategic Plan is proposed to commence at the end of November through to the end of January 2006 based on the following approaches:

- Prepare a cover letter that clearly outlines why we are seeking comment on the strategic plan and to invite community and stakeholders to respond.
- Community – mail out to 2000 residents and 450 community groups registered on the Lincs database.
- Developers.
- Government, allied agencies and industry groups.
- Have Your Say – post on website and invite comment.
- Public forum to be scheduled for mid January.
- Advertise in WannerooLink for interested community members and stakeholders to attend public forum and/or request a copy for comment.
- Provide 20 copies to each of the four libraries and four community centres for distribution to the public. Also make available at the front desk of Council offices.
- A3 and A4 posters to support promotion at various sites (as listed above and recreation centres; 12 in total).
- Write to respondents to thank them for participating with a brief of the results.

- All copies will be coded according to the method of distribution to facilitate tracking of responses.
- Media release at the time of distribution and then at the end to report findings and any impact on final draft.
- Schedule radio segment Twin Cities FM to inform community and invite comment.

Detailed in (**Attachment 2**) is the proposed Consultation Plan for the first stage of community consultation. A second stage will be required once Council has considered all submissions and has agreed to the selection of strategies and projects associated with the Strategic Plan.

Statutory Compliance

The Local Government Act 1995 has recently been amended to remove the requirements for local government to prepare Principal Activity Plans. This has been replaced with Section 5.56, which states:

“5.56 Planning for the future

- (1) A local government is to plan for the future of the district.*
- (2) A local government is to ensure that plans made under subsection (1) are in accordance with any regulations made about planning for the future of the district.”*

The Local Government (Administration) Regulations 1996 Clause 19C and 19D state:

“19C. Planning for the Future – s.5.56

- 1. In this regulation and regulation 19D –*

“plan for the future” means a plan made under section 5.56.

- 2. A local government is to make a plan for the future of its district in respect of the period specified in the plan (being at least 2 financial years).*
- 3. A plan for the future of a district is to set out the broad objectives of the local government for the period specified in the plan.*
- 4. A local government is to review its current plan for the future of its district every 2 years and may modify the plan, including extending the period the plan is made in respect of.*
- 5. A council is to consider a plan, or modifications, submitted to it and is to determine* whether or not to adopt the plan, or the modification, as is relevant.*

**Absolute majority required.*

- 6. If a plan, or modified plan, is adopted by the council then the plan or modified plan is to apply to the district for the period of time specified in the plan.*

7. *A local government is to ensure that the electors and ratepayers of its district are consulted during the development of a plan for the future of the district, and when preparing any modifications of a plan.*
8. *A plan for the future of a district is to contain a description of the involvement by the electors and ratepayers in the development of the plan, and any modifications of the plan.*
9. *A local government is to ensure that a plan for the future made in accordance with this regulation applies in respect of each financial year after the financial year ending 30 June 2006.*

19D. Notice of plan to be given

1. *–After a plan for the future, or modifications to a plan, are adopted under regulation 19C the local government it to give local public notice in accordance with subsection (2).*
2. *The local public notice is to contain –*
 - a) *Notification that –*
 - i. *a plan for the future of the district has been adopted by the council and is to apply to the district for the period specified in the plan; and*
 - ii. *details of where and when the plan may be inspected;*

or

 - b) *where a plan for the future of the district has been modified –*
 - i. *notification that the modifications to the plan have been adopted by the council and the plan as modified is to apply to the district for a the period specified in the plan; and*
 - ii. *details of where and when the modified plan may be inspected.”*

Strategic Implications

The purpose of this report is to develop a new strategic plan for the future of the City of Wanneroo in consultation with its community.

Policy Implications

Nil

Financial Implications

Nil

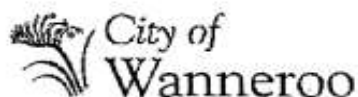
Voting Requirements

Simple Majority

Recommendation

That Council CONSULT with the community on the Draft Strategic Plan for the City of Wanneroo as detailed in (Attachment 1) in accordance with the Consultation Plan as detailed in (Attachment 2).

ATTACHMENT 1



SUMMARY DRAFT STRATEGIC PLAN 2006 – 2021

Our Vision - <i>what we want to achieve for the future</i> The City of Wanneroo, the centre for creative growth, delivering strong, vibrant and connected communities. <ul style="list-style-type: none"> Support opportunities that enhance industry growth and promote job creation within our region. Create opportunities to enhance and develop the identity of our places and our people, and to improve equity and inclusiveness within our community. Promote development that minimises environmental impact, together with practices that conserve and enhance natural areas. Encourage the provision of a variety of housing types and the enhancement of lifestyle options. Support the effective use and development of land and buildings for the benefit of the local area. Encourage citizen and stakeholder participation in governance and development decisions. 		Our Mission - <i>the reason we exist</i> Through strategic partnerships and effective leadership, we will provide spaces, places and services that: <ul style="list-style-type: none"> Enhance lifestyle choices. Create distinct and vibrant village communities. Build on our natural resources and cultural heritage. Foster economic prosperity. 	Our Values - <i>the core beliefs that guide us</i> Teamwork ⇒ building relationships and working collaboratively together to achieve common goals. Integrity ⇒ behaving in an honest, open, respectful and accountable manner. Communication ⇒ practicing clear and timely exchange of information and feedback. Innovation ⇒ adding creativity and excitement to the workplace and the projects we undertake. Continuous Improvement ⇒ building capacity by improving our systems and processes.
Outcomes - <i>key areas of strategic focus</i>			
1. Environmental A natural and built environment in harmony with the growth of our City	2. Social Healthy, safe, vibrant and connected communities	3. Economic A prosperous region achieved through economic growth and employment	4. Governance Leadership and community engagement ensures the best use of our physical, financial and human resources
Outcome Objectives - <i>what we want to achieve for each area of strategic focus</i>			
1.1 Improve quality of local biodiversity in designated areas. 1.2 Minimise increase in water consumption. 1.3 Reduce environmental impact of waste. 1.4 Minimise impact of development on natural landform. 1.5 Improve the physical quality of the built environment. 1.6 Improve air and water quality. 1.7 Minimise impact of soil contamination. 1.8 Minimise impact of noise and odours.	2.1 Increase choice and quality of neighbourhood and lifestyle options. 2.2 Increase community participation in arts, culture, leisure and recreation. 2.3 Improve the capacity of local communities to support our residents in need. 2.4 Improve community safety. 2.5 Improve transport options and connections.	3.1 Increase availability of serviced commercial and industrial land. 3.2 Improve regional infrastructure. 3.3 Increase tourism within the region. 3.4 Improve the viability and profile of rural industry. 3.5 Increase the capacity of education and training services. 3.6 Increase support for new and existing businesses.	4.1 Improve strategic partnerships. 4.2 Improve community engagement. 4.3 Improve asset management. 4.4 Improve the quality of service delivery. 4.5 Improve long-term financial viability. 4.6 Improve support for staff, Council and volunteers. 4.7 Maintain a high standard of governance and accountability.

CONSULTATION PLAN

Development of Strategic Plan 2006-2021

Objective

To inform Council and staff of the extent and findings of community consultation that has been undertaken to date with regard to the development of the strategic plan, and to advise of the process to obtain comment and feedback with regard to the distribution of the draft strategic plan.

What Has Been Done

The following methods of consultation were deployed to solicit information and get involvement from the community in the development of the strategic plan.

1. Strategic Plan 2002-2005 Review

The aim was to establish how successful the City had been in achieving its desired outcomes and to provide comment to the City for consideration in the development of the new strategic plan.

Qualitative and quantitative market research was conducted by an external consultant (Patterson Market Research) as follows:

- Focus groups: 2 residents, 1 business and 2 youth.
- Interviews: 703 residents, 105 business owners, 43 youth.

A summary of the findings can be reviewed in Attachment 1.

2. Household Panel

Five household panel surveys have been completed between 2003 and 2005 covering the following areas:

- Services provided by the Council
- Your neighbourhood
- News and events
- Our natural environment
- Community Issues

The findings of these surveys provide relevant and useful information to guide us in the development of the strategic plan.

A summary of results can be reviewed in Attachment 2.

ATTACHMENT 2

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3. On-line Forum

An on-line discussion forum with the community was administered by an external consultant (Catalyse) during July and August 2005. The purpose was to provide opportunities for a broad range of community members to comment on a range of issues central to the development of the strategic plan. Discussion topics related to:

- Environmentally sustainability
- Services and infrastructure
- Economic development

In the four-week period, 29 members of the community posted their comments. Though this is not a large number, the quality of information captured is high.

The findings of the on-line forum can be reviewed in Attachment 3.

Overall, the information collected tells us quite clearly what the community feels is important, what facilities and services are desired, and what the concerns and issues are. This information needs to be checked against the draft strategic plan to ensure we have captured and addressed matters of importance now and into the future.

Consultation of the Draft Strategic Plan**Purpose**

The aim is to inform the public of the draft strategic plan. A summary will be prepared and distributed for community and stakeholder comment to be distributed end of November 2005 and open for one month until the end of December.

The Approach

- Prepare a cover letter that clearly outlines why we are seeking comment on the strategic plan and to invite community and stakeholders to respond.
- Community – mail out to 2000 residents and 450 community groups registered on the LINKS database.
- Developers – mail out to 30.
- Government, allied agencies and industry groups – mail out to 100.
- Have Your Say – post on website and invite comment.
- Public forum to be scheduled for mid December
- Advertise in WannerooLink for interested community members and stakeholders to attend public forum and/or request a copy for comment.
- Provide 20 copies to each of the four libraries and four community centres for distribution to the public. Also have 50 available at the front desk of Council offices.
- Request marketing to prepare A3 and A4 posters to support promotion at various sites (as listed above and recreation centres; 12 in total).
- Write to respondents to thank them for participating with a brief of the results.

ATTACHMENT 2

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- All copies will be coded according to the method of distribution to facilitate tracking of responses.
- Media release at the time of distribution and then at the end to report findings and any impact on final draft.
- Schedule radio segment Twin Cities FM to inform community and invite comment.

Evaluation

Participation rates will be measured by the number of returns against those sent.

Footnote

The consultation plan was put before the Community Consultation Review Panel on the 4th November and approved in principle with the recommendation that Council consider deferring the consultation period to February 2006 (post Christmas and New Year) in the hope of eliciting the best response rate.

At the Elected Members workshop for the strategic plan (9th November 2005) it was decided to run the community consultation from 1st December 2005 until 31st January 2006.

This document – Community Consultation Plan - can be viewed by all members of staff on the intranet by accessing the following link:
http://wcc-intranet/scripts/viewoverview_contact.asp?NID=4243

Prepared by:
Vicki Thorogood – Project Officer Strategic Planning, ext 5030.

ATTACHMENT 2

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ATTACHMENT 1

STRATEGIC PLAN REVIEW - What the Market Research Showed

ATTACHMENT 2

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OVERVIEW OF RESEARCH

AIM

Review the City's Strategic Plan 2002 - 2005 to establish how successful the City has been in achieving its desired outcomes.

RESEARCH STAGES

Qualitative

- 2 Residents Focus Group
- 1 Business Focus Group
- 2 'Mini' Youth Groups (Male and Female)

Quantitative

- 703 interviews with residents.
- 43 interviews with youth and
- 105 interviews with business owners/operators located in the City.



OVERVIEW OF RESULTS

General Performance Comparison 2001 vs. 2004
(unweighted avg)

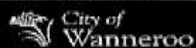
KEY OUTCOMES

Positive

- 3 in 5 perceive the City's actions in the last 2-3 years are having a desirable impact.
- Current goals in are still relevant to the community.

Improvements

- Almost 1 in 5 overall feel there is room to improve.
- Overall trend showed a slight negative shift in residents' perceptions.



ATTACHMENT 2

Page 6 of 28

OVERVIEW OF RESULTS

cont...

2004 PERFORMANCE BY GOAL

Healthy Communities

- Improving 59%
- Getting Worse 8%

Environmental Sustainability

- Improving 57%
- Getting Worse 11%

Economic Development

- Improving 42%
- Getting worse 4%
- "Don't Know" 21%

Corporate Management & Development

- Improving 48%
- Getting Worse 7%
- "Don't Know" 12%

2004 PRIORITY BY GOAL

Environmental Sustainability

- 1st rank 38%
- 2nd rank 30%

Healthy Communities

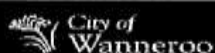
- 1st rank 37%
- 2nd rank 34%

Economic Development

- 1st rank 11%
- 2nd rank 22%

Corporate Management/Development

- 1st rank 13%
- 2nd rank 15%



OVERVIEW OF RESULTS

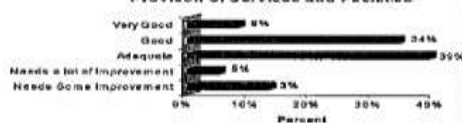
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RESIDENTIAL SURVEY HIGHLIGHTS

Provision of Services and Facilities

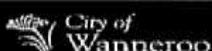
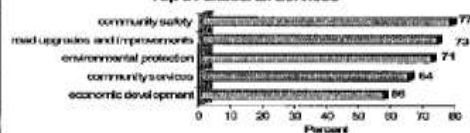
- 8% Very Good
- 34% Good
- 39% Adequate
- 5% Needs a lot of Improvement
- 13% Needs some improvement

Provision of Services and Facilities

Top 5 Additional Services

- 77% Community Safety
- 73% Road Upgrades and Improvements
- 71% Environmental Protection
- 64% Community Services
- 56% Economic Development

Top 5 Additional Services

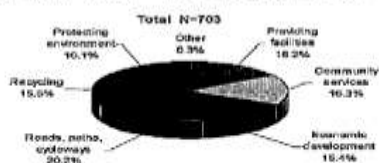


ATTACHMENT 2

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OVERVIEW OF RESULTS

cont...



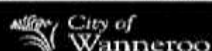
BUDGET SPEND

Spend By Proportion of Budget

1	roads, paths, cycleways 20.2%
2	community services 16.3%
3	providing facilities 16.2%
4	protecting environment 15.1%
5	recycling 15.4%
6	economic development 15.4%

Allocation \$0

1	economic development 25%
2	community services 14%
3	providing facilities 18%
4	protecting environment 18%
5	recycling 20%
6	roads, paths, cycleways 11%



OVERVIEW OF RESULTS

cont...

ASSESSMENT OF CITY'S ACTIONS

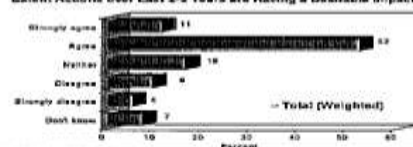
Desirable Impact

83% 'Agree' or 'Strongly Agree'

Reasons:

- 41% overall impressed and had no complaints
- 33% noticed improvements to infrastructure
- 23% noticed improvements in the provision of community services

Extent Actions over Last 2-3 Years are Having a Desirable Impact

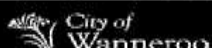


Impact Not Desirable

14% 'Disagree' or 'strongly Disagree'

Suggested Improvements:

- 27% better management and more openness and accountability
- 19% more or upgrading existing community services and facilities
- 18% better road system, kerbing, footpaths and transport in general
- 17% need for better or more communication with residents



ATTACHMENT 2

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OVERVIEW OF RESULTS

cont...

CONTACT WITH THE CITY

Percentage of respondents who had direct dealings with the City in the last 12 months:

•2004 - 42%

•2001 - 29%

Reasons for being satisfied:

•council staff being friendly or helpful (38%),
quick response (37%)

•problem was resolved (27%)

Reasons for being dissatisfied:

•slow response (34%),

•staff unhelpful/dealt with unfairly (26%)

•problem was not resolved (21%)



Satisfaction with Outcome of Last Dealing 2004 vs. 2001



ATTACHMENT 2

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CEO / CORPORATE SERVICES**MAIN FINDINGS****Performance Against Strategic Goals**

- Corporate Management & Development (4th)
 - 48% *Improving*
 - 7% *Getting Worse*
 - 12% Don't Know

Most Important Admin Service Improvement

- 54% obtain systems to improve response times for requests or complaints
- 42% provide advocate staff
- 42% fast track approval processes
- 39% reduce paper work/shifting to electronic based service
- 9% invest in none of these
- 5% indicated "don't know" (unprompted)

Voter Participation

- 37% voted in last local election

Additional Services City Must Provide

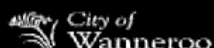
- 64% Communication with residents (4th)

Sub Group Differences

Communication a greater priority among those who voted in last elections (62% vs. 42%)

Impact of City's Actions

Suggestion for Improvement:
27% - Better management within council/ more openness & accountability/ cut red tape (1st)

**PLANNING SERVICES****MAIN FINDINGS****Performance Against Strategic Goals**

- Environment ranked 2nd
 - 57% *Improving*
 - 11% *Getting Worse*
- Economic Development ranked 3rd
 - 42% *Improving*
 - 4% *Getting Worse*
 - 21% Don't Know

Most Important Admin Service Improvements

- 42% Fast track approval processes (3rd)

Additional Services City Must Provide

- 71% Environmental Protection (3rd)
- 66% Economic Development (5th)

Areas for Improvement

- 19% Upgrade existing community services and facilities
- 8% Better road system, kerbing footpaths and transport in general

Spending Preferences

- Preferences either way
- 49% providing roads, paths and cycleways
- 45% providing new community services
- 6% "either"

Allocation of Spending	Facilities	Roads, Paths, Cycleways
Upgrade Existing	45%	51%
Provide New	31%	27%
Equal spend	25%	22%



ATTACHMENT 2

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TECHINICAL SERVICES

MAIN FINDINGS

Performance Against Strategic Goals

- Healthy Communities ranked 1st
 - 59% Improving
 - 8% Getting Worse
- Environment ranked 2nd
 - 57% Improving
 - 11% Getting Worse

Sub Group Differences

- Upgrade – South Ward (64%)
- New – North Ward (42%)

Additional Services City Must Provide

- 73% Road Upgrade & Improvement (2nd)

Areas for Improvement

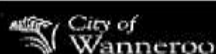
- 19% Upgrade existing community services & facilities
- 8% Better road system, kerbing footpaths & transport in general

Spending Preferences

No strong preference either way

- 49% providing roads, paths and cycleways
- 45% providing new community services
- 5% "either"

Allocation of Spending	Facilities	Roads, Paths, Cycleway
Upgrade Existing	45%	51%
Provide New	31%	27%
Equal spend	25%	22%



COMMUNITY SERVICES

MAIN FINDINGS

City's Performance Against Strategic Goals

- Healthy Communities ranked 1st
 - 59% Improving
 - 8% Getting Worse

Expectations and Spending Preferences

Two most Important Community Services

- Family / children services 55%
- Services for seniors 45%

Preferred Use of Open Space

- Natural bush 42%
- Facilities 36%
- Either 20%

Youth Services

Centres vs. Bus

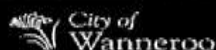
- 60% prefer youth centre, 38% strongly prefer
- 33% prefer a youth bus, 8% strongly prefer

Youth Preferred Type of Improvements

- 53% sporting or recreational facilities
- 12% Shops and cinemas
- 7% transport improvements

Additional Services City Must Provide

- 77% Community Safety (1st)
- 64% Community Services (4th)
- 40% Graffiti Management (6th)
- 32% Community Family Events (8th)
- 27% Maintenance of Historical Buildings/ Local Heritage (9th)



ATTACHMENT 2

HOUSEHOLD PANEL

- Summary of Results

INTRODUCTION SURVEY (2003/2004)**Demographics – Who are the Household Panel?**

- At the end of 2004 the household panel comprised 230 members.
- There are a similar number of male and female members.
- All panel members are over 18 – with almost two-thirds over 45 (compared to just over a third in the whole of the City of Wanneroo)
- All household structures are represented – however over half are in mature or later families or are older couples without children.
- The household panel covers the whole of the City of Wanneroo. However, the North and Alexander wards have fewer members compared to the general population, whereas those from the Wanneroo ward have more members.

Services Provided by the Council

- Of the eleven services listed the most important services were seen to be:
 - Road management and traffic control
 - Public safety
 - Parks and public open spaces
- At least 80% of respondents saw all of the services listed as important except festivals and major events.
- Of the eleven services listed the services that respondents were most satisfied with were:
 - Parks and public open spaces
 - Libraries
 - Sporting and recreational services
- Many of the services listed had a high proportion of respondents that did not know of, or use, the service the highest were:
 - Supply of family and community services
 - Encouragement of business and employment growth in the City of Wanneroo
 - Provision of services for young people
- Nearly three-quarters of members saw the overall provision of service by the City as satisfactory.
- Over a quarter believed the level of service to be better than previous years.
- Just over half saw the service as about the same as previous years.
- Over three quarters of the household panel had been in contact with the City in the previous twelve months.
- The most likely form of contact was through a telephone call to the Council or a visit to the Civic Centre.
- Of those members that were in contact with the City three-quarters were satisfied with the service they received.

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YOUR NEIGHBOURHOOD SURVEY (JUNE 2004)

Safety in the Community

- Almost two-thirds of those surveyed felt safe in their neighbourhood.
- Those in the South ward were least likely to feel safe while those from the Wanneroo and North wards were most likely to feel safe.
- Within the City, respondents felt safest in:
 - Private homes;
 - Banks;
 - Major shopping areas.
- Panel members were most likely to feel unsafe when using:
 - Public amenities;
 - Public transport;
 - ATMs.
- The factors that were seen to have the biggest impact on the level of safety in an area were:
 - Poor lighting;
 - Antisocial behaviour.
- The factors least likely to have an impact were:
 - Poverty;
 - Graffiti.
- The most effective ways to get people involved in crime prevention and community safety was through:
 - Looking out for neighbours and friends;
 - Looking out for family and themselves;
 - Reporting suspicious behaviour to police.
- The least preferred option was through attending safety talks.

Your Local Community

- Over two-thirds of the panel were proud of their local community.
- Almost two-thirds of the panel agreed that they felt heritage was an important part of their community.
- Almost all panel members considered the natural environment an important part of their community.
- Over two-thirds of the panel agreed that they felt that the City of Wanneroo council plays an important role in their community.
- Just over half agreed that they felt well informed about the activities carried out by the City of Wanneroo council.
- Over two-thirds would like to find out more about the activities carried out by the City of Wanneroo council.

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Emergency Management

- The perceived threats seen as most likely to cause an emergency within the City of Wanneroo were:
 - Bush fire;
 - Road transport incident;
 - A severe storm.
- The least likely threats were seen to be from:
 - A tropical cyclone;
 - Earthquake;
 - Rail transport, air transport;
 - Terrorist incident.
- To inform the community on such issues the most popular method was:
 - Using community newspapers;
 - Using pamphlets / flyers / mail outs;
 - Rates notice attachments;
 - Council newsletters.
- They were less interested in being informed through:
 - Email;
 - Council Internet website;
 - Local meetings with guest speaker;
 - Community radio advertising.

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NEWS AND EVENTS SURVEY (NOV 2004)**Cultural Development in the Community**

- Panel members did not attend community events held in 2004 to a great extent.
- The main reasons for low attendance were:
 - They didn't know the event was on;
 - The weather;
 - The location of the event.
- Younger age groups were more likely to agree that the above factors would prevent them from attending a community event.
- In the future panel members are particularly interested in attending:
 - A film festival in the City;
 - A comedy festival - particularly in the younger age groups;
 - A theatre performance - slightly higher level of interest in older age groups.
- Physical activity / participation events had a very low level of interest.
- Older age groups were more likely to be interested in other types of events including:
 - Classical music concerts;
 - Art exhibitions;
 - Ballet performances.

Keeping up-to-date with Local News

- Almost all panel members receive a copy of the Community Newspaper – WannerooLink is included in this.
- Of those that have the paper delivered over three quarters read the WannerooLink section at least once a month.
- The topics panel members were most interested in obtaining information about were:
 - Facilities information;
 - Environmental issues;
 - Community safety;
 - Events, arts and activities dates.
- Young people were more likely to be interested in:
 - Competitions;
 - Recreation and sporting information.
- Older age groups were more likely to be interested in:
 - Services for the aged;
 - Services for those with disabilities;
 - Funding available in the community;
 - The Mayor's message.

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- Older panel members were more aware WannerooLink was available on the Internet.
- Younger age groups were most likely to use the Internet to view WannerooLink in the future.

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Our Natural Environment Survey (Mar 2004)**Environmental Management in the City of Wanneroo**

- All areas of the City's Local Environmental Strategy (LES) were seen as important by almost all panel members.
- The most important area of the LES was promoting sustainability
- In managing the natural environment it was seen that the City should concentrate on:
 - Removing rubbish to make areas look nice;
 - Controlling invasive weed species;
 - Re-vegetating degraded areas with species that are local to the area.
- Those that live near a beach were, in general, less likely to be happy with the coastal area.
- Overall the biggest problems within coastal areas were:
 - Lack of parking spaces;
 - Lack of facilities;
 - Unauthorised vehicle access.
- The top three actions for improving water quality at Lake Joondalup were seen to be:
 - Developing a long-term strategy to improve the water quality of the wetlands
 - Researching the causes of poor water quality
 - Replanting degraded areas with native plants to provide a wetland buffer
- Those that lived near Lake Joondalup were more likely to agree with some of the lowest rated actions for improving the lakes water quality, including:
 - Install midge zappers around the wetlands to attract and kill midge
 - Continue to spray the lake with chemicals
- Incorporating energy efficiency initiatives into the design of new developments was seen as having the highest impact out of the three planned actions in the Energy Action Plan.

Panel Members Role Regarding the Environment

- Overall, respondents agreed that they also had a role in protecting the environment.
- Respondents were evenly split on the issue of an environmental levy included in their rates.
- Neither the City's Environmental Advisory Committee nor the Awards for Environmental Excellence were well known about amongst panel members.
- By far the most popular method for people to obtain information about environmental issues and projects within the City of Wanneroo was through Community newspapers.

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- The majority of respondents saw the term biodiversity as variety of all life forms. Two-thirds of respondents strongly agreeing with that statement.
- The most important issue regarding conserving biodiversity was seen to be for future generations to have access to the nature we enjoy today.
- Almost half of all panel members bush walk in the City of Wannon.
- For those that do bush walk the main reasons given were:
 - They enjoy the exercise;
 - Like to experience nature.
- People were most likely to be involved in recycling to protect their local environment.
- In the future recycling was still the most likely activity panel members would be involved in.
- The other activities they were interested in were:
 - Planting native species in their gardens;
 - Supporting local businesses that supply environmentally friendly products.
- Almost all respondents felt that they had taken efforts to reduce their energy consumption.
- In the future, to reduce their energy consumption, panel members were most likely to:
- Choose appliances with high star ratings;
 - Turn lights off;
 - Use energy efficient light bulbs.
- They were least likely to walk, cycle or use public transport instead of using a car, although two-thirds still agreed that they would reduce their energy consumption this way.

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Community Issues Survey (June 2004)**Community Consultation**

- Just over a third of respondents had been consulted by the City of Wanneroo.
- For those that were consulted:
 - The most likely way was through responding to a letter or survey.
 - The least likely way was by responding to consultation at a community event.
 - They were most satisfied with the clarity of the information provided.
 - They were least satisfied with the feedback received.
- In the future panel members would:
 - Prefer to be consulted by responding to a letter or survey.
 - The least preferred option was consultation either by:
 - Public Meeting;
 - Involvement in a Working Group/Committee;
 - Prefer to receive a letter or newsletter for feedback.
- Almost half of those that responded felt that they had been consulted adequately in the past.
- Almost 60% of panel members were interested in getting involved in working with the Council on a community issue.

Libraries

- Almost two-thirds of panel members use their local library.
- Of those that didn't the most likely reason was that they were too busy to go to the library.
- The most popular services that they would like to see available were:
 - Email access;
 - Educational computer games.
- Just over a third of all members agreed that they would use the email facility if it were available.
- Just over a quarter agreeing that they would pay a nominal fee for the service.

Media Image

- The same amount of respondents could recall a story relating to the City of Wanneroo as other Local Councils.
- The other Council most likely to be recalled was the City of Joondalup.
- For all Councils the most likely place panel members read the story was in the local community newspaper.
- However for stories relating to other councils they were also very likely to see an article in the West Australian or on television.
- Comparing stories read about the City of Wanneroo and other Local Councils respondents were:

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- More than three times more likely to recall a positive story about the City of Wanneroo compared to a positive story regarding another Council.
- More than three times more likely to recall a negative story about another Council than the City of Wanneroo.

Housing Choice

- Almost all household panel members either owned or were purchasing their own home, which was most likely to be a separate house in an urban area.
- Panel members would like to see greater housing choice:
 - Around facilities;
 - Within new developments;
 - Within the City of Wanneroo.
- However, they would not like to see greater housing choice in their street.
- Panel members were most likely to feel that their house was just the right size and it was most likely to have 4 bedrooms.
- In the next five years respondents were most likely to plan to stay in the same house.
- Respondents would prefer to stay in their own home when they retired rather than move to a lifestyle village.
- Only a quarter of panel members felt that there should be more Government rental housing.

ATTACHMENT 3

On-Line Forum Report

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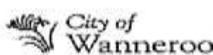
Introduction

- In July 2005 the City of Wanneroo engaged CATALYSE, a strategic planning and market research company, to administer an online discussion forum with members in the local community.
- The purpose of the online forum was to provide opportunities for a broad and diverse range of community members, including those who may not take part in traditional community consultation approaches (such as public meetings and written submissions), to offer comments on range of issues central to the development of the City's strategic plan.
- Discussion topics related to:
 - Environmental sustainability
 - Services and infrastructure
 - Economic development
- The forum was hosted at www.catalyse.com.au/forums/wanneroo and was open between 25 July and 19 August 2005
- To access the forum, members of the community were invited to go to www.wanneroo.wa.gov.au/yoursay and follow the links to the online forum OR they visited the City of Wanneroo's homepage and followed the links to the online forum
 - See following charts for webpage examples
- The City of Wanneroo used a range of tools to inform the community about the online forum, including:
 - A letter to all members in the City of Wanneroo's household panel
 - A letter to all residents / groups listed in the Community Information Database
 - A link to the Forum on the homepage of the City of Wanneroo's website
 - A community announcement in the local newspaper (unfortunately, over the weekend following the newspaper announcement the City of Wanneroo website went offline)
- During the four-week consultation period, 29 members of the community registered to take part in the forum
- Those people received weekly reminders and updates to encourage participation
 - No cash incentives or prizes were offered or provided
- In total, members posted 50 messages
- This report provides an overview of all comments received

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City of Wanneroo online discussion forum

City of Wanneroo
discussion forum

[Flag](#)
[Search](#)
[Remember](#)
[Usergroups](#)
[Profile](#)
[You have no new messages](#)
[Log out \[moderator \]](#)

You last visited on Fri Aug 19, 2005 12:42 pm
 The time now is Fri Aug 19, 2005 12:59 pm
 City of Wanneroo Forum Index

Wanneroo		Topics	Replies
	Services, facilities & other infrastructure Over the next five years, what service, facility or infrastructure would you MOST like the City of Wanneroo to provide or improve?	1	4
	Natural environment What ideas do you want the City of Wanneroo to protect and conserve...and how do you feel about waste management?	1	4
	Transport How do you feel about public and alternative transport options in the City of Wanneroo?	1	4
	Our community - history, culture and diversity How do you feel about local history, cultural diversity and community events in the City of Wanneroo?	1	4
	Safety and security How do you feel about safety and security in the City of Wanneroo?	1	4
	Business & employment How do you feel about business development and employment opportunities in the City of Wanneroo?	1	4
Make all comments valid			
View is Online			

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Community participation

- 29 registered users
 - Representing a cross-section of the community
- Gender
 - 11 male and 17 female; 1 refused
- Age
 - 2 x 25-34 years
 - 8 x 35-44 years
 - 9 x 45-54 years
 - 5 x 55-64 years
 - 4 x 65-74 years
 - 1 refused
- Household type
 - 10 families with youngest child 12 years or younger
 - 4 families with youngest child 13 or older
 - 9 couples with no kids
 - 5 single persons or group households
 - 1 refused
- Location
 - Refer to illustration
- Years lived in City of Wanneroo
 - 8 x 0-3 years
 - 9 x 4-10 years
 - 4 x 11-20 years
 - 6 x 21+ years
 - 2 refused
- Place of birth
 - 13 Australia
 - 11 United Kingdom
 - 3 other
 - 2 refused
- Business owner or operator
 - 4 own or operate a business in the City of Wanneroo



Conserve the natural environment

- Q Is the City of Wanneroo doing enough to protect the beauty and accessibility of our natural environment? If not, what would you like the City to do to address your concerns?
- The City of Wanneroo has merely given lip service to environmental needs at the moment. Developers have been allowed to clear massive amounts of beautiful bushland areas with the City's authority for short term gains.
 - 46-54 Female | Family with youngest child 12 years or younger | Camboosla | 21+ years
 - The beautiful trees, bush, natural water courses and undergrowth around Yanchep are incredibly unique and must be cherished and protected. We are on the precipice of monumental change here - now is the time for the City of Wanneroo to realise the priceless value of our natural environment and protect it. The very reason that we want to live here is because of our beautiful National Park and surrounds, combined with the close proximity to the ocean. Development and progress are inevitable - however - destroying our trees is unforgivable. MINIMAL DISRUPTION IF NECESSARY - I CANNOT UNDERSTAND WHY OUR TREES MUST BE BULLDOZED INTO THE GROUND JUST TO HAVE A HOUSING ESTATE APPEAR. The City of Wanneroo has the power to enforce minimal disruption to our natural environment - leave the beautiful trees so that the children moving into Yanchep can listen to the birds, play in shade and experience the energy of our trees.
 - 35-44 Female | Family with youngest child 12 years or younger | Yanchep | 4-10 years
 - Why are developers allowed to clear all the land of wild vegetation before developing the land for housing. Could they leave small areas of natural growth near playgrounds or other areas? It's so sad to see wild excelsis, grass trees that can live hundreds of years old and genuine kangaroo paws (just to name some) graded into the ground in the name of progress. I wanted to rescue some plants from a grader but was told it was against the law to remove them. But, 2 hours later I watched as a grader plowed them down, so those beautiful excelsis are gone forever, maybe they would not have survived or moving them but what happens seems a total waste.
 - 51-64 Female | Couple with no kids | Wanneroo | 4-10 years
 - Even old Tuarts and other eucalyptus trees are taken down. These days it has more value having mature trees and native vegetation in and around your garden (and public spaces) than the yellow brick sand. Re-planting a native garden is never the same. They will need watering and are not as strong as the original vegetation. Besides, it will take up to 20 years before trees have a recognisable size. Developers just started to clear land around Yanchep. According to the developers they try to keep it 'natural', but there are too many rules and regulations that make it impossible to sustain the native vegetation.
 - 25-34 Female | Family with youngest child 12 years or younger | Yanchep | 4-10 years
 - I think that protecting the natural environment should include air quality, on many days when the wind blows even mildly to the west there is a most disgusting breathtaking odour, the source of which is known to the Council perhaps it is time for a pollution check on the company involved as the council makes an otherwise lovely area a terrible place to be.
 - 25-34 Female | Couple with no kids | Wanneroo | 4-10 years



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CATALYSSE

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Protect air, water, energy & other resources

- △ Is the City of Wanneroo doing enough to protect the beauty and accessibility of our natural environment? If not, what would you like the City to do to address your concerns?
 - I really wish that our Council would bite the bullet and make the hard long term decisions, like only purchasing Australian made goods, including vehicles and equipment, only using gas powered vehicles, developing experimental uses of wind and solar power for lighting in Council buildings and facilities, more proactive and diverse recycling, use of Council land areas for community garden projects, experimental wetland projects within schools or as a community project. Put your feet down, just say enough is enough and start making the changes. I love Wanneroo and want it to be the best it can be.
 - 45-54 Female (Family with youngest child 12 years or younger) / Canberrada (21+ years)
 - △ Is the City of Wanneroo doing enough to protect and conserve water supplies? What messages or changes in behaviour does the City need to promote to reduce water usage?
 - Have a ban on suitable native plants and mulches for new home and commercial frontages or gardens. I see turf being rolled out every day when they are aware of the water restrictions. How do we get the message across?
 - 55-64 Female (Family with youngest child 12 or older) / Yanchop (4-10 years)
 - Encourage every household to install a rainwater tank, make water tanks part of every new home in the City of Wanneroo, and then give a reduction in the water usage bill as a reward for doing the right thing. Another suggestion particularly for new homes would be to request the developers who rip out the native vegetation but who usually include the front landscaping in the land price, to limit lawn area to say 40 metres or rolls of lawn and be only allowed to plant natives that require less water.
 - 55-64 Female (Couple with no kids) / Warriston (4-10 years)
 - △ People have mentioned the need for the City of Wanneroo to get more serious about caring for our environment. There are ways to make a home more energy efficient (and thus, creating fewer greenhouse gases). The cost to do this is around \$2,000 - \$5,000 per home. In the City of Wanneroo, when people plan to build or renovate a home that exceeds the requirements of the Building Code of Australia, do you think that they should be required to pay the extra costs to make their home more energy efficient?
 - Every effort should be made to educate builders and renovators to make a home energy efficient. All new homes should be insulated with double glazed windows, underfloor solar heating, solar hot water, a rainwater tank and have the big windows facing north.
 - 55-64 Female (Family with youngest child 13 or older) / Yanchop (4-10 years)



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Sustainable waste management I

- △ How do you feel about waste management in the City of Wanneroo? Is the City doing enough to reduce, recycle and re-use waste? If not, what would you like the City to do to address your concerns?
 - If the City is serious about waste management and recycling it would provide recycling bins to any one who agreed to use one free of charge. The white bags don't work as plastic and glass are placed together and when they are picked up any glass in them breaks and is therefore useless. Any plastic in the bag is also not recyclable as small pieces of glass get in the plastic bottles and can contaminate a complete load of plastic bottles which must then end up in the general tip area. If this is not the case how does it work?
 - 55-64 Female (Couple with no kids) / Warriston (4-10 years)
 - If the City of Wanneroo was really interested in waste management it would supply separate bins free of further charge to the householders instead of the white bags now provided as they do not protect the recycled glass from being broken when the bag is emptied into the truck. They would also recommence the Complete Bulk Rubbish Collection TWICE a year as was originally intended to householders, instead of one separate garden rubbish and one household rubbish collection per year. This type of rubbish is not produced to enter by the householders and is very difficult to store if they have to wait nearly a year for the appropriate collection to be made. Perhaps Wanneroo City Council could follow the example of some other State Councils and supply the householders with a MINI BIN twice a year FREE OF EXTRA CHARGE at a time when the householders need the bin.
 - 55-74 Female (Couple with no kids) / Mervin (21+ years)
 - I agree with earlier postings about supplying recycle bins free of charge to each household. At present the people who opted to use a recycle bin are being penalized by extra charges for the use of and collection of these bins - no encouragement to recycle.
 - 45-54 Female (Couple with no kids) / Warriston (11-20 years)
 - The Council has never taken recycling to its full potential because of cost considerations. This frustrates me because as said previously in this forum there is no encouragement to recycle. Those of us who do recycle know that what the Council is preferring to do at the moment is not recycling as the waste is not kept suitably separated. If the Council was really serious it would encourage proper recycling and provide the necessary facility to recycle our waste without having to rely on an outside service and pay highly for these services. Get the community involved and those of us who are concerned with our environment will do thing right thing and help where we can and lead by example if necessary.
 - 45-54 Female (Family with youngest child 12 years or younger) / Canberrada (21+ years)

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Sustainable waste management II

- △ Recycling is being raised as an important issue. Council has an option to replace recycling bags and bins with a service that sorts recyclables (such as aluminium cans, plastic bottles and glass) directly from your general household bin. So you'd only have one bin. This system of recycling would result in a recycling rate of 85-75% compared to the current rate of 5-10%. The additional cost to each ratepayer would be around \$40 per year. What do you think? Should the City consider introducing this service?
- If this type of recycling means that all my household waste goes in the one bin and is then sorted by someone by a conveyor type of system then I am not in favour of it for health reasons as we live in the day of the "disposable" nappy, and "disposable" syringe, to name just two items that once they have been put in the bin should never be seen again. I will now ask a really hard question, is the Wimmeroo Council brave enough to find out how people feel about disposable nappies, and if the majority say they are bad for the environment then take the lead by banning them or the disposal of them, for the sake of the environment in the City of Wimmeroo. If this seems too hard maybe the companies could be lobbied to make a truly disposable nappy that actually biodegrades.
 - 55-64 Female | Couple with no kids | Wimmeroo | 4-10 years
- \$40.00 per household seems reasonable to recycle upto 75% of rubbish
 - 65-74 Male | Single person or group | Wimmeroo | 21+ years
- Adding another \$40 per household for these new recycling bins would be reasonable PROVIDING all the glass, plastic etc. was not just 'dumped' into the truck together as is done just now. How would it be separated?
 - 65-74 Female | Couple with no kids | Menzies | 21+ years
- I agree in principle to Council's options but there is a point about health issues. How would the Council sort glass, paper, cans etc. from household rubbish?
 - 45-54 Female | Couple with no kids | Glenelg | 11-20 years



Picture courtesy of City of Stirling recycling services page

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Building communities

- △ Is the City of Wimmeroo doing enough to recognise and celebrate local history and cultural diversity? If not, what can the City of Wimmeroo do to address your concerns?
- It is good to see the City honour its founders and those who work hard for the community. Is there some kind of award for young people who give their time in a volunteer capacity or an achievement award? It's good to say thanks to the oldies but the younger generations need all the encouragement they can get.
 - 55-64 Female | Couple with no kids | Wimmeroo | 4-10 years
- I would really love for our City and community to take back our Show. As I go every year I have become more and more disillusioned and disappointed to find so many commercial vans and displays. The original Show was to display and celebrate the local art, crafts and produce and provide a meeting place for the locals to gather and enjoy each others company and have some fun and games at the same time. Can the Council suggest to the Recreation Society that they try to regain some of that feeling for the Wimmeroo Show. What better way to bring the community together and celebrate.
 - 45-54 Female | Family with youngest child 12 years or younger | Camberley | 21+ years
- 45-55 Female's comments on the Wimmeroo Show suggest to me that all the sporting and activity groups in the City could each have a small display and use it as a recruitment opportunity. Members of a group who are enthused by their group would make good ambassadors. This would add a local dimension to the show.
 - 65-74 Male | Single person or group | Wimmeroo | 21+ years
- I like 65-74 Male's suggestion but the reason that most Shows have become commercial is the small groups have been 'cooled' out of the facilities by those who can pay more to have displays and stands. Perhaps the City could provide an area for use free to volunteer and community groups to use to recruit for new members.
 - 55-64 Female | Couple with no kids | Wimmeroo | 4-10 years



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Leisure and recreation

- △ The City of Wanneroo is under an immense amount of pressure to provide infrastructure because of the City's continued rapid rate of urban growth. Over the next five years, what service, facility or infrastructure would you MOST like the City of Wanneroo to provide or improve?
 - I would love to have a swimming pool somewhere in the 6030 area.
 - 25-34 Male | Family with youngest child 12 years or younger | Clarkson | 15-20 years
 - I would like to see a swimming pool established in the far north (ie. around the Suttler area), as there really isn't much else for kids to do around this area.
 - 25-34 Female | Family with youngest child 12 years or younger | Butler | 0-3 years
 - I would also like to see a swimming pool established in the far north for the benefit of all age groups. It need not be a lavish Olympic type. Just large enough for families or elderly residents to go & enjoy a safe swim.
 - 65-74 Female | Couple with no kids | Monrovia | 21+ years



- I think that Anthony Waring Park in Clarkson should have a basketball backboard and concrete base at the northern west corner of the park (near Keady Road).
 - 35-44 Male | Family with youngest child 12 years or younger | Clarkson | 15-20 years
- I would like a few more bbq's included in the new parks around Brighton/Dighton/Besokole estates.
 - 25-34 Female | Family with youngest child 12 years or younger | Butler | 0-3 years
- Wanneroo needs an area something like Kings Park as an area of sufficient size that people could visit and feel and experience nature. Yandehup is smaller but not as well developed as Kings Park. A Wanneroo area between these two would be well used.
 - 65-74 Male | Single person or group | Wanneroo | 21+ years
- My concern with the present and future activity facilities is how much use do they get. More needs to be done to encourage residents to join user groups and clubs and leave their television. Infrared competitions would be possible within the City if there were more than one group using these facilities. Even craft groups could be encouraged to compete and display their craft items for judging.
 - 65-74 Male | Single person or group | Wanneroo | 21+ years

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Accessibility

- △ The City of Wanneroo is under an immense amount of pressure to provide infrastructure because of the City's continued rapid rate of urban growth. Over the next five years, what service, facility or infrastructure would you MOST like the City of Wanneroo to provide or improve?
 - Beach car parks. Have the car park closer to the beach so the elderly and mothers with babies can go to the beach. Something similar to the beach at Rockingham. People can park, walk and sit looking out to the ocean. When there is a long path from the car park to the beach it takes too much effort to get there on a hot day.
 - 55-64 Female | Family with youngest child 13 or older | Yandehup | 4-10 years
 - I would really like to see the Wanneroo library look as good as the Clarkson library and be as accessible to the disabled community. If it returns to the hole in the ground that it was in, it will remain inaccessible to the majority of the disabled and senior community as the ramp was too steep and the brick paving at the rear of the building from the round parking area was uneven, slippery with moss and frequently small foot.
 - 55-64 Female | Couple with no kids | Wanneroo | 4-10 years
 - The Wanneroo shopping centre is very hard to use unless I can get a disabled park, or a spot near the door as the car park is uneven, on a steep slope and riddled with potholes that a trolley can easily get bogged in, also cars that illegally park on the walkway behind the vehicles backing out, I can understand that drivers feel it is necessary to park in that area as the rest of the car park I find unusable, and from the number parked regularly in the wrong place, it would seem many others find the top car park impossible to use as well. If I can't park in a convenient place and have to go to another centre then the cost of the added petrol has to be deducted from my shopping dollar.
 - 55-64 Female | Couple with no kids | Wanneroo | 4-10 years
 - It seems that since I last tackled the car park at the shopping centre it has had a part new surface but it is still too steep to drag a trolley up.
 - 55-64 Female | Couple with no kids | Wanneroo | 4-10 years
 - Access to public buildings could be tackled the same way as residential blocks. The complete levelling of the building site to the level of the road access solves the problem. Public building areas should be levelled either by filling in building a basement to one level and the first or ground floor level to the other level. Double access points, both level to either floor. An escalator or a lift would be necessary within the building.
 - 65-74 Male | Single person or group | Wanneroo | 21+ years
 - How do you feel about the housing mix in the City of Wanneroo?
 - The mix of housing in Wanneroo seems to be keeping a reasonably even pace, even though the profile is pushed to the young home buyer, is the further out areas and the older retired people in the central locations, but this is possibly to do with the accessibility of public transport. I think that more provision needs to be made for group type housing for the over 65s, just small groups eg 10 to 20 units together. In the really new suburbs as many young people wish to have extended family close by and this is not easy to accommodate, without a lot of land to care for attached.
 - 55-64 Female | Couple with no kids | Wanneroo | 4-10 years

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ATTACHMENT 2

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Transport network

- △ Do you feel that you have access to effective public or alternative transport options in the City of Wanneroo? If not, what can the City of Wanneroo do to address your concerns?
 - After moving into the area we now live in, Path Transit was contacted regarding the inaccessibility of bus stops and very quickly addressed our concerns with a new bus stop position. This was really terrific and resulted in lots of happier travellers.
 - 45-54 Female | Couple with no kids | Wanneroo | 4-10 years
- * Currently I am a user of the train system to Perth for work, with my nearest station being Clarkson Station. I would like to see my Council place pressure on the State Government to use some of its budget surplus on building the continuation of the rail system north to Yanchep. This would benefit the City by reducing the amount of road traffic on its one artery thereby reducing the amount of accidents and deaths.
 - 45-54 Female | Family with youngest child 12 years or younger | Gosnells | 21+ years
- * If the development of Yanchep is to go ahead then decent public transport will need to be available as Wanneroo Road will not be wide or safe enough to cope with extra traffic flow, so a rail line would be the solution as more buses would only increase the hazards on Wanneroo Road.
 - 55-64 Female | Couple with no kids | Wanneroo | 4-10 years
- * In the interest of loss position, road safety and considering petrol costs, the rail link to Yanchep or even Two Rocks is more important than extending Marmion Ave.
 - 65-74 Male | Couple with no kids | Yanchep | 11-20 years
- * It would have been a good idea if comprehensive, safe cycle ways had been incorporated in the new housing developments. These would have encouraged bicycle use throughout the City.
 - 65-74 Male | Single person or group | Wanneroo | 21+ years
- * The City of Wanneroo could encourage the use of cycling in the City. In particular by the construction of a cycleway, on a causeway, across Lake Joondalup somewhere between Ocea Ave. and Hendree Cr. on the west side and Neville Dr. and Church St. on the east side. This would encourage cycling between the Cities of Wanneroo and Joondalup. Construction should be simple during summer when the lake is dry, and water and wind like conditions between the resulting north and south ends of the lake could be maintained by the laying of large diameter pipes under the causeway.
 - 65-64 Male | Couple with no kids | Not living in City of Wanneroo
- * Across between Joondalup and Wanneroo '55-64 Male' suggested a causeway across the lake, what about even a cycle path and walk way elevated above the lake to cross between the 2 areas, an small island it would create less problems with the water flow in the lake, it would not have to be high in the air and so become an eyecore and risk, for the road over the rail-line is on Hester Ave) and if it was built in the summer time when there was no water in the lake it would cause less disturbance to the wild life.
 - 55-64 Female | Couple with no kids | Wanneroo | 4-10 years



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CATALYSE

Safety & security

- △ Do you feel safe and secure in your local community? If not, what can the City of Wanneroo do to address your concerns?
 - Bring back Security Patrols.
 - 45-54 Female | Couple with no kids | Gosnells | 11-20 years
 - A more visible police presence would be a good thing, and some progress on the new police station.
 - 55-64 Female | Couple with no kids | Wanneroo | 4-10 years
 - * What has happened to the new Wanneroo police station is it going ahead as the sign that said it would be on Dandegar Rd has been removed. Was it stolen or has there been a Government back flip?
 - 55-64 Female | Couple with no kids | Wanneroo | 4-10 years
 - We understand that the new Wanneroo Police Station is still going ahead, and is expected to be completed by the end of 2006.
 - * Where we live we have our own form of "neighbourhood watch" which works well. When does the official neighbourhood watch meet and where for the suburb of Wanneroo?
 - 55-64 Female | Couple with no kids | Wanneroo | 4-10 years
 - We've followed up with North West Metro Community Policing, who coordinate Neighbourhood Watch, and learned that, to date, there have been no meetings in Wanneroo. However, over the last two months, plans for Neighbourhood Watch in Wanneroo have been gaining momentum. Please contact North West Metro Community Policing on 9243 3700 if you'd like more information.
 - * In recent years bushfires have closed Yanchep Beach Road to all traffic which keeps residents from St Austins, The Lagoon and Two Rocks. The City should consider taking the bush bordering that road back by at least 50 to 60 metres which should allow a safe fire break and possibly still allow the road to remain open. Most of this bush is fire damaged anyway.
 - 65-74 Male | Couple with no kids | Yanchep | 11-20 years



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CATALYSE

ATTACHMENT 2

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Economic development

- ▲ Is the City of Wanneroo doing enough to create business development and employment opportunities in the local area? If not, what can the City do to address your concerns?
- As a long time resident of Wanneroo and surrounding areas I would like to see the City of Wanneroo take some pride in its history and demonstrate that by taking a firm stance on the refurbishment of the town site shopping facilities, development of a uniformly attractive road verge landscape, and provision of better facilities in the town site which can be seen as belonging to one of the oldest town sites in Western Australia history.
 - 45-54 Female | Family with youngest child 12 years or younger | Clarkson | 21+ years
- Although I am a bit over concerned Wanneroo, I feel that if the Council had more say in the development of the shopping centre and the surrounding town site commercial developments and it was all made more attractive and varied too, that businesses and firms would be more amenable to working and shopping and undertaking business opportunities in the town site. Too many promises have been made and broken on a half hearted effort made where the town site is concerned and it just seems to be a mess.
 - 45-54 Female | Family with youngest child 12 years or younger | Clarkson | 21+ years
- I have to agree with '55-64 Female' on the shopping centre development area. This is the centre of Wanneroo, and nothing has been done to make it more attractive to passing tourists / traffic. I thought that when Dundee Road was changed a few years back, that the shopping centre area would be re-visited and we would have a more modern centre, with the aim to promote more community gatherings with benches, tables, etc instead we have a mountainous carpark which is hard to access, and a very large area near Dundee Rd which is hardly used. Surely this can be used in a much better way than it currently is.
 - 35-44 Female | Single person or group | Wanneroo | 21+ years
- I found it amazing when we moved from the Clarkson area to the older area of Wanneroo that the "shopping centre" was so badly maintained. The car park is impossible to use with a trolley in tow as they get "bogged" in the potholes in the car park and the older area is so deep that if I cannot find a shaded spot to park in close to the door then I have to shop at another time or go to another shopping centre. If I wished to open a business in a shopping centre I would not choose the Wanneroo one as I find the area depressing, and inside the floor slopes and feels slippery.
 - 55-64 Female | Couple with no kids | Wanneroo | 4-10 years
- In my opinion it is a waste of money trying to create or re-visit the current Wanneroo townsite. While I acknowledge that I do not have any compelling evidence to back my claim, it is my impression that over the years the population and the commerce which follows it has been steadily shifting away from the old Wanneroo town site towards the coast. I would suggest that this is an Australian demographic phenomenon and not merely something that has happened in our City. I would like to propose that the Council give consideration to planning a future Wanneroo town centre in and around the Ocean Keys shopping area between Clarkson and Midland. It has the train station, the largest shopping centre, and the population growth along Meriton avenue is greater than it is along the Wanneroo road route. In my submission, to ignore these trends will mean a future town centre which is peripheral to the main community activities of the City.
 - 35-44 Male | Family with youngest child 12 years or younger | Clarkson | 4-10 years
- In reply to '35-44 Male', if the town site of Wanneroo is moved from the suburb of Wanneroo to the town site of Clarkson then it is called Clarkson town site, and leaves the people who live in the old town area, the historic Wanneroo, without an adequate shopping facility. The Council offices have already been upgraded now we just need something done about the shopping area, so that when I need to shop I don't have to go to Clarkson or Kingsway it does not have to be huge but needs to be safe and serviceable.
 - 55-64 Female | Couple with no kids | Wanneroo | 4-10 years
- I would like to see the City of Wanneroo acquire land in the Ocean Keys business and commercial precinct for the purpose of providing a small business incubator.
 - 35-44 Male | Family with youngest child 12 years or younger | Clarkson | 4-10 years

Chief Executive Office

General

CE05-11/05 Donations Determined Under Delegated Authority of the Chief Executive Officer

File Ref:	S07/0057V02
Responsible Officer:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachments:	Nil

Issue

To note donations applications considered and determined by the Chief Executive Officer during October 2005, in accordance with the provisions of the Donations, Sponsorships and Waiver of Fees and Charges Policy.

Background

The Donations, Sponsorships and Waiver of Fees and Charges Policy delegates the consideration and determination of requests for donations, sponsorships and the waiver of fees and charges under the value of \$500.00 to the Chief Executive Officer.

Detail

During October 2005, the City received the following requests to be considered under the delegated authority of the Chief Executive Officer: -

- One (1) request for sponsorship,
- One (1) request for a waiver of fees.

Comment

In accordance with the provisions and criteria nominated in the Donations, Sponsorships and Waiver of Fees and Charges Policy, determinations were made as listed in the recommendation to this report.

A complete list of original applications and assessments of each against the policy is available in the Elected Members Reading Room for further information.

Statutory Compliance

Nil.

Strategic Implications

Nil

Policy Implications

This report complies with the provisions and delegations of the Donations, Sponsorships and Waiver of Fees and Charges Policy.

Financial Implications

The financial implications of this round of requests have resulted in expenditure in the Governance Donations Account (05201 0001 4402) of: -

- \$200.00 from the 2005/2006 budget.

Plus expenditure in the Community Services Donations Account (88101 0001 4401) of: -

- \$250.00 from the 2005/2006 budget.

A remaining balance of \$4,750.00 is available for the 2005/2006 financial year.

Voting Requirements

Simple Majority

Recommendation

That Council NOTES the delegated determination of requests received by the City in October 2005 for donations, sponsorships and waiver of fees and charges, which are as follows: -

	Organisation	Activity	Action	Reason
1.	Shuhari Karate	National All Styles Karate Tournament to be held in Queensland from 26 to 27 November 2005	APPROVE a donation request of \$200 to Shuhari Karate for sponsorship of Paige O'Donnell to support her participation in the National All Styles Karate Tournament to be held in Queensland from 26 to 27 November 2005	This request satisfied the criteria of the policy.

2.	The Homestead, Beldon	Request for a waiver of fees for the hire of an office at the Jenolan Way Community Centre to provide welfare services to the people of the northern suburbs from 1 July to 20 December 2005.	APPROVE a donation of \$250 to The Homestead for a waiver of fees for the hire of an office at the Jenolan Way Community Centre from 1 July to 20 December 2005 from the Community Services Donations Account (88101 001 4401)	The Homestead has consistently provided economic relief in an outreach situation to residents.
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Item 9 Motions on Notice

MN05-11/05 Cr. G Monks - Request for a Fifth Spraying of Lake Joondalup - Request For a Fifth Spraying of Lake Joondalup

File Ref:	S12/0006V01
Responsible Officer:	Nil
Disclosure of Interest:	Nil
Attachment(s):	Nil

Issue

To consider additional midge spraying of Lake Joondalup.

Detail

The first midge control treatment of Lake Joondalup occurred earlier than normal this year as a result of an atypical breeding pattern.

To date Lake Joondalup has received two treatments of Abate to break the midge cycle. It must be noted however, that Abate only targets the larvae in the lake and has no effect on the adult midge (which are the source of the nuisance). Unfortunately due to the unseasonal wet weather and the high water level of the lake, the breeding cycle has been lengthened resulting in the adult midge remaining airborne slightly longer. Some residents have therefore been subjected to high midge activity.

Whilst the existing programme still allows for a further two treatments of the lake, there is some concern at the potential impact on Wanneroo residents in the event of the unseasonal conditions continuing late into the summer.

If the lake does not dry or the current environmental factors continue the current midge plague will continue and the situation will be intolerable for the residents living around Lake Joondalup.

Accordingly, it is requested that Council write to the Minister for the Environment to seek approval for a fifth midge treatment of Lake Joondalup, should it be necessary to maintain a level of reasonable amenity in the lakeside residential areas.

Statutory Compliance

Nil

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

It is believed that there is sufficient funds to cover a fifth spraying.

Voting Requirements

Simple Majority

Recommendation

That Council write to the Minister for the Environment to seek approval for a fifth midge treatment of Lake Joondalup should it be necessary to maintain a level of reasonable amenity in the lakeside residential areas.

Administration Comment

The cost of one treatment is approximately \$40,000.00 which includes the cost of the chemical, helicopter hire and supervision (of which the City contributes 25%).

The current midge management plan provides for four treatments, the cost of which is divided between the Department of Conservation and Land Management (CALM), City of Joondalup and the City of Wanneroo on a 50%, 25% and 25% basis. A further treatment would also need to be agreed to by CALM and the City of Joondalup if the City wished to recoup 75% of the cost incurred.

The City has allocated funds under activity number 54101/0001/5114 Pest Control to undertake the spraying of the lake. Due to carry forwards from previous years of the Abate chemical, there has been some cost savings in this account. There is adequate funding for the City's 25% portion (\$10,000.00) for a fifth treatment.

MN06-11/05 Cr Pearson - Australia Day Cricket Match - Waiver of Staff Holder Licence Fees

File Ref: S26/0008V01
Responsible Officer: Nil
Disclosure of Interest: Nil
Attachment(s): Nil

Issue

To consider a request to waiver the licence fees associated with the issuance of licences under the City of Wanneroo Trading in Public Places Local Law for stalls associated with the Australia Day Cricket Match.

Background

Council at its Ordinary Council Meeting on the 11 October 2005 resolved as follows:

“That Council:-

- 1. AGREES to the holding of an Australia Day cricket match as a joint project between the City of Wanneroo and the Wanneroo Cricket Association.*
- 2. ADOPTS the marketing plan for the event as contained in Attachment 1.*
- 3. AGREES to waiver hire fees associated with the use of the Wanneroo Showgrounds for this event.*
- 4. NOMINATES Councillor Pearson to represent Council on the working group for the Australia Day cricket match noting that Councillor John Stewart is representing the Wanneroo Cricket Association.*
- 5. NOTES that Council will be conducting the Australia Day Citizenship Ceremony in the Jacaranda Amphitheatre at Council on the same day as the cricket match.”*

Detail

As part of this charity event stallholders will be invited to participate in this event on the condition that they provide a one hundred dollar donation to the designated charities for this event. In the spirit of this event it is recommended that Council consider waiving the licence fees that would normally be applicable for stallholders operating at the Wanneroo Showgrounds.

Statutory Compliance

The City of Wanneroo Trading in Public Places Local Law 1999 requires that a licence be issued to stall holders trading in public places. This licence attracts a licence application fee of \$50.00 and a daily licence fee of \$20.00 per stall.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

If Council agrees to the waiver of licence fees then there is an associated potential reduction in income.

Voting Requirements

Absolute Majority

Recommendation

That Council by ABSOLUTE MAJORITY resolve to waive the licence application fee and daily licence fee for stall holders approved by the Wanneroo Cricket Association to operate as part of the Charity Australia Day cricket match to be held at the Wanneroo Showgrounds on the 26 January 2005 in accordance with the City of Wanneroo Trading in Public Places Local Law 1999.

Administration Comment

Administration raised no objections to this Motion on Notice.

MN07-11/05 Cr S Salpietro - Establishment of Council Position on Future of Vegetable Growing Industry in the City of Wanneroo.

File Ref: S41/0020V01
Responsible Officer: Cr Salpietro
Disclosure of Interest: Nil
Attachment(s): Nil

Issue

Wanneroo has been an important vegetable growing district for many years. In July 2000, Council adopted an Interim Local Rural Strategy (LRS) which supported the continued role of Wanneroo as a valuable agricultural production area. (The Interim LRS was subsequently adopted as Local Planning Policy under City of Wanneroo District Planning Scheme No. 2 in December 2004).

Current State Government planning also recognises this district as an important vegetable growing area (e.g. Agricultural and Rural Land Use Planning Statement of Planning Policy No. 11).

However, some current state planning instruments, while recognising this value, also raise the possibility of longer term urban use, especially in the Nowergup and Carabooda areas (e.g. State Planning Strategy; Metroplan). This arises from the fact that while this district provides a vegetable growing industry on Perth's 'doorstep', it also means that as Perth grows, the vegetable growing areas also came under increasing pressure, both in terms of urban development itself, as well as uses which tend to develop near the fringe of urban areas (e.g. rural living areas). Such uses can place pressure on the growers both in terms of displacement, as well as being near to growers and leading to complaints about issues such as smells, noise, sprays etc. associated with vegetable growing and obliging growers to alter their practices (at a cost) to reduce such impacts.

A number of initiatives are currently in progress which will affect the future of the City's rural areas, including:

- **East Wanneroo Land Use and Water Management Strategy (EWLUWMS)**
A Preliminary Discussion Paper was released for public comment in May 2004. This included three land use scenarios. A fourth land use scenario was released in November 2004. This showed a possible new horticultural area being established in the current pines area, to the east of Carabooda and Nowergup, irrigated with a water supply involving a managed aquifer recharge (MAR) scheme, involving treated urban wastewater.
- **Network City**
This was released for public comment in September 2004. It does not show any proposed land use changes for the rural area, and it is understood this is because it is intended that the final plan will show the outcome of the EWLUWMS study.

- **State Irrigation Review Committee**

This Committee used the Carabooda area as a case study. Its report has just been released, and includes suggestions for a possible new horticultural area to the east of Carabooda, irrigated with water involving a MAR scheme.

- **Managed Aquifer Recharge (MAR) Studies**

A number of agencies including Department of Environment, Water Corporation and the Department of Agriculture are investigating a possible MAR scheme as referred to above. The Minister for Environment has sought advice from the Environmental Protection Authority (EPA) on the environmental issues associated with this and a number of reports have recently been released on this matter.

- **Gnangara Co-ordinating Committee Activities**

This Committee aims to provide coordination across government of the many activities currently happening which are affecting land and water planning and management issues on the Gnangara Mound.

A number of growers requested a meeting with the North Ward Councillor's, Deputy Mayor and Councillor Ian Goodenough. The growers expressed their concerns and views and requested for a formal position from the City of Wanneroo so they can take the matter further in the knowledge of the City's support.

Detail

In respect to the EWLWMS study, the approach taken by the City to date has been basically to not take any formal position on that study until a draft EWLWMS has been released for public comment, and Council is able to determine its position, having regard for the community views expressed.

Having become aware of many of the ongoing initiatives outlined above, many local growers are now approaching the City, expressing some concern about their future, and asking what the City's position is on the matters concerned, and seeking some form of reassurance.

Comment

While it is still considered best to defer consideration of determining a position in respect to any detailed possible future land use pattern for the rural area until full community consultation has been undertaken, it is considered appropriate to now establish a position in broad terms upon some of the key issues involved so as to allay many of the concerns now being expressed by local growers.

This position can be seen to be largely reaffirming positions previously stated by Council on the issues concerned.

Statutory Compliance

Nil.

Strategic Implications

The recommended position would be consistent with the Environmental Sustainability and Economic Development goals of the Strategic Plan. This also includes a strategy to “Support a viable rural industry”, with a corresponding action to ‘Recognise those areas capable of sustaining long-term rural industry’.

Policy Implications

Relevant policies are:

- Interim Local Rural Strategy (referred to previously).
The recommended position would be consistent with this.
- Smart Growth Local Planning Policy

The recommended position would be consistent with the following elements of this policy:

- ‘Develop integrated wastewater management strategies to increase water efficiency. This is to include:
 - ii) Supporting the State Government in implementing the reuse of treated wastewater’.
- ‘Protect and promote agricultural and productive primary industries. This is to include:-
 - iii) Promoting integration of waste management systems including composting and the use of recycled water’.

Financial Implications

Nil.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. SUPPORTS a viable and continuing vegetable growing industry in Wanneroo.**
- 2. Is COMMITTED to a security of tenure for the vegetable growing industry in Wanneroo.**
- 3. Is COMMITTED to adequate water supply for the vegetable growing industry in Wanneroo.**

4. **ADVISES the State Government that it supports the current feasibility studies into the creation of a vegetable growing precinct, in the place of the Carabooda pine plantation, including the viability of the use of treated wastewater from Beenyp and Alkimos, and the economics of long-term lease and/or free hold ownership of lots by private growers within the precinct.**
5. **NOTES that the support given in 1. and 2. above is in respect to the future of vegetable growing industry in Wanneroo in general terms, and that in the course of consideration of submissions received on the draft East Wanneroo Land Use and Water Management Strategy (when released for comment), Council will consider the matter of which specific areas should be designated for long term vegetable production.**

Administration Comment

As noted in this report, a number of the City's existing policies and strategies (including the Interim Local Rural Strategy Local Planning Policy and the Strategic Plan 2002-05 – Economic Development Goal) support a continuing role for agriculture in the City of Wanneroo. The City's Economic Development Strategy, Section 5.3 – Rural Economy, Actions 21-27 also support this objective.

There are currently a number of State Government initiatives being progressed that are relevant to the City's rural areas and water resources, and these will be presented to Council for consideration and/or information once released. Latest advice from the Department for Planning and Infrastructure regarding the EWLWMS study is that the draft will be released on the 14 November 2005 for public comment.

Item 10 Urgent Business

Item 11 Confidential

Nil

Item 12 Date of Next Meeting

The next **Ordinary Councillors Briefing Session** has been scheduled for **6.00pm on Tuesday, 6 December 2005**, to be held at the Civic Centre, Dundebur Road, Wanneroo.

Item 13 Closure

Council Meeting on tour 22 November 2005

