

# Council Agenda

**ORDINARY COUNCIL MEETING**

**7.00pm, 08 February, 2011**

**Civic Centre,**

**Dundebar Road, Wanneroo**

## **Public Question & Statement Time**

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

### **Protocols**

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

A register of person's wishing to ask a question/s at the Council Meeting is located at the main reception desk outside of the Chamber on the night. However, 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 i.e. noon on the previous day.

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, at least three clear business days prior to the meeting addressed to the Chief Executive Officer or fax through to Governance on 9405 5097. A request for a deputation must be received by Governance by 12 noon on the Friday before the Council Meeting.

- A deputation is not to exceed 3 persons in number and only those persons may address the meeting.
- Members of a deputation are collectively to have a maximum of 10 minutes to address the meeting, unless an extension of time is granted by the Council.

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

*Updated July 2008*

## **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 recording of Council Meetings is to ensure the accuracy of Council Minutes and that any reproduction is for the sole purpose of Council business.

### **Statement**

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

- (1) Proceedings for meetings of the Council, Electors, Audit Committee and Public Question Time during Council Briefing Sessions shall be recorded by the City on sound recording equipment, except in the case of meetings of the Council where the Council closes the meeting to the public.
- (2) Notwithstanding subclause (1), proceedings of a meeting of the Council which is closed to the public shall be recorded where the Council 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 Recordings***

- (4) Members of the public may purchase a copy of recorded proceedings or alternatively listen to recorded proceedings with the supervision of a City Officer. Costs of providing recorded proceedings to members of the public will be the cost of the CD plus staff time to make the copy of the proceedings. The cost of supervised listening to recorded proceedings 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.
- (5) Elected Members may request a recording of the Council proceedings at no charge. However, no transcript will be produced without the approval of the Chief Executive Officer. All Elected Members are to be notified when recordings are requested by individual Members.

#### ***Retention of Recordings***

- (6) Recordings pertaining to the proceedings of Council Meetings shall be retained in accordance with the State Records Act 2000 (General Disposal Authority for Local Government Records). The current requirement for the retention of recorded proceedings is thirty (30) years.

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

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



Notice is given that the next Ordinary Council Meeting will be held at the  
Civic Centre, Dundobar Road, Wanneroo  
on **Tuesday** 08 February, 2011 commencing at **7.00pm**.

D Simms  
Chief Executive Officer  
03 February 2011

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

**Item 1 Attendances**

**Item 2 Apologies and Leave of Absence**

**Item 3 Public Question Time**

**Item 4 Confirmation of Minutes**

**OC01-02/11 Minutes of Ordinary Council Meeting Held on 14 December 2010**

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That the minutes of the Ordinary Council Meeting held on 14 December 2010 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.**

### Planning and Sustainability

#### Town Planning Schemes and Structure Plans

##### **PS01-02/11 Local Structure Plan No. 82 – Eglinton And Proposed Change To City Of Wanneroo District Boundary**

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File Ref:	3718
Responsible Officer:	Director, Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	8

#### **Issue**

To consider submissions on the proposed Eglinton Local Structure Plan No. 82 (LSP) and a proposal to the Local Government Advisory Board for a change to the boundary of the district of the City of Wanneroo.

#### **Background**

Development Planning Strategies, on behalf of Eglinton Estates and Oceanscapes Alliance, submitted a proposed local structure plan for Eglinton on 20 August 2010.

The proposed LSP falls within the wider Alkimos-Eglinton District Structure Plan (DSP) area and is located between Alkimos and Yanchep (refer location plan included as **Attachment 1**). The LSP area is bounded generally by the Mitchell Freeway reserve to the east and the Indian Ocean to the west and Pipidinny Road to the north.

To the south, the LSP area abuts the Shorehaven residential estate currently being developed by Peet (North Alkimos Local Structure Plan 73).

The subject area is predominantly zoned Urban Development under the City of Wanneroo District Planning Scheme No. 2 (DPS 2), with the foreshore and the land east of the proposed Mitchell Freeway reserved under the Metropolitan Region Scheme (MRS) as Parks and Recreation. Marmion Avenue and Eglinton Drive are also reserved under the MRS as Other Regional Roads.

The proposed LSP area is currently vacant land, but has been used in the past for limited grazing purposes and a small trial tree farm. The existing topography comprises, in general, an undulating sand dune landform with a number of prominent ridges.

The LSP comprises approximately 633 hectares of land and proposes predominantly residential zoned land with other portions of the site zoned Centre, Business, Commercial and Mixed Use. The advertised version of Part 1 of the LSP, including the statutory text and the Structure Plan Map, is included as **Attachment 2**.

As part of the consultation and assessment process discussed below, an amended Part 1 of the LSP has been prepared and is included as **Attachment 3**. A summary of the key land use outcomes defined by the LSP include:

- A range of residential densities resulting in approximately 6,290 dwellings and a total resident population of around 16,000;
- A district centre which will be adjacent to a proposed rail station that will be bound by higher density residential development and a range of retailing, commercial and entertainment uses that will all combine to contribute to the creation of a transit oriented development;
- A marina which will provide for water based activities and a tourist village incorporating commercial development; and
- An employment precinct to facilitate activity and employment creation.

A memo was forwarded to Elected Members on 9 September 2010, seeking Elected Member feedback as to whether the proposal ought to be referred to Council for consent to advertise. No response was received from Elected Members and, as such, on 5 October 2010, the Director Planning and Sustainability, under delegated authority from Council, commenced advertising of LSP 82, in accordance with Clause 9.4 of DPS 2 and the requirements of Local Planning Policy 4.2 – Structure Planning (LPP 4.2).

### **Consultation**

The application was advertised for public comment for a period of 42 days in accordance with the requirements of LPP 4.2 and comprised an advertisement in the Wanneroo Times newspaper, a sign on-site displaying notice of the proposal, display on the City's website, notification letters sent to adjoining and affected landowners and writing to all relevant government agencies. Advertising of the LSP closed on 16 November 2010. At the close of advertising, ten (10) submissions were received, with another three (3) submissions (Department of Environment and Conservation (DEC), Main Roads WA (MRWA) and the Department of Planning (DoP)) received after the close of advertising.

A summary of all submissions received and Administration's comments thereon are contained in **Attachment 4**.

The consultation and assessment process for the proposed LSP has been comprehensive. The main issues raised relate to:

- Environmental Protection Authority (EPA) Assessment/MRS amendment;
- The Local Water Management Strategy;
- The proposed Special Transit System (STS); and
- The Eglinton Marina.

A more detailed discussion of the major issues considered in the assessment of this LSP is provided below.

In addition, the process involved in changing the City's District Boundary to include the proposed Eglinton Marina is also discussed.

**EPA Assessment/MRS Amendment No. 1029/33**

A previous golf course and marina proposal for the western portion of the subject site was subject to an EPA assessment and conditional approval in 1991. The proponent is currently working with the EPA to formalise proposed changes to the original proposal. The changes to the original design include deletion of the golf course and resort and changes to the discrete conservation areas. The land designated for these two land uses has been proposed for urban development, regional open space and public open space in the LSP. The original golf course design included discrete conservation areas adjacent to the coast. These areas were not considered to produce an optimal outcome for the environment, so the proponent investigated the original conservation areas and proposed new conservation areas that provide an ecological north-south linkage and significant landscape protection. Changes to the current approved proposal will require further assessment by the EPA under relevant sections of the Environmental Protection Act 1986 (EP Act).

The DEC initially requested the City defer finalisation and approval of the LSP until the EPA had confirmed the further assessment requirements under the EP Act. However, subsequent discussions between Administration and officers of the DEC and EPA concluded that a statement could be included in Part 1 that directs *'where provisions of the LSP are inconsistent with any environmental approvals issued by the State or Federal Government, the LSP shall be amended to ensure consistency'*. This agreement was reached on the expectation that no subdivision applications would be approved prior to the MRS amendment and WAPC endorsement of the LSP – at which stage, the outcomes of the EPA Assessments would be known.

**Local Water Management Strategy (LWMS)**

The Draft District Water Management Strategy (DWMS) and associated technical documents for the proposed non-drinking water supply for the Alkimos-Eglinton DSP are currently being finalised. The Department of Water (DOW) has indicated its preference for the LWMS forming part of LSP 82 and the LSP itself, not be endorsed until issues surrounding the supply of an alternative water source are resolved. However, the DOW has also advised that it may be prepared to support in-principle the proposed LSP, subject to the inclusion of detailed contingency measures for Public Open Space (POS) irrigation in the absence of an alternative water source. This information must include details of the minimum water requirements for the LSP area.

Administration agrees that further detail is required in relation to contingency measures for POS irrigation in the absence of an alternative water source. This is especially the case in light of the LWMS statements that applications for allocations are likely to be greater than the total allocation available, that securing the use of wastewater is unlikely and that a third pipe system will not likely be approved.

This information has been requested from the proponent as part of the modifications required and, on receipt, will be referred to the DoW for additional comment.

**Special Transit System (STS) Route**

The proposed STS and related bus service will link the District Activity Centre to the Coastal Activity Centre and the Marina, and will also act as a collector service to the future railway station. The indicative alignment and stopping pattern (every 500 metres) provides for a high quality public transport service with neighbourhoods being within walkable catchments of the STS bus stops. Around the STS bus stops, medium density residential is encouraged to facilitate community interaction within the Precinct.

The Public Transport Authority (PTA) is supportive of the initiative of the developers in pursuing the STS that would see the introduction of a high quality, high frequency, prioritised, public transport route at an early stage of the development. The PTA does however, state that should the developer funded STS not proceed, then bus service provision will be introduced as funding allows. As such, the STS route would most likely be replicated by a regular Transperth bus service. This service would be unlikely to operate at the high frequencies proposed in the STS plan. The PTA has requested amendments to be made to the Transport and Access Report to allow for the movement of (larger than STS buses) Transperth buses along the STS.

The STS is also planned to extend southwards, linking the Eglinton community to the Alkimos and Shorehaven Coastal Activity Centres and, importantly, to the Alkimos Regional Activity Centre and future rail station.

The landowners to the south have raised concerns at the varying widths of the proposed STS throughout the proposed LSP area. The City supports the STS as shown in the LSP, providing that a separate bus lane and bus priority is provided at all major junctions.

Whilst there is a possibility that the final alignment of the STS may alter and be moved closer to the coast, this is a matter that can be dealt with as an amendment to the LSP (if required) at a later date.

Administration has recommended that the STS be extended into the business area (precinct 6) to ensure that public transport will connect the proposed railway station and District Centre to the employment area within the LSP.

***Proposed Eglinton Marina and the requirement for a change to the City's District Boundary***

A portion of land that is not within the City's current district boundary (westward of the proposed Marina) has been included within both the DSP and the proposed LSP structure plan areas.

A notation was included within both the DSP and the LSP maps indicating that the area shown as extending beyond the existing Local Government Boundary (conforming with the MRS) will only become subject to the DSP/LSP once a proposed western extension to that boundary has been effected. The DSP and LSP (Part 2) further advise that the City will be undertaking the process to effect this district boundary change.

Development Planning Strategies, on behalf of the landowners, has recently requested that the City initiate the process to effect this district boundary change (refer **Attachment 5**).

The process for making changes to district boundaries is dealt with under the Local Government Act. In the case of the Eglinton Marina boundary change, the process involved requires:

- a) Council to formally endorse a proposal for a boundary change to be made to the Local Government Advisory Board (the Board) and recommend that the proposal be considered 'minor' in nature, and not one for which public submissions need to be invited;
- b) A proposal and recommendation to be submitted to the Board;



- c) The Board to consider the proposal and recommendation and if they agree that it is minor in nature, then it may proceed to recommend to the Minister for Local Government that the proposal be approved or rejected. If the Board does not agree with the recommendation about it being minor and not requiring public submissions, then it will initiate a formal inquiry into the proposal. It is not expected that a formal inquiry would be made in this particular case, so the following steps assume the proposal is minor in nature;
- d) The Board recommends to the Minister that an order be made in accordance with the proposal;
- e) The Minister recommends to the Governor that an order be made;
- f) The Governor makes an order that the boundary be changed; and
- g) The change is effected through a gazettal of the Governor's order.

In accordance with the Act, a proposal is to set out clearly the nature of the proposal and the effects of the proposal on the local government, be accompanied by a plan illustrating any proposed changes to the boundaries of a district, and to comply with any relevant regulations.

It should be noted that once the district boundary change has been effected, an amendment will then be needed to DPS 2 to change the scheme boundary to accord with the new district boundary. The DPS 2 amendment will also need to provide for Urban Development zoning of the western areas that are currently zoned Urban under the MRS (the areas reserved Parks and Recreation under the MRS will be automatically similarly reserved).

It is recommended that this process be initiated, but noting that while this will see the subject area brought within the district of the City, this does not mean that the City will be accepting the Management Orders for the Crown reserves that will ultimately be likely to be created to accommodate the future breakwater structures. On the contrary, the City will be seeking that those structures be the responsibility of the State Government.

### ***Alkimos Eglinton District Structure Plan (DSP) No. 18***

On 18 August 2009, the WAPC resolved to adopt the DSP subject to modifications. Council considered the modifications required by the WAPC at its meeting of 9 March 2010 (item PS03-03/10). At this meeting, Council resolved to accept the majority of the modifications required by the WAPC, but disagreed with those modifications relating to employment land, staging, draft WAPC policies, green links and the road network.

On 15 June 2010, the WAPC resolved to address Council's comments by amending its schedule of modifications to be generally in line with Council's comments and set of modifications. Council last considered the DSP on 24 August 2010 (PS01-08/10) and endorsed the DSP subject to the WAPC's amended schedule of modifications being made.

All of the modifications required by the WAPC have been included in a modified DSP (December 2010) that was certified by the City on 22 December 2010.

It is considered that the proposed LSP, subject to the recommended modifications in Attachments 3 and 4, is consistent with the Council endorsed DSP.

## Statutory Compliance

This Structure Plan has been processed in accordance with the requirements of DPS 2 and LPP 4.2. Clause 5.0 of LPP 4.2 provides that following advertisement of a structure plan, Council may refuse to adopt a Structure Plan and recommend the same to the Commission or resolve that the Structure Plan is satisfactory with or without modifications. Clause 5.2 of LPP 4.2 states that modifications are not required to be undertaken prior to Council forwarding the proposed Structure Plan to the Commission for adoption and certification.

It is recommended that LSP 82 be adopted with modifications, as outlined in **Attachments 3 and 4**.

Granting of a one-off delegation of authority to staff to recommend conditional approval of the proposed 43 lot subdivision and to conditionally approve a bulk earthworks application for part of the applicant's Stage 1 subdivision application area, will require Council to exercise the provisions of clause 8.6.1 of DPS 2 to grant delegated authority to do so, by Absolute Majority.

## Strategic Implications

The proposal accords with the following Outcome Objectives of the City's Strategic Plan 2006-2021 (Revised 2010):

- "1.3: Minimise impact of development on the environment*
- 1.4: Improve the quality of the built environment*
- 2.1: Increase choice and quality of neighbourhood and lifestyle options"*

## Policy Implications

The Structure Plan has been processed in accordance with the requirements of LPP 4.2 – Structure Planning.

Notwithstanding the above, it should be noted that the applicant has recently lodged a written request seeking Council's dispensation for Administration to approve its development application for bulk earthworks within a portion of its Stage 1 subdivision application (WAPC Ref: 143436) and to provide a recommendation of support to the WAPC on part of its Stage 1 subdivision application, to create 43 lots, prior to finalisation of the structure plan (refer plan included as **Attachment 9**).

This request has been submitted to overcome clause 1.2 (from the Policy Table) of LPP 4.2, which states that the City will not support an application to subdivide land and will not consider a development application in an area to be covered by an LSP, until such time as an LSP has been "agreed" under DPS 2; meaning finally adopted, signed and sealed by both Council and the WAPC.

The reasons put forward by the applicant in support of their request, are summarised as follows:

- The request for early support of the subdivision to create 43 lots, relates only to a small area of the overall Stage 1 subdivision application that has been submitted to the WAPC and will enable the creation a display village, sales centre and small number of residential lots for sale.

- The Bulk Earthworks Development Application relates to a portion of the broader Stage 1 subdivision application area and will enable preliminary earthworks to commence, without prejudicing the WAPC's ultimate decision on the Stage 1 subdivision application (or any portion thereof). Stockland will accept the risk that any earthworks undertaken at this preliminary stage may need to be revised at a later date, in response to the WAPC's subdivision approval or engineering design drawings and finished road and lot levels approved by the City.
- The area to which this request relates and the nature of the request itself, is unaffected by Administration's recommended modifications to LSP 82.
- Approval of this request will:
  - enable access to the site and extension of essential services
  - not prejudice future development outcomes
  - facilitate economic activity
  - provide for early construction of dwellings within the display village and sales area
  - ensure that critical federal government funding for the district storm water harvesting initiative is not prejudiced.
- The area the subject of the applications abuts adjacent subdivision in Shorehaven (which is currently under construction) and will enable earthworks to occur concurrently with that of the adjacent developer and prior to new residents moving into the area.
- The proposed bulk earthworks application is for bulk earthworks only (movement of soil around the site for cut-to-fill purposes) and will not involve any trenching or laying of services.
- The area in question has previously been assessed by the Environmental Protection Authority and approved by the Minister for the Environment (Ministerial Statement 150) and, as such, does not require a clearing permit. (Correspondence supporting this statement has been provided by the applicant).

Administration is in agreement with the above points and has no objection to Council granting dispensation from the aforementioned provision of LPP 4.2 in this instance, to allow Administration to provide a recommendation of conditional approval to the WAPC for the 43 lot subdivision shown on the plan included as **Attachment 9** and to grant conditional development approval for bulk earthworks within the Stage 1 subdivision application area also shown on that plan.

Council has already delegated authority to Administration to make decisions of this nature under DPS 2 and the Planning and Development Act (Delegated Authority Clause 9.3), but such delegation can only be exercised in accordance with relevant adopted Local Planning Policies (such as LPP 4.2). As such, a separate one-off delegation of authority will be required in accordance with clause 8.6.1 of DPS 2 (by Absolute Majority) to enable these applications to be processed. A recommendation to this effect is included as Recommendation 8 of this report.

## Financial Implications

The proposal to include the western part of the LSP area within the district of this City will mean that once the breakwaters are built in that area, they will also be within the district in the City of Wanneroo.

There are significant financial implications associated with the management of breakwater structures, particularly in terms of long term maintenance and possible storm damage. The State Government should be provided with early notice that the City is not prepared to assume management responsibility for any future breakwaters, but rather that the management responsibility rest with the State Government.

## **Voting Requirements**

Absolute Majority

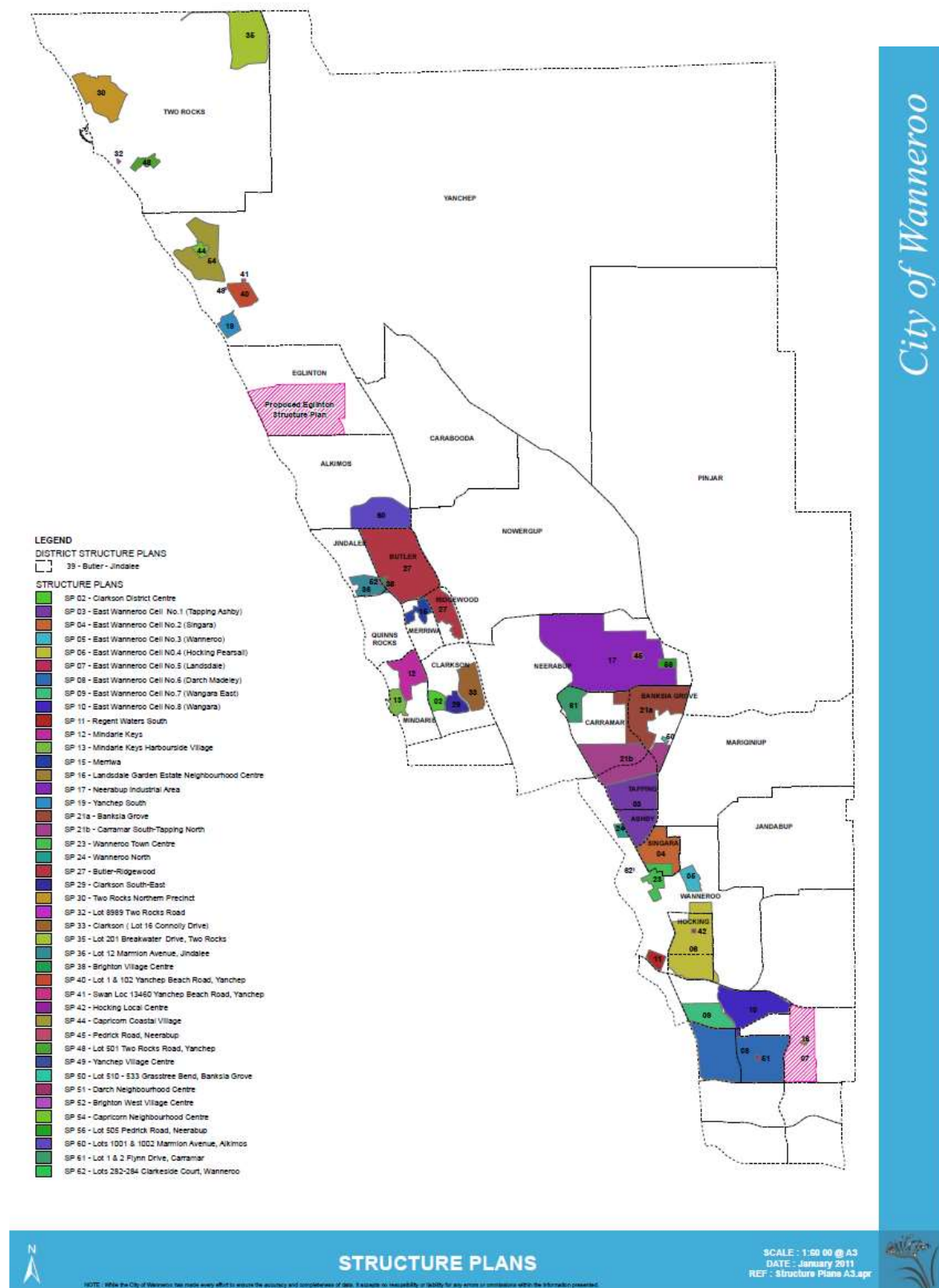
## **Recommendation**

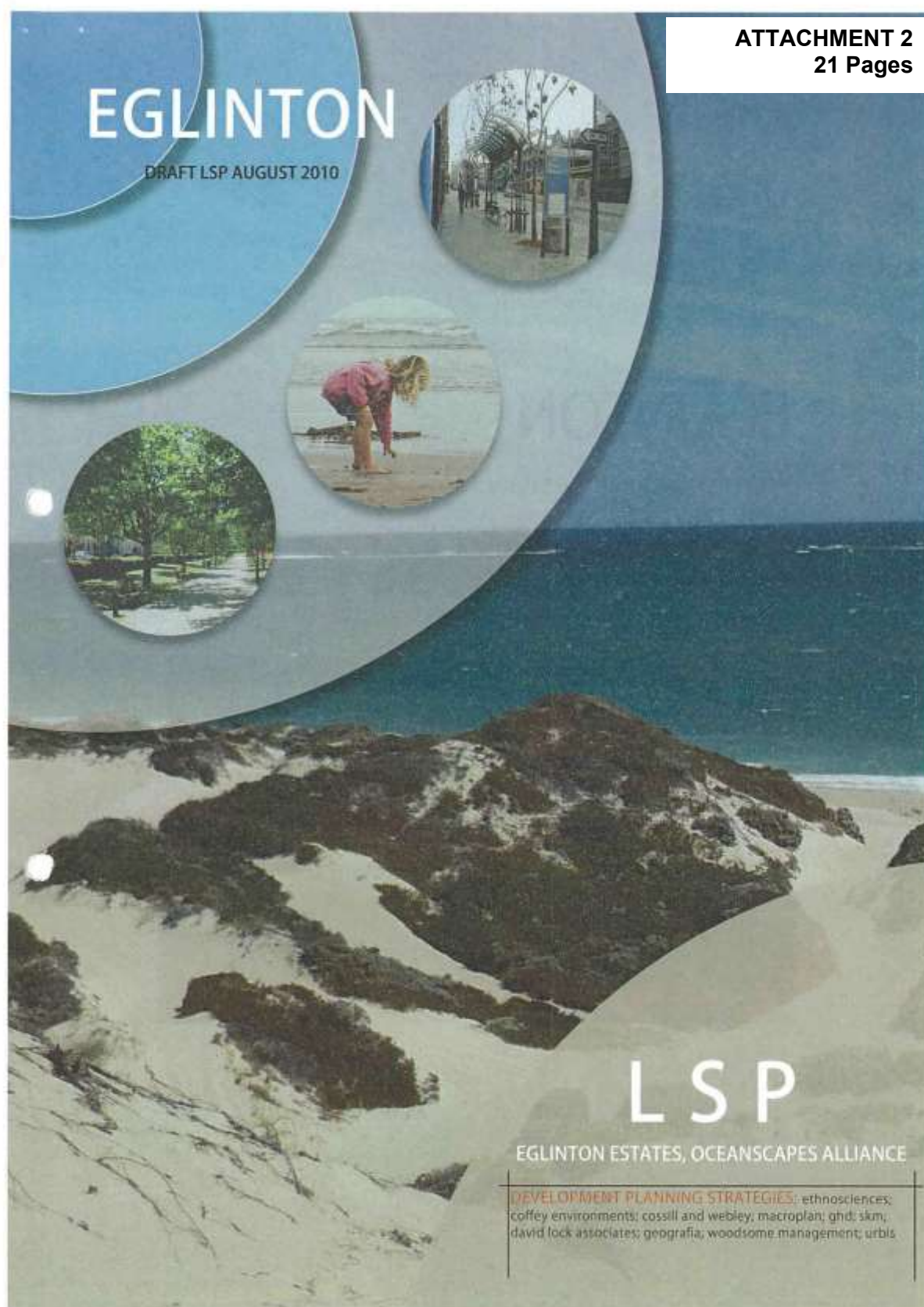
**That Council:-**

1. Pursuant to Clause 9.6.1 of the City of Wanneroo District Planning Scheme No. 2, **RESOLVE** that the Eglinton Local Structure Plan No. 82 submitted by Development Planning Strategies, on behalf of Eglinton Estates and Oceanscapes Alliance (as depicted in Attachment 1) is **SATISFACTORY**, subject to the Recommended Modifications contained in Attachments 3 and 4 being made to the satisfaction of the Director Planning and Sustainability;
2. **REFERS** the Eglinton Local Structure Plan No. 82 to the Western Australian Planning Commission for approval in accordance with Clause 9.6.1 of District Planning Scheme No. 2;
3. **ENDORSES** the Schedule of Submissions provided in Attachment 4, **FORWARDS** the Schedule of Submissions to the Western Australian Planning Commission, and **ADVISES** the submitters of its decision;
4. Pursuant to Clause 9.6.5 of the City of Wanneroo District Planning Scheme No. 2, **ADOPTS, SIGNS and SEALS** the modified Structure Plan document once certified by the Western Australian Planning Commission;
5. In accordance with section 2 of Schedule 2.1 of the Local Government Act 1995, **MAKES** a proposal to the Local Government Advisory Board, seeking that an order be made pursuant to section 2.1 of that Act, for a change to be made to the boundary of the district of the City of Wanneroo, to include the western part of the Alkimos-Eglinton District Structure Plan area and Eglinton Local Structure Plan No. 82 area which is west of the current district boundary, within the district of the City of Wanneroo, as depicted in the plans included in Attachment 5;
6. In making the proposal referred to in 5 above, **REQUESTS** that the Local Government Advisory Board deals with the proposal as being of a minor nature, pursuant to section 3 (3) of Schedule 2.1 of the Act;
7. **ADVISES** the Minister for Lands and the Minister for Transport that while Council supports the inclusion of the area referred to in 5 above within the district of the City of Wanneroo, Council is not prepared to accept management responsibility for the breakwater structures to be built in that area, which should be the responsibility of the State Government; and
8. Pursuant to Clause 8.6.1 of the City of Wanneroo District Planning Scheme No. 2, **DELEGATES BY ABSOLUTE MAJORITY** the following powers to the Manager Planning Implementation, over and above those already contained within Delegated Authority Clause 9.3:

- a) The power to provide a recommendation to the Western Australian Planning Commission for approval of the subdivision to create the 43 lots shown as the “Area for early subdivision assessment approval (43 lots)” on the plan included as Attachment 9, which forms part of the proponent’s Stage 1 subdivision application (WAPC Ref: 143436), subject to conditions deemed appropriate by that officer; and
- b) The power to grant approval to the proponent’s Development Application for Bulk Earthworks (cut-to-fill only) within the Stage 1 subdivision application (WAPC Ref: 143436) area shown as the “Revised Stage 1 Clearing and Earthworks Boundary” on the plan included as Attachment 9, subject to conditions deemed appropriate by that officer.

## ATTACHMENT 1







# EGLINTON

AGREED LOCAL STRUCTURE PLAN

STRUCTURE PLAN NO. 82

2 AUGUST 2010

**DRAFT**

THIS STRUCTURE PLAN WAS PREPARED UNDER THE PROVISIONS OF  
PART 9 OF CITY OF WANNEROO DISTRICT PLANNING SCHEME NO.2







## EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

### Preamble

Informed by the Alkimos Eglinton District Structure Plan the Eglinton Local Structure Plan has been prepared to guide subdivision and development of some 633 hectares of coastal land at Eglinton, within the City of Wanneroo.

In conveying the planning framework for the creation of an energised new community with a strong and distinct sense of place and identity, and one that truly conveys and responds to its attractive coastal environs and unique dunal landscape, the Plan reflects upon and embraces four key themes :

- Site Responsiveness
- Strong Community Building
- Connective and Accessible
- Leading Built Environment

### Project Team

The LSP has been formulated on behalf of the land owners by the following specialist consultants team:

- Woodsome Management – project management
- Development Planning Strategies – urban design, town planning
- Coffey Environments - environmental
- Cossill and Webley – engineering
- David Lock Associate – urban design
- Geografia – community
- Ethnoscience – indigenous heritage
- GHD – sustainability
- MacroPlan – economy
- Sinclair Knight Merz – transport
- Urbis - landscape

The LSP is supported by technical reports enunciating specialist studies undertaken.

### Purpose

This Structure Plan provides an overarching planning framework to guide and facilitate the development of 633 hectares of land at Eglinton for urban purposes, and has been prepared in accordance with the provisions of Part 9 of the City of Wanneroo District Planning Scheme No. 2.

The plan provides for the coordinated and integrated provision of an appropriate mix of land uses and infrastructure, necessary to create and support a strong, healthy and vibrant community, whilst delivering triple bottom line sustainability outcomes.

The Structure Plan has been submitted for endorsement by both the City of Wanneroo and the Western Australian Planning Commission.

### Design Approach

The design approach has been a rigorous multidisciplinary process with continual reflection upon the four key project themes from which have emanated Design Principles informing the design approach and considerations relating to:

- Landform
- The Environment
- Urban Structure
- Public Open Space
- Connectivity and Accessibility
- Movement Systems
- Built Form and Leading Built Environment

### Sustainability

The LSP aims to deliver triple bottom line sustainability outcomes and defines a Sustainability Strategy that outlines an implementation pathway and measures that will be taken to achieve this objective.

This Strategy focuses on four priority elements, being:

- Community Development
- Water
- Energy and Greenhouse, and
- Ecosystem Health

These have informed and guided the LSP preparation.

### Project Overview

The LSP area has been divided into six (6) precincts accommodating the following broad land uses:

- Marina Village – contemporary maritime and tourist area focused around a private Marina surrounded by highly walkable predominantly residential village.
- Marina Hinterland – predominantly residential precinct, provides for a primary school, community infrastructure and areas of amenity.
- Coastal Village – residential precinct that will incorporate a central community focal point including a Neighbourhood Activity Centre, primary school, two active sporting fields and associated clubroom facilities.
- Eglinton Hill – residential precinct that will comprise a variety of residential densities, a Neighbourhood Activity Centre, primary school and public open space area.
- District Activity Centre – a true town centre incorporating wide range of land uses including major retail, civic, entertainment, office, commercial and educational uses along with a diverse range of higher density residential.
- Employment – a mixture of service commercial, showroom, warehouse, entertainment, office and complementary business services.

The Eglinton LSP will create a framework for future development of over 7400 dwellings which will ultimately house a new coastal community in the vicinity of 16,000 people.

The LSP will incorporate a Marina, a District Activity Centre, three (3) primary schools, a wide range of housing diversity, provide for localised employment opportunities and a modern Special Transit System.



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## PARTONE

## PART ONE – STATUTORY SECTION

### 1. APPLICATION

- 1.1 This Part applies to the Eglinton Local Structure Plan, being Pippidinnny Road, Lots 1007 and 1008 Pippidinnny Road, Lot 15 Connolly Drive, Lot 16 Mitchell Freeway, Lot 2004 and Reserve 15450 Marmion Avenue, unallocated Crown Reserve, Untitled (Marina) and being all land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map.
- 1.2 Unless otherwise specified in this part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the City of Wanneroo District Planning Scheme No. 2 (the Scheme).
- 1.3 Pursuant to clauses 9.8.2 and 9.8.3 of District Planning Scheme No. 2, the provisions of this part shall apply to land contained within the Eglinton Structure Plan as follows:
  - a) the objectives, standards and requirements applicable to zones and residential design codings under the Scheme shall apply to the same extent to the areas having corresponding designations under the Structure Plan, unless specific provision is made to the contrary in this part.
  - b) any other provision, standard or requirement of this part that is not otherwise contained in the Scheme, shall apply to the land as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme;

Part 2 and 3 of this Structure Plan are for explanatory purposes only, to provide a descriptive analysis of the Structure Plan.
- 1.4 In accordance with 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 Western Australian Planning Commission (WAPC) pursuant to subclause 9.6.3 of DPS 2 or Adopted, Signed and Sealed by the Council.

### 2. OBJECTIVES

The objectives of this Structure Plan are:

- 2.1 To establish the statutory framework to progress the planning and to enable the development of a vibrant sustainable coastal community at Eglinton.
- 2.2 Community Building Objectives
  - To create a place that will initiate and support the self development of a sustained community.
  - To enable diversity and interest in the built environment.
  - To facilitate the movement and access of the community.
  - To provide the capacity for community growth and development over time by supporting adaptable and appropriate facilities and services.
  - To provide infrastructure and economic conditions that enable the community to meet as many needs as possible within Eglinton.
  - To facilitate a healthy local economy that compliments and supports the district economic growth and provides jobs to meet local needs.
  - To ensure the community are real stakeholders in the development of their community.

## 2.3 Environmental Objectives

- To create a balance between the environment and requirements of the community.
- To work with the character of the landscape to optimise density and development in a responsive manner.
- To generate diversity in the character of the place through retention and introduction/attraction of native flora and fauna.
- To apply responsible integrated water management to meet the needs of the community and support the outcomes of the District Water Management Strategy.
- To ensure appropriate built form outcomes of the community that will respond to the local environment be that climate, crime prevention, community development or promoting the use of public transport.

## 2.4 Future Proofing Objectives

- To ensure there is economic flexibility and diversity so that, over time, the community is able to both live and work in Eglinton.
- To promote design excellence and innovation in all aspects of urban design, the public realm and built form (including landscape architecture, public art and art spaces).
- To facilitate responsible and responsive governance of the area that will monitor implementation and provide indicators to measure performance of the social, economic and environmental health of Eglinton as it matures and evolves as a community.

## 3. SUBDIVISION AND DEVELOPMENT

- 3.1 Plan 1 and Tables A-I form part of the statutory provisions of this Structure Plan and prescribe the standards, requirements and prerequisites for subdivision and development in the corresponding precincts designated on the Structure Plan Map. Where any variation arises between any provision of these Plans and/or Tables and a provision of the Scheme, then the provision of the Plan and/or Table shall prevail to the extent of that variation and shall apply as an intended variation to the Scheme for the purposes of Clause 9.8.3 (f).

- 3.2 Prior to any subdivision or development being supported, the City will require:

- i) The preparation and approval of the reports, surveys, strategies and plans listed in Table I at the stage specified in that table; and
- ii) A report accompanying any application for subdivision or development that outlines the manner in which the findings and recommendations of the plans and strategies listed in Table I, will be incorporated into or addressed by the proposed subdivision or development.

Plan 1	Structure Plan Map
Table A	General Planning Requirements for Structure Plan Area
Table B-G	Planning Requirements for Precincts
Table H	Centre Floor Space Allocations
Table I	Reports, Surveys, Strategies and Plans



Table A – General Planning Requirements for Structure Plan Area

1. Structure Plan Map	1.1	Subdivision and development of land shall generally be in accordance with the Structure Plan Map.
2. Zones	2.1	Land Use permissibility within the Structure Plan area shall be in accordance with the corresponding Zone or Reserve under the Scheme except for the exclusions and additions as outlined in Tables B-G.
3. Residential Development Requirements	3.1	Residential Design Codes shall be in accordance with the ranges shown on Plan 1, the Structure Plan Map
	3.2	Subdivision and development within the Structure Plan Area shall be in accordance with a Residential Design Code Plan endorsed by the Western Australian Planning Commission.
	3.3	A Residential Design Code Plan (three copies) shall be lodged with the Western Australian Planning Commission for its endorsement, prior to or in conjunction with any application for subdivision, unless the WAPC determines that the subdivision is for one or more of the following: <ul style="list-style-type: none"> <li>1.2.1 The amalgamation of lots or part lots</li> <li>1.2.2 The consolidation of land for "superlot" purposes to facilitate land assembly for future development</li> <li>1.2.3 The purpose of allowing access and/or</li> <li>1.2.4 The facilitation and provision of services or infrastructure.</li> </ul>
	3.4	A Residential Design Code Plan shall show the specific Residential Design Coding of all lots proposed to be created by subdivision, in accordance with the Clause 3.1 of this Table.
	3.5	Following WAPC endorsement of the Residential Design Code Plan, one copy shall be retained by the Western Australian Planning Commission, one copy shall be provided to the City for retention with the Structure Plan, and one copy shall be provided to the proponent.
4. Public Open Space	4.1	Public Open Space (POS) shall be distributed generally in accordance with Plan 1; City of Wanneroo Local Planning Policies; and State Planning Policies. A minimum of ten per cent of the gross subdivisible area shall be provided as POS, either as a ten per cent land component, or as a cash in lieu provision for the development of POS in the Structure Plan area, subject to the approval of the WAPC and the Minister for Planning.

<p>5. Detailed Area Plans</p>	<p>5.1 Prior to any subdivision being supported for a particular area, the City will require:</p> <ul style="list-style-type: none"> <li>a) Detailed Area Plans (DAPs) for the following areas, consisting of all land contained within the inner edge of the line denoting the area's boundary on the Structure Plan Map: <ul style="list-style-type: none"> <li>(i) Neighbourhood Centre</li> <li>(ii) Mixed Use Zone</li> <li>(iii) R160 coded lots in the Marina Village Precinct</li> <li>(iv) Any development on land reserved for Parks and Recreation in the Marina Village Precinct.</li> </ul> </li> </ul> <p>5.2 The City will not consider planning approval within a Precinct as illustrated on the Structure Plan Map, in the absence of a DAP referred to in clause 5.1, agreed to by the City pursuant to clause 9.14 of the Scheme, unless the City is satisfied that the development is of a scale and permanence that would not prejudice the:</p> <ul style="list-style-type: none"> <li>a) design of the DAP</li> <li>b) timely provision of infrastructure and service to the area; or the</li> <li>c) development of the surrounding area in line with the Agreed Structure Plan.</li> </ul> <p>5.3 A DAP shall be advertised for a period of 28 days prior to its consideration under clause 9.14.3 of the Scheme.</p> <p>5.4 In addition to any general matters required to be included within a DAP under clause 9.14.2 of the Scheme, DAPs shall incorporate specific matters required to be included in each DAP under Tables B-G.</p>
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Table B – Planning Requirements for Precinct 1 - Marina Village

1. Detailed Area Plan	<p>1.1 In addition to any general matters required to be included within a DAP (under Table A of this Structure Plan) and Clause 9.14.2 of the Scheme, a DAP for Precinct 1, where required pursuant to clause 5.1, shall incorporate provisions and design elements addressing the following:</p> <ul style="list-style-type: none"> <li>a) interface treatment and public realm immediately adjacent to and surrounding the Marina</li> <li>b) building heights (including maximum)</li> <li>c) built form response to terrain including retaining walls and site levels</li> </ul>
2. Land Use Permissibility	<p>2.1 Land Use permissibility within Precinct 1 shall be in accordance with the corresponding Zone or Reserve under the Scheme, as shown on the Structure Plan Map except as follows:</p> <ul style="list-style-type: none"> <li>a) Grouped Dwelling and Multiple Dwelling - 'P' in areas coded R100 and/or R160</li> <li>b) Corner Store , Coffee Shop - 'D' in Residential Zone in areas adjacent to special transit system (STS) bus stops</li> <li>c) Yacht Club - 'P' in Commercial and Mixed Use Zone</li> <li>d) Marina - 'P' in Commercial and Mixed Use Zone</li> <li>e) Boat Sales - 'D' in Commercial and Mixed Use Zone</li> <li>f) Hotel - 'D' in Commercial and Mixed Use Zone</li> <li>g) Holiday Village/Resort - 'D' in Commercial and Mixed Use Zone</li> <li>h) Markets - 'D' in Commercial and Mixed Use Zone</li> <li>i) Night Club - 'D' in Commercial and Mixed Use Zone</li> <li>j) Tavern - 'D' in Commercial and Mixed Use Zone</li> </ul>

Table C – Planning Requirements for Precinct 2 – Marina Hinterland

1. Land Use Permissibility	<p>1.1 Land Use permissibility within Precinct 2 shall be in accordance with the corresponding Zone or Reserve under the Scheme, shown on the Structure Plan Map, except as follows:</p> <ul style="list-style-type: none"> <li>a) Education Establishment - 'D' in Residential Zone</li> <li>b) Corner Store, Coffee Shop - 'D' in Residential Zone in areas adjacent to STS bus stops</li> </ul>
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Table D– Planning Requirements for Precinct 3 – Coastal Village

1. Land Use Permissibility	<p>1.1 Land Use permissibility within Precinct 3 shall be in accordance with the corresponding Zone or Reserve under the Scheme, shown on the Structure Plan Map, except as follows:</p> <p>a) Corner Store , Coffee Shop, Restarant - 'D' in Residential Zone in areas adjacent to special transit system (STS) bus stops and as shown on Structure Plan Map</p> <p>b) Education Establishment - 'D' in Residential Zone</p>
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Table E – Planning Requirements for Precinct 4 – Eglinton Hill

1. Land Use Permissibility	<p>1.1 Land Use permissibility within Precinct 4 shall be in accordance with the corresponding Zone or Reserve under the Scheme, shown on the Structure Plan Map except as follows:</p> <p>a) Education Establishment - 'D' in Residential Zone</p>
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Table F – Planning Requirements for Precinct 5 – District Activity Centre

1. Structure Plan	<p>1.1 Subject to clause 9.11 of the Scheme, no subdivision (including strata or survey strata subdivision) or other development should be commenced or carried out in Precinct 5 shown as Centre Zone on the Structure Plan Map, until an Agreed Structure Plan has been prepared and adopted under the Provisions of Part 9 of the Scheme.</p>
2. Land Use Permissibility	<p>2.1 Land Use permissibility within Precinct 5 shall be determined in accordance with the provisions of the relevant Agreed Structure Plan for Precinct 5.</p>

Table G – Planning Requirements for Precinct 6 - Employment

1. Land Use Permissibility	<p>1.1 Land Use permissibility within Precinct 6 shall be in accordance with the corresponding Zone under the Scheme, shown on Structure Plan Map, except as follows:</p> <p>a) Aged or Dependant Persons Dwelling - 'X' in Business Zone</p> <p>b) Single House - 'X' in Business Zone</p> <p>c) Grouped Dwelling - 'X' in Business Zone</p> <p>d) Multiple Dwelling - 'X' in Business Zone</p> <p>e) Retirement Village - 'X' in Business Zone</p> <p>f) Smash Repair Station - 'D' in Business Zone</p> <p>g) Special Place of Assembly - 'D' in Business Zone</p> <p>h) Storage Yard - 'D' in Business Zone</p> <p>i) Transport Depot - 'D' in Business Zone</p> <p>j) Open Air Display - 'D' in Business Zone</p> <p>k) Plant Nursery - 'D' in Business Zone</p>
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Table H – Centre Floorspace Allocation for Eglinton District Activity Centre

Floorspace (GLA sqm)	Floorspace (built out)	Percentage (%)
Retail	16,412	47%
Commercial	13,838	40%
Education, Health and Community, Cultural and Recreational	4,445	13%
<b>Total</b>	<b>34,695</b>	<b>100%</b>

Centre Floorspace Allocation for Coastal Village Activity Centre

Floorspace (GLA sqm)	Floorspace (built out)	Percentage (%)
Retail	3,794	28%
Commercial	7,106	53%
Education, Health and Community, Cultural and Recreational	2,462	18%
<b>Total</b>	<b>13,362</b>	<b>100%</b>

Centre Floorspace Allocation for each of the Marmion Avenue and STS route Neighbourhood Activity Centres

Floorspace (GLA sqm)	Floorspace (built out)	Percentage (%)
Retail	2,051	78%
Commercial	575	22%
<b>Total</b>	<b>2,627</b>	<b>100%</b>



Table I – Reports, Surveys, Strategies and Plans

Documentation	Submission Stage	Approving Authority
Foreshore Management Plan	In conjunction with subdivision of land adjacent to the Foreshore	WAPC, CoW, DEC
Vegetation Management Plan	In conjunction with subdivision	WAPC, CoW
Fauna Management Plan	In conjunction with subdivision	WAPC, CoW
Local Water Management Strategy	Documented in LSP	WAPC, CoW, DoW
Urban Water Management Plan	Condition of subdivision	WAPC, CoW, DoW
Landscape Concept Plan	Documented in LSP	WAPC, CoW
Open Space Strategy	Documented in LSP	WAPC, CoW
Heritage Assessment	Documented in LSP	WAPC, CoW
Karst Investigation	Discussed in LSP and where appropriate will be further investigated as part of geotechnical investigations (condition of subdivision)	WAPC, CoW
Unexploded Ordinance	Condition of Subdivision	FESA
Local Road Network Plan	Documented in LSP, to be further refined in conjunction with subdivision	WAPC, CoW
Detailed Area Plan	Applicable areas discussed in LSP, DAPs to be prepared in conjunction with or as a condition of subdivision	CoW
Sustainability Strategy	Documented in LSP	WAPC, CoW
Community Development Plan	Documented in LSP	WAPC, CoW
Economic and Employment Strategy	Documented in LSP	WAPC, CoW
Developer Contribution Strategy	Discussed in LSP, condition of subdivision	WAPC, CoW
Servicing Plan	Discussed in LSP, condition of subdivision	WAPC, CoW
Residential Design Code Plan	In conjunction with subdivision	WAPC, CoW



PLAN 1 - STRUCTURE PLAN MAP  
EGLINTON



## CERTIFICATION OF AGREED STRUCTURE PLAN

CERTIFIED THAT AGREED EGLINTON LOCAL STRUCTURE PLAN  
WAS ADOPTED BY  
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

\_\_\_\_\_  
SIGNED FOR AND ON BEHALF OF THE  
WESTERN AUSTRALIAN PLANNING COMMISSION

\_\_\_\_\_  
AN OFFICER OF THE COMMISSION DULY AUTHORISED  
BY THE COMMISSION PURSUANT TO SECTION 57 OF THE WESTERN AUSTRALIAN  
PLANNING COMMISSION ACT 1985 FOR THAT PURPOSE, IN PRESENCE OF:

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
DATE

AND BY

RESOLUTION OF THE CITY OF WANNEROO ON

\_\_\_\_\_  
AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT TO  
THE COUNCIL'S RESOLUTION HERETO AFFIXED IN THE PRESENCE OF:

\_\_\_\_\_  
MAYOR, CITY OF WANNEROO

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER, CITY OF WANNEROO

\_\_\_\_\_  
DATE



**ATTACHMENT 3**  
**16 Pages**

## PART ONE – STATUTORY SECTION

### 1. APPLICATION

- 1.1 This Part applies to the Eglinton Local Structure Plan, being Pippidinnny Road, Lots 1007 and 1008 Pippidinnny Road, Lot 15 Connolly Drive, Lot 16 Mitchell Freeway, Lot 2004 and Reserve 15450 Marmion Avenue, unallocated Crown Reserve, Untitled (Marina) and being all land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map.
- 1.2 Unless otherwise specified in this part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the City of Wanneroo District Planning Scheme No. 2 (the Scheme).
- 1.3 Pursuant to clauses 9.8.2 and 9.8.3 of ~~District Planning the Scheme No. 2~~, the provisions of this part shall apply to land contained within the Eglinton Structure Plan as follows:
  - a) the objectives, standards and requirements applicable to zones and residential design codings under the Scheme shall apply to the same extent to the areas having corresponding designations under the Structure Plan, unless specific provision is made to the contrary in this part.
  - b) any other provision, standard or requirement of this part that is not otherwise contained in the Scheme, shall apply to the land as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme;
  - c) Part 2 and 3 of this Structure Plan are for explanatory purposes only, to provide a descriptive analysis of the Structure Plan.
- 1.4 In accordance with 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 Western Australian Planning Commission (WAPC) pursuant to subclause 9.6.3 of ~~DPS 2 the Scheme~~ or Adopted, Signed and Sealed by the Council.

### 2. OBJECTIVES

The objectives of this Structure Plan are:

- 2.1 To establish the statutory framework to progress the planning and to enable the development of a vibrant sustainable coastal community at Eglinton.
- 2.2 Community Building Objectives
  - To create a place that will initiate and support the self development of a sustained community.
  - To enable diversity and interest in the built environment.
  - To facilitate the movement and access of the community.
  - To provide the capacity for community growth and development over time by supporting adaptable and appropriate facilities and services.
  - To provide infrastructure and economic conditions that enable the community to meet as many needs as possible within Eglinton.
  - To facilitate a healthy local economy that complements and supports the district economic growth and provides jobs to meet local needs.
  - To ensure the community are real stakeholders in the development of their community.

### 2.3 Environmental Objectives

- To create a balance between the protection of the environment and other requirements of the community.
- To work with the character of the landscape to optimise density and development in a responsive manner and to maximise the retention of the original landform.
- To generate diversity in the character of the place through retention and introduction/attraction of native flora and fauna.
- To apply responsible integrated water management to meet the needs of the community and support the outcomes of the District Water Management Strategy.
- To ensure appropriate built form outcomes of the community that will respond to the local environment be that climate, crime prevention, community development or promoting the use of public transport.

### 2.4 Future Proofing Objectives

- To ensure there is economic flexibility and diversity so that, over time, the community is able to both live and work in Eglinton.
- To promote design excellence and innovation in all aspects of urban design, the public realm and built form (including landscape architecture, public art and art spaces).
- To facilitate responsible and responsive governance of the area that will monitor implementation and provide indicators to measure performance of the social, economic and environmental health of Eglinton as it matures and evolves as a community.

## SUBDIVISION AND DEVELOPMENT

- 3.1 Plan 1 and Tables A-IL form part of the statutory provisions of this Structure Plan and prescribe the standards, requirements and prerequisites for subdivision and development in the corresponding precincts designated on the Structure Plan Map. Where any variation arises between any provision of these Plans and/or Tables and a provision of the Scheme, then the provision of the Plan and/or Table shall prevail to the extent of that variation and shall apply as an intended variation to the Scheme for the purposes of Clause 9.8.3 (f).

- 3.2 Subdivision and development within the Structure Plan Area is to comply with the requirements of Statement of Planning Policy 2.6: State Coastal Planning and WAPC Position Statement – State Planning Policy No. 2.6, State Coastal Planning Policy, Schedule 1, Sea Level Rise.

- 3.23 Prior to any subdivision or development being supported, the City will require:

- i) The preparation and approval of the reports, surveys, strategies and plans listed in Table I at the stage specified in that table; and
- ii) A report accompanying any application for subdivision or development that outlines the manner in which the findings and recommendations of this Structure Plan, the completed plans and strategies listed in Table I; and the plans and strategies appended to this Structure Plan (Part 3), will be incorporated into or addressed by the proposed subdivision or development.

Plan 1 Structure Plan Map

Table A General Planning Requirements for Structure Plan Area

Table B-G Planning Requirements for Precincts

Table H Centre Floor Space Allocations

Table I Reports, Surveys, Strategies and Plans

Table J Strategic Public Open Space Schedule

Table K Developer Contributions Arrangement

Table L Land Use Definitions



Table A – General Planning Requirements for Structure Plan Area

1. Structure Plan Map	<p>1.1 <del>1.1</del> Subdivision and development of land shall generally be in accordance with the Structure Plan Map.</p> <p>1.2 <u>Where the provisions of the Structure Plan are inconsistent with any environmental approvals issued by the State or Federal Government, the LSP shall be amended to ensure consistency.</u></p>
2. <u>ZonesUse Class Permissibility</u>	<p>2.1 Land Use permissibility within the Structure Plan area shall be in accordance with the corresponding Zone or Reserve under the Scheme except for the exclusions and additions as outlined in Tables B-G.</p>
3. Residential Development Requirements	<p>3.1 Residential Design Codes shall be in accordance with the ranges shown on Plan 1, the Structure Plan Map <u>and located as follows:</u></p> <p><u>3.1.1: High densities (R80-R160) will generally be provided within 800 metres of the Coastal Village and District Activity Centre.</u></p> <p><u>3.1.2 Medium densities (R30-R60) will generally be provided within 400 metres of neighbourhood activity centres, in areas of high amenity, including within 250 metres of POS, and along public transport routes, including within 400 metres of the STS route, as well as in other suitable locations to promote diversity of housing product and housing affordability.</u></p> <p><u>3.1.3 Lower densities (R20-R25) will generally be provided elsewhere</u></p> <p>3.2 Subdivision and development within the Structure Plan Area shall be in accordance with a Residential Design Code Plan endorsed by the Western Australian Planning Commission.</p> <p>3.3 A Residential Design Code Plan (three copies) shall be lodged with the Western Australian Planning Commission for its endorsement, <del>prior to or</del> in conjunction with any application for subdivision, unless the WAPC determines that the subdivision is for one or more of the following:</p> <p>1.2.1 The amalgamation of lots or part lots</p> <p>1.2.2 The consolidation of land for "superlot" purposes to facilitate land assembly for future development</p> <p>1.2.3 The purpose of allowing access and/or</p> <p>1.2.4 The facilitation and provision of services or infrastructure.</p> <p>3.4 A Residential Design Code Plan shall show the specific Residential Design Coding of all lots proposed to be created by subdivision, in accordance with <del>the</del> Clause 3.1 of this Table.</p> <p>3.5 Following WAPC endorsement of the Residential Design Code Plan, <u>the Residential</u></p>



~~eDesign Code Plan shall become part of Part 1 of this Structure plan;~~ one copy shall be retained by the Western Australian Planning Commission, one copy shall be provided to the City for retention with the Structure Plan, and one copy shall be provided to the proponent.

4. Public Open Space

- 4.1 Public Open Space (POS) shall be distributed generally in accordance with Plan 1 ~~and Table J of this Structure plan;~~ City of Wanneroo Local Planning Policies; and State Planning Policies. A minimum of ten per cent of the gross subdivisible area shall be provided as POS, either as a ten per cent land component, or as a cash in lieu provision for the development of POS in the Structure Plan area, subject to the approval of the WAPC and the Minister for Planning.

## 5. Detailed Area Plans

- 5.1 Prior to any subdivision being supported for a particular area, the City will require;
- a) Detailed Area Plans (DAPs) for the following areas, consisting of all land contained within the inner edge of the line denoting the Detailed Area Plan area's boundary on the Structure Plan Map:
    - a)(i) Marmion Avenue Neighbourhood Centre
    - b)(ii) Mixed-Use Zone STS Route Neighbourhood Centre
    - c)(iii) Coastal Village Activity Centre
    - d) Local Centres R160 coded lots in the Marina Village Precinct
  - (iv) Any development on land reserved for Parks and Recreation in the Marina Village Precinct.
- 5.2 The City will not support subdivision and will not consider planning approval within the areas listed in 5.1 above a Precinct as illustrated on the Structure Plan Map, in the absence of a DAP referred to in clause 5.1, agreed to by the City pursuant to clause 9.14 of the Scheme, unless the City is satisfied that the subdivision or development is of a scale and permanence that would not prejudice the:
- a) design of the DAP
  - b) timely provision of infrastructure and service to the area; or the
  - c) development of the surrounding area in line with the Agreed Structure Plan.
- 5.3 A DAP shall be advertised for a period of 28 days prior to its consideration under clause 9.14.3 of the Scheme.
- 5.4 In addition to any general matters required to be included within a DAP under clause 9.14.2 of the Scheme, DAPs shall incorporate specific matters required to be included in each DAP under Tables B-G.

Table B – Planning Requirements for Precinct 1 - Marina Village

1. Detailed Area Plan	1.1	In addition to any general matters required to be included within a DAP (under <del>Table A of this Structure Plan</del> ) and Clause 9.14.2 of the Scheme, a DAP for <u>the Coastal Village Activity Centre Precinct-1</u> , where required pursuant to clause 5.1, shall incorporate provisions and design elements addressing the following: <ul style="list-style-type: none"> <li>a) interface treatment and public realm immediately adjacent to and surrounding the Marina</li> <li>b) building heights (including maximum)</li> <li>c) built form response to terrain including retaining walls and site levels</li> </ul>
2. Land Use Class Permissibility	2.1	Land Use permissibility within Precinct 1 shall be in accordance with the corresponding Zone or Reserve under the Scheme, as shown on the Structure Plan Map except as follows: <ul style="list-style-type: none"> <li>a) Grouped Dwelling and Multiple Dwelling - 'P' in areas coded R100 and/or R160</li> <li>b) Corner Store , Coffee Shop* - 'D' in Residential Zone in areas adjacent to special transit system (STS) bus stops</li> <li>c) Yacht Club* - 'P' in Commercial and Mixed Use Zone</li> <li>d) Marina* - 'P' in Commercial and Mixed Use Zone</li> <li>e) Boat Sales* - 'D' in Commercial and Mixed Use Zone</li> <li>f) Hotel - 'D' in Commercial and Mixed Use Zone</li> <li>g) Holiday Village/Resort - 'D' in Commercial and Mixed Use Zone</li> <li>h) Market (<u>Retail</u>s) - 'D' in Commercial and Mixed Use Zone</li> <li>i) <del>Night Club</del> - 'D' in Commercial and Mixed Use Zone</li> <li>j) <del>Tavern</del> - 'D' in Commercial and Mixed Use Zone</li> </ul> <p>* Land use definitions included in Table L</p>

Table C – Planning Requirements for Precinct 2 – Marina Hinterland

1. Land Use Class Permissibility	1.1	Land Use permissibility within Precinct 2 shall be in accordance with the corresponding Zone or Reserve under the Scheme, shown on the Structure Plan Map, except as follows: <ul style="list-style-type: none"> <li>a) Education Establishment - 'D' in Residential Zone <u>in areas shown as 'Primary School' on the Part 1 – Structure Plan Map only</u></li> <li>b) Corner Store, Coffee Shop - 'D' in Residential Zone in areas <u>adjacent to STS bus stops shown as 'Local Centre' on the Part 1 - Structure Plan Map.</u></li> </ul>
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Table D– Planning Requirements for Precinct 3 – Coastal Village

1. Detailed Area Plan	<p>1.1 In addition to any general matters required to be included within a DAP under Clause 9.14.2 of the Scheme, a DAP for the STS Route Neighbourhood Centre, where required pursuant to clause 5.1, shall incorporate provisions and design elements addressing the following:</p> <ul style="list-style-type: none"> <li>a) interface treatments, public open space and public realm immediately adjacent to and surrounding the Neighbourhood Centre</li> <li>b) built form response to terrain including retaining walls and site levels</li> </ul>
21. Land Use Class Permissibility	<p>21.1 Land Use permissibility within Precinct 3 shall be in accordance with the corresponding Zone or Reserve under the Scheme, shown on the Structure Plan Map, except as follows:</p> <ul style="list-style-type: none"> <li>a) Corner Store , Coffee Shop, Restaurant - 'D' in Residential Zone in areas shown as 'Local Centre' on the Part 1 - Structure Plan Map only.</li> <li>adjacent to special transit system (STS) bus stops and as shown on Structure Plan Map</li> <li>b) Education Establishment - 'D' in Residential Zone in areas shown as 'Primary School' on the Part 1 – Structure Plan Map only</li> </ul>

Table E – Planning Requirements for Precinct 4 – Eglinton Hill

1. Detailed Area Plan	<p>1.1 In addition to any general matters required to be included within a DAP under Clause 9.14.2 of the Scheme, a DAP for the Marmion Avenue Neighbourhood Centre, where required pursuant to clause 5.1, shall incorporate provisions and design elements addressing the following:</p> <ul style="list-style-type: none"> <li>a) interface treatment, public open space and public realm immediately adjacent to and surrounding the Neighbourhood Centre</li> <li>b) built form response to terrain including retaining walls and site levels</li> </ul>
12. Land Use Class Permissibility	<p>1.1 Land Use permissibility within Precinct 4 shall be in accordance with the corresponding Zone or Reserve under the Scheme, shown on the Structure Plan Map except as follows:</p> <ul style="list-style-type: none"> <li>a) Education Establishment - 'D' in Residential Zone in areas shown as 'Primary School' on the Part 1 – Structure Plan Map only</li> <li>b) Corner Store , Coffee Shop, Restaurant - 'D' in Residential Zone in areas shown as 'Local Centre' on the Part 1 - Structure Plan Map only.</li> </ul>

Table F – Planning Requirements for Precinct 5 – District Activity Centre

1. Structure Plan	1.1 Subject to clause 9.11 of the Scheme, no subdivision (including strata or survey strata subdivision) or other development should be commenced or carried out in Precinct 5 shown as Centre Zone on the Structure Plan Map, until an Agreed Structure Plan has been prepared and adopted under the Provisions of Part 9 of the Scheme.
2. Land Use Class Permissibility	2.1 Land Use permissibility within Precinct 5 shall be determined in accordance with the provisions of the relevant Agreed Structure Plan for Precinct 5.

Table G – Planning Requirements for Precinct 6 - Employment

1. Land-Use Class Permissibility	<p data-bbox="446 356 1394 448">1.1 Land Use permissibility within Precinct 6 shall be in accordance with the corresponding Zone under the Scheme, shown on Structure Plan Map, except as follows:</p> <ul style="list-style-type: none"> <li data-bbox="510 459 1228 492">a) Aged or Dependant Persons Dwelling - 'X' in Business Zone</li> <li data-bbox="510 492 973 526">b) Single House - 'X' in Business Zone</li> <li data-bbox="510 526 1021 560">c) Grouped Dwelling - 'X' in Business Zone</li> <li data-bbox="510 560 1005 593">d) Multiple Dwelling - 'X' in Business Zone</li> <li data-bbox="510 593 1021 627">e) Retirement Village - 'X' in Business Zone</li> <li data-bbox="510 627 1053 660">f) Smash Repair Station - 'D' in Business Zone</li> <li data-bbox="510 660 1101 694">g) Special Place of Assembly - 'D' in Business Zone</li> <li data-bbox="510 694 957 728">h) Storage Yard - 'D' in Business Zone</li> <li data-bbox="510 728 989 761">i) Transport Depot - 'D' in Business Zone</li> <li data-bbox="510 761 1005 795">j) Open Air Display - 'D' in Business Zone</li> <li data-bbox="510 795 973 828">k) Plant Nursery - 'D' in Business Zone</li> </ul>
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Table H – Centre Floorspace Allocation for  
Eglinton District Activity Centre

Floorspace (GLA sqm)	<u>Minimum Net Lettable Area to be demonstrated (square metres) Floorspace (built out)</u>	<u>Percentage (%) Maximum Net Lettable Area (square metres)</u>
Retail	16,412N/A	16,41247%17,220
<u>Commercial Mix of landuse</u>	13,838 20,943	40%N/A

Centre Floorspace Allocation for Coastal Village Activity Centre

Floorspace (GLA sqm)	<u>Minimum Net Lettable Area to be demonstrated (square metres) Floorspace (built out)</u>	<u>Maximum Net Lettable Area (square metres) Percentage (%)</u>
Retail	3,794N/A	28%3,794
<u>Mix of landuse Commercial</u>	7,106	53%N/A

Centre Floorspace Allocation for each of the Marmion Avenue and STS route Neighbourhood Activity Centres

Floorspace (GLA sqm)	<u>Minimum Net Lettable Area to be demonstrated (square metres) Floorspace (built out)</u>	<u>Maximum Net Lettable Area (square metres) Percentage (%)</u>
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Retail	2,051 N/A	78% 2,051 1,313
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Mix of landuse Commercial	575 237	22% N/A
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#### STS Route Neighbourhood Centres

<u>Floorspace (GLA sqm)</u>	<u>Minimum Net Lettable Area to be demonstrated (square metres)</u>	<u>Maximum Net Lettable Area (square metres) Percentage (%)</u>
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Retail	N/A	2,051 1,313
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Mix of landuse	575	N/A
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Table I – Reports, Surveys, Strategies and Plans

Foreshore Management Plan	In conjunction with subdivision of land adjacent to the Foreshore	WAPC, CoW, DEC
Vegetation Management Plan	In conjunction with subdivision	WAPC, CoW
Fauna Management Plan	In conjunction with subdivision	WAPC, CoW
Local Water Management Strategy	Documented in LSP	WAPC, CoW, DoW
Urban Water Management Plan	Condition of subdivision	WAPC, CoW, DoW
Landscape Concept Plan	Documented in LSP	WAPC, CoW
Open Space Strategy	Documented in LSP	WAPC, CoW
Heritage Assessment	Documented in LSP	WAPC, CoW
Karst Investigation	Discussed in LSP and where appropriate will be further investigated as part of geotechnical investigations (Condition of subdivision)	WAPC, CoW
Unexploded Ordinance	Condition of Subdivision	FESA

Local Road Network Plan	Documented in LSP, to be further refined in conjunction with subdivision	WAPC, CoW
Detailed Area Plan	Applicable areas discussed in LSP, DAPs to be prepared in conjunction with or as a condition of subdivision	CoW
Sustainability Strategy	Documented in LSP	WAPC, CoW
Community Development Plan	Documented in LSP	WAPC, CoW
Economic and Employment Strategy	Documented in LSP	WAPC, CoW
Developer Contribution Strategy Arrangement	Discussed in LSP, Condition of subdivision	WAPC, CoW
Servicing Plan	Discussed in LSP, Condition of subdivision	WAPC, CoW
Residential Design Code Plan	In conjunction with subdivision	WAPC, CoW

Table J – Strategic Public Open Space Schedule

<u>Strategic POS site</u>	<u>Minimum Size (hectares)</u>
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<u>A</u>	
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<u>B</u>	
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<u>C</u>	
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<u>D</u>	
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<u>R</u>	
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Total

Table K – Developer Contributions Arrangements

Table L – Land use definitions

<u>Use Class</u>	<u>Land Use Definitions</u>
<u>Coffee Shop</u>	
<u>Yacht Club</u>	
<u>Marina</u>	
<u>Boat Sales</u>	

1	Department of Education (DoE)			<b>ATTACHMENT 4 57 Pages</b>
		Number of Primary School Sites		
1.1		<p>An initial submission indicated that there appeared to be an under provision of primary school sites within the LSP. The DoE subsequently sought further information from the applicant in relation to the dwelling yield with recalculations indicating a projected 6,290 dwellings rather than the 7,500 indicated in the structure plan (Part 2).</p> <p>As such, the DoE advised that the three primary school sites identified in the structure plan would be sufficient to cater for the re-calculated dwelling yield.</p> <p>The DoE did qualify this response by requesting it being given the opportunity to reassess and re-evaluate its requirements against actual dwelling and lot yield capacity for each precinct as the structure plan is refined.</p>	<p>Noted.</p> <p>The text within Part 2 of the proposed LSP will be corrected.</p> <p>In relation to the request of the DoE to be provided with the opportunity of reassessing and re-evaluating its requirements, this request is not considered feasible as the structure plan provision for primary school sites is to be determined at this stage of the process, not at future subdivision stages.</p>	<p><u>Modify</u> Section 6.3 : Population Projections (Part 2), page 112 to replace the figure 7,500 with 6,290.</p> <p><u>Modify</u> Section 6.3: Population Projections (Part 2), Table 6, page 112 to recalculate population projections to correspond with the new projection figure of 6,290.</p>
1.2		<p>The DoE also indicated that any provision for private schools within the Structure Plan would be in addition to the public schools required and not in place of one of them.</p>	<p>The proponent contends that estimates provided by Geografia as part of the DSP and LSP indicate that a total of three primary schools would be sufficient for the local population</p>	<p><u>Modify</u> the Community Development Plan, Section 3.1: Education by deleting the words “(with one potentially being a private school)” from the following sentence:  <i>“At build out, the LSP will have three primary schools (with one potentially being</i></p>

			area. This matter needs to be resolved between the DoE and the proponent and the text amended as appropriate.	<i>a private school)</i> ".
2	Department of Indigenous Affairs (DIA)			
		Aboriginal Heritage Management Plan (AHMP)		
2.1		The DIA agrees with the recommendation in the Heritage Report (Appendix 8) that an AHMP be prepared so that there are procedures in place for dealing with the potential for the discovery of burials and cultural material during development.	Noted. This requirement can be a condition of subdivision.	No change.
3	Woodsome Management P/L			
3.1		Woodsome Management P/L indicated their support of the LSP and that the LSP responds to the content and intentions of the Alkimos Eglinton District Structure Plan.	Noted.	No change.
4	Water Corporation			
		Yanchep Main Sewer		
4.1		The Eglinton area is ultimately to be connected to the Corporation's reticulated wastewater service by way of the	Agreed. The text relating to provision for Sewerage and the Alkimos Waste Water Treatment Plant	<u>Modify</u> Section 3.12.3 (Part 2) to include the following text: <i>"Provision will be made to accommodate the final alignment and protection of the</i>



		future Yanchep Sewer main, a large volume gravity main which traverses the LSP area and connects to the Alkimos Wastewater Treatment Plan (expected to be commissioned for service later this year). Reference to an acknowledgement for the need for the final alignment of the main to be appropriately located and protected should be made within the LSP report.	(AWWTP) is within Part 2 of the proposed LSP and additional text will be included to acknowledge the final alignment and protection of the main within the LSP area.	<i>proposed Yanchep Sewer Main”.</i>
4.2		Eglinton Groundwater Bore Sites The Corporation is currently finalising its planning of the Eglinton Water Source Borefield, which will involve modifying the location of the bore sites shown within the Engineering Servicing Report (Appendix 4) of the LSP. The final bore site locations will be confirmed once the Corporation has received final technical studies, however, until such time, the sites depicted on the plan provided ( <b>Attachment 6</b> ) and their associated 300m Wellhead Protection Zones should be reflected on the proposed LSP and text within the accompanying report modified to suit.	Agreed. The bore site locations are shown within the Engineering Servicing Report (Appendix 4) prepared by Cossill and Webley (July 2010). The text and map will be amended to reflect the modified bore sites.	<u>Modify</u> Section 6.01 of Appendix 4: Engineering Service Report, page 13 as follows: Replace the following text: <i>“Preliminary Water Corporation planning indicates up to four groundwater bore sites located on the western side of the old Marmion Avenue alignment in the Eglinton LSP area (refer Figure 6)”</i> With <i>“Preliminary Water Corporation planning indicates up to three groundwater bore sites in the Eglinton LSP area (refer Figure 6)”</i> .  <u>Modify</u> Figure 6 of Appendix 4: Engineering Service Report to show proposed Water Corporation groundwater bore sites and their associated 300m wellhead protection zones as indicated on plan supplied by the Water Corporation and attached to this

				report ( <b>Attachment 6</b> ).
5	Public Transport Authority (PTA)			
		Special Transit System (STS)		
5.1		<p>The PTA is supportive of the initiative of the developers in pursuing the STS, which would see the introduction of a high quality, high frequency, prioritised, public transport route at an early stage of the development. The PTA does, however, state that should the developer funded STS not proceed, then bus service provision will follow business as usual and services will be introduced as funding allows. As such, the STS route would most likely be replicated by a regular Transperth bus service, however, it will be unlikely to operate at the high frequencies proposed in the STS plan. The public transport network shown in the Transport and Access Report (Appendix 3, Fig 2.2) has been amended to show the proposed bus route numbers and to indicate more clearly that all bus routes would terminate at Eglinton and Alkimos stations. All roads to be used by</p>	<p>Noted.</p> <p>The portion of the STS route nominated as a possible future Transperth Bus road (Section from Marmion Avenue to the future Railway) as shown in Attachment 6, is to be constructed to a standard that would facilitate PTA transport if required in the future.</p>	<p><u>Modify</u> Appendix 3: Transport and Access Report, Figure 2.2, page 13, to reflect the Transperth Bus Route to be provided from Marmion Avenue to the Eglinton Rail Station (as shown in <b>Attachment 7</b>) and include the following notation:</p> <p><i>“All roads proposed to be used by Transperth bus services are to be designed in accordance with the specifications of the Public Transport Authority”.</i></p>

		bus services, as shown in the amended plan ( <b>Attachment 7</b> ) are to be designed in accordance with the specifications of the PTA.		
5.2		<p>Noise Considerations</p> <p>Noise policies developed need to be consistent with PTA policy. In the construction and operation of railways, the PTA is mindful of noise issues, however, implementing restrictive practice can be costly and result in construction being postponed, or railways being realigned. Impacts on operations can also impact the business case for a railway.</p>	<p>Noted.</p> <p>An acoustic report prepared by Herring Storer Acoustics (August 2010) considers the requirements of State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning (SPP 5.4) and provides several recommendations. These include notifications on titles required for those residential lots located adjacent to the railway line, notifications on titles and a ‘quiet house’ design required for the first row of residences (ground floor) located adjacent to Marmion Avenue, Mitchell Freeway and Eglinton Drive.</p> <p>The recommendations outlined in the proposal can be considered at future structure planning stage (Centre Zones), Detailed Area Plan formulation and/or at future subdivision stage. However, reference to the LSP meeting the objectives/guidelines of SPP 5.4</p>	<p>Add the following text to Section 5.1; Sustainability, Ecosystems and Health table of objectives (Part 2, page 82) as follows:</p> <p>“Objective: <i>To protect people from unreasonable levels of transport noise by establishing a standardised set of criteria to be used in the assessment of proposals</i>”.</p> <p>“Strategy/LSP Response: <i>Ensure development complies with the requirements of SPP 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning and incorporates the recommendations outlined in the Acoustic Assessment Report prepared by Herring Storer Acoustics dated August 2010</i>”.</p> <p>Modify Clause 3.2.17 (Part 2) and 5.6.3 (Part 2, page 101) to delete the words “Noise Considerations” and insert the title “Road and Rail Transport Noise and Freight Considerations in Land Use Planning” when referring to SPP 5.4.</p>

			should be reinforced in Part 2 of the LSP documentation. In addition, it is noted that Clause 3.2.17 (Part 2) incorrectly indicates that the title of SPP 5.4 is "Noise Considerations".	
5.3		Phasing of Station Development The PTA currently has no position on the phasing of station development or a position on the expected date for the construction of the additional rail links to Alkimos, Eglinton or Yanchep.	Noted. Clause 3.11.1 'Public Transport' (Part 2), indicates that the order in which stations will be established will be Alkimos Regional Centre, Eglinton District Centre and potentially Alkimos with these assumptions based on discussions held between the applicant and Transperth. The PTA has indicated it has no position on the phasing of station development and therefore the reference should be removed. Clause 3.14 'Connectivity Opportunities' (Part 2) indicates that the PTA's most recent position is that rail service extensions to Yanchep are likely to occur within the next 5-7 years. Again, this reference to the PTA's position should be removed from the text.	<u>Delete</u> the following text from Clause 3.11.1 'Public Transport' (Part 2) page 58: <i>"It is anticipated that establishment of stations would proceed in this order of priority".</i> and <i>"These assumptions reflect discussions with Transperth held in February 2010 and follow up advice received in July 2010".</i>  <u>Delete</u> the following text from Clause 3.14 'Connectivity Opportunities' (Part 2) page 67: <i>"PTA's most recent position has identified that the rail service extension to Yanchep will likely occur within the next 5-7 years and as such would provide strong regional connectivity for the future residents of Eglinton".</i>
		Park and Ride Facilities at Eglinton Station		
5.4		Park and Ride facilities will be required at Eglinton Station. An	Agreed. Whilst the STS service may	<u>Modify</u> Structure Plan Map (Part 1) and corresponding maps to show increased

		area of 3 hectares should be set aside for the construction of parking facilities. In addition, land should be made available for bus access, bus station facilities and additional width in the rail reserve to allow for the station itself. If this is not made available, the PTA may need to locate the station at an alternative location.	reduce the requirements for a 'park and ride' transfer to the rail network, an appropriate area should be set aside and additional width in rail reserve provided at this stage to ensure the criteria required for the station to be located in this central position is satisfied.	width in rail reserve area to allow for bus access, bus station facilities and the station itself.  Replace the following text from Clause 3.14 'Connectivity Opportunities' (Part 2) page 67: <i>"The proposed STS service will reduce the requirements for 'park and ride' transfer to the rail network".</i> With <i>"Whilst the proposed STS service may reduce the requirements for 'park and ride' transfer to the rail network, land has been reserved for the establishment of park and ride facilities".</i> <u>Delete</u> the following text from Clause 3.14 'Connectivity Opportunities' (Part 2) page 67: <i>"Other 'kiss and ride' and 'park and ride' stations outside of the district and regional centre can cater for residents who will drive to rail station"s.</i>
		Land Use Budget		
5.6		Table 5, Land Use Budget should also include Bus Station and facilities, bus and car access as well as park and ride and kiss and ride facilities.	Agreed. Table 5 (Part 2) page 111 should be amended to clearly reflect the area allocated to these uses. The Centre Structure Plan for Precinct 4 will need to allow for the additional land required for car parking and bus facilities.	<u>Modify</u> Table 5 - Land Use Budget to include the area to be allocated to Bus Station and facilities, bus and car access and park and ride and kiss and ride facilities. This area should be a minimum of 3 hectares.
		DPI Railway Review		
5.7		The review previously undertaken	Noted.	No change.



		by GHD on behalf of the Department for Planning and Infrastructure was an initial planning study only and does not have any Government Status.	An MRS amendment was initiated by WAPC in March 2010 showing the revised alignment to the railway line, as depicted in the report by GHD. This is currently awaiting advertising. As such, it is considered that inclusion of this information within the text is reasonable.	
6	Development Planning Strategies (DPS)	Request on behalf of owners for modifications as detailed below – a map showing the five requested modifications is included as <b>Attachment 8</b> .		
		Modified Density Range in Precinct 3		
6.1		A request to increase the currently proposed R25-R40 range in Precinct 3 to R25-R60 to allow a greater diversity of product range in what is likely to be Stage 1 of the development.	Agreed. Department of Planning (DoP) has in the past expressed a desire to have a broader density range.	<u>Modify</u> Structure Plan Map (Part 1) to reflect density range in Precinct 3 from R25-R40 to R25-R60 as detailed in Attachment 7 (1).
		Primary School Location		
6.2		The proponent has requested to swap the location of the primary school site in relation to the adjacent co-located facilities site in Precinct 3. This will provide better relationship to the Neighbourhood Activity Centre on the opposite side of the road and will activate the area and allow greater synergies.	Agreed. The switching of the primary school location and the strategic open space areas would have minimal impact on the connectivity between the two spaces. It should be noted, however, that the configuration and area of the open space meets the open space requirements (ie, no reduction in	<u>Modify</u> Structure Plan (Part 1), corresponding plans in Part 2 and Appendices to reflect alternate position of School site and open space area in Precinct 3 as detailed in <b>Attachment 8</b> (2):  <u>Delete</u> the notation <i>“Location of Primary School/Playing Fields indicative only. The exact configuration (location of the school in relation to the sporting facilities) will be further investigated</i>

			size)	<i>and refined at a more detailed planning stage (subdivision)".</i>
		Relocation of Strategic Public Open Space		
6.3		A request to vary the location of indicative strategic public open space (POS) in the south eastern portion of Precinct 3. The proposed POS has been relocated west to be more central to the neighbourhood catchment and assist in providing water sensitive urban design requirements. The POS will include a range of neighbourhood functions serving all ages. The park will be located along the east-west social, pedestrian and cyclist linkage that starts at Marmion Avenue and runs west to the beach via the Neighbourhood Village Centre.	Agreed. The consolidation of two separate POS areas into one larger area is supported by the City.	<u>Modify</u> Structure Plan Map (Part 1) , corresponding plans in Part 2 and Appendices to reflect the modified position of POS in Precinct 3 as detailed in Attachment 7 (3):  <u>Modify</u> POS Schedule (Table 7, Part 2) and Land Use Budget (Table 5, Part 2) to reflect amended POS figures
		Neighbourhood Connector		
6.4		A request to shift the east-west Neighbourhood Connector in Precinct 3 to the north. This change has arisen following detailed planning of Precinct 3 in the preparation of a future subdivision application for Stage 1.	Agreed. This is a minor change only and can be reviewed at subdivision stage for connectivity.	<u>Modify</u> Structure Plan Map (Part 1), corresponding plans and Appendices to reflect the modified position of east-west Neighbourhood Connector in Precinct 3 as detailed in <b>Attachment 8</b> (4):
		Alignment of access point onto Marmion Ave		
6.5		A request to vary the alignment of	Agreed.	<u>Modify</u> Structure Plan Map (Part 1),

		the neighbourhood connector and access point onto Marmion Avenue in the south eastern portion of the LSP to improve efficiency of access onto Marmion Avenue.	Proposal would improve efficiency of access onto Marmion and is in line with the City's draft Local Planning Policy 4.8: Marmion Avenue Arterial Road Access (LPP 4.8) for proposed minor intersections at this point. It is noted, however, that the minimum distance between minor intersections accessing Marmion Avenue should be 500m as per LPP 4.8.	corresponding plans and Appendices to reflect modified position of neighbourhood connector and access point onto Marmion Avenue as detailed in <b>Attachment 8</b> (5): Distance between minor intersections accessing Marmion Avenue to be no less than 500m
7	DPS			
7.1		DPS response on behalf of Eglinton Estates (Landowners of Lots 1007 & 1008 Pipidinny Road) indicating their support of the LSP.	Noted.	No change.
8.	DPS			
8.1		DPS response on behalf of Stockland WA Development P/L indicating their support of the LSP.	Noted.	No change.
9	Taylor Burrell Barnett (TBB)	Submission on behalf of Peet Alkimos (Shorehaven Estate) generally in support of the LSP but raising following issues:		
		Site Responsiveness		
9.1		Peet strongly supports the intent to respect the existing topography in the LSP design but highlights that the ability to retain and celebrate the existing site topography and character or the	Noted. The City's current 'Retaining Wall' Policy encourages <i>'the provision of residential building sites with minimal slope by the provision of bulk earthworks and</i>	No change.

		landform would be largely dependent on the City allowing the provision of retaining walls in excess of 1.5m in height. It is understood that the City is currently reviewing its Local Planning Policy on Retaining Wall Heights and it is strongly recommended that the City consider the provision of retaining walls of various heights in different situations.	<p><i>subdivisional retaining walls</i>'. Walls exceeding 3m in height are to be referred to Council for their consideration and approval.</p> <p>The review of the policy will address minimising the height and impact of subdivisional retaining walls located on the boundary of land under separate ownership and walls visible from a public space and adjacent to road reserves.</p> <p>All subdivision applications are considered on their merits and performance criteria is intended to be included within the revised policy to allow Administration to consider issues such as servicing, retaining the visual impression of natural landform, retaining natural vegetation and compatibility of the retaining wall height within its setting.</p>	
9.2		<p>Community Building</p> <p>The delivery of employment land will provide the basis for the achievement of employment self-sufficiency targets within the north-west coastal corridor. As one of the two major employment land areas within the Alkimos-Eglinton DSP, careful consideration needs to be given to the staged delivery of the</p>	Noted.	No change.

		Eglinton District Centre to facilitate economic growth and the achievement of employment self-sufficiency targets for the region.		
		Co-ordination of the interface with Shorehaven		
9.3		<p>The indicative Master Plan (Part 2, Figure 26) shows a reserve running east-west just to the north of the interface for the majority of the common boundary, which will allow for the provision of a back of lot interface to the residential development occurring on this boundary in the Shorehaven estate. Continued collaboration with the Eglinton LSP proponent is required to ensure that any proposed subdivision layout matches seamlessly with that of the Shorehaven estate.</p> <p>In addition, there is a POS and drainage area on the common boundary between the Shorehaven estate and the LSP (Subdivision approval 141205) and it is important that an appropriate land use be provided adjacent to this area.</p>	<p>Noted.</p> <p>These are matters that can be considered at subdivision stage.</p>	No change.
		Alignment of STS system		
9.4		It was understood that it was always the intent for the STS	<p>Noted.</p> <p>Future discussions with the</p>	No change.



		<p>route to generally run parallel to the coast throughout the whole of the DSP area, however, a deviation was necessitated to appropriately deal with the level differences that occurred through the existing coastal dune formations. This has resulted in the STS deviating inland as it moves north from the future Shorehaven Coastal Village Centre then returning towards the coast. Recent discussions with Eglinton LSP proponents have revealed that it may now be feasible to continue the alignment of the STS Route parallel to the coast between the Shorehaven and Eglinton Coastal Village Centres. It is recommended that this be done prior to final endorsement of the LSP by the City as opposed to preparing and initiating a separate LSP amendment post-approval.</p>	<p>proponent, adjoining landowners and the City may result in a realignment of the STS. However, at this stage, it is not considered appropriate to defer endorsement of the LSP in relation to this realignment. The realignment can be undertaken as an amendment to the LSP in the future (as will be required to the Shorehaven Structure Plan).</p>	
		Width of STS system		
9.5		<p>A consistent and agreed reserve width should be provided throughout the entire STS route. Currently the Eglinton LSP proposes a variety of cross-sections for the STS route in different parts of the LSP area. These proposed cross-sections</p>	<p>Noted. The DSP illustrated a design width of 28.2m for the STS. Discussions are currently underway with Peet (Shorehaven) as the widths proposed for the STS through their LSP are 25m. The widths</p>	<p><u>Modify</u> 5.4.1: Streetscapes (Part 2), Type 2 STS – Within the District Centre by replacing the following sentence: <i>“The STS will run along this road, with bus stopping on the road”.</i> With <i>“The STS will run along this road, with a separate bus lane to be provided at all</i></p>

		also differ to those identified in the Shorehaven LSP. It is recommended that the City liaise with affected landowners within the DSP area to determine the minimum requirements for the STS Route and the likely permissible variations as the route passes through the various Centres or adjacent to Public Open Space.	proposed through the subject LSP vary from 20 metres (within the District Centre), to 22 metres where adjacent to the Neighbourhood Centre and Oval and then back to 27m for the remaining route. At this stage of planning, Administration has no concern with the variation in widths as the STS passes through various land uses within the LSP providing that the design of the STS includes a separate bus lane and bus priority at all major junctions (control signal intersections) and bus stops. Final road configurations can be assessed at the subdivision stage.	<i>major junctions and bus stops</i> ".  <u>Modify</u> 5.4.1: Streetscapes (Part 2), Type 3 STS Route by including the following sentence: <i>"The STS will provide a separate bus lane at all major junctions and bus stops"</i> .  <u>Modify</u> 5.4.1: Streetscapes (Part 2), Type 4 STS – Adjacent Neighbourhood Centre and Oval by including the following sentence: <i>"The STS will provide a separate bus lane at all major junctions and bus stops"</i> .
10	Kristy Griffiths 61 Hackney Way Yanchep 6035			
		Railway Alignment		
10.1		The freeway and the rail should run together as this will allow more area to be reserved for national park, especially towards Yanchep. Where the land is elevated, the rail line could go under for distance to provide continuation in wildlife reserves and to provide crossing points for	Noted. The current alignment of the railway and station through the District Activity Centre provides an opportunity to create a transit oriented development around the railway station to facilitate a pedestrian-friendly centre by being separate from the freeway.	No change.

		the fauna.	The freeway and rail alignment are in accordance with the MRS.	
11	Main Roads Western Australia (MRWA)			
		Road Layout		
11.1		When comparing the proposed road layout in the LSP with the approved DSP, it appears that the coastal neighbourhood connector road to the south has been omitted from the LSP, as has the northern neighbourhood connector from Pipidinny Road. A new road is indicated in the LSP heading north, however there does not appear to be a corresponding road in the DSP.	Noted. The external north-south connections shown on the LSP are generally consistent with the approved DSP, although some alignments have been updated to reflect the more detailed level of planning being undertaken. The hierarchy of the roads shown in the Structure Plan Map (Plan 1, Part 1) and Figure 25 (Part 2) does, however, differ from what is shown in the proposed road hierarchy plan (Figure 30, Part 2). The eastern north-south connector and east-west connector classified as 'Integrator Arterial (B) needs to be justified.	Modify Figure 30 (Part 2) to achieve consistency with the hierarchy of the roads as indicated in the Structure Plan Map (Plan 1, Part 1). The eastern north-south connector and east-west connector should be shown as neighbourhood connectors or the classification as Integrator Arterial (B) needs to be justified.
		Compliance with draft Marmion Avenue Arterial Road Access Policy		
11.2		The proponent should be requested to review the various proposed accesses to Marmion Avenue as it appears that a	Noted. The LSP as advertised does not comply with the requirements of the draft Marmion Avenue	No change.

		number of intersections, including the already constructed Pipidinnny Road roundabout, will need to be amended, removed and/or upgraded to comply with the proposed Marmion Avenue Arterial Road Access Policy (LPP 3.8)	Arterial Road Access Policy (LPP 3.8) in that the minor intersections proposed to the south of the LSP (left in, left out), were directly in line on both sides of Marmion Avenue, rather than staggered as indicated on Figure 1, LPP 3.8. In addition, it would appear that the roundabout at Pipidinnny Road would need to be converted into a traffic signalised intersection as required under Section 7 of LPP 3.8 as it is located within the Eglinton District Centre, and traffic signals are required to define the start and finish of the Activity Centre Zone. Amendments to the proposal requested by the proponent during the public consultation period (item 6.5) appear to have rectified the issue in relation to the minor intersections, but not in relation to the roundabout. The policy will be amended to reflect the roundabout as already being constructed.	
		Marmion Avenue – Freight Route		
11.3		As it is highly likely that Marmion Avenue will become a primary freight route, all detailed traffic assessments and design should allow for freight vehicle	Disagree. Marmion Avenue through Eglinton is not designed to be a heavy haulage route; this function is to remain in its current	No change.

		requirements.	location on Wanneroo Road. Marmion Avenue is an urban arterial road, with an interim role to accommodate additional regional traffic until the Mitchell Freeway is extended. It is not in keeping with the future urban setting to direct heavy haulage vehicles on to Marmion Avenue. Designation of Marmion Avenue as a Primary Freight Route through Eglinton would be contrary to the urban design objectives for the development and the approved District Structure Plan.	
		Traffic Noise		
11.4		Traffic noise from Mitchell Freeway and Marmion avenue including potential freight vehicles should also be considered. A transport noise assessment is required to be undertaken in accordance with WAPC State Planning Policy 5.4: Road and Rail Transport Noise and Freight Considerations in Land Use Planning (SPP 5.4).	Refer response to 11.3 above. An acoustic report prepared by the Hering Storer Acoustics (August 2010) against the requirements of SPP 5.4 provides several recommendations. This issue and Administration's comments have been discussed in response to submission 5.2 earlier.	No change.
		Traffic Congestion		
11.5		Future traffic generation from the Eglinton district is likely to cause untenable traffic congestion to Marmion Avenue and Wanneroo Road until such time as the	Noted. The proponent's strongly feel that the development of a staging strategy to be used to form a case for the extension of Mitchell	Modify Section 8.4 (Part 2) and Figure 39 (Part 2) to address subclause 7.6 S2 of the Alkimos-Eglinton District Structure Plan by incorporating the staging recommendations included in Appendix 5: Economic



		<p>Mitchell Freeway can be extended. A strategy should be developed to release various stages of the LSP to ensure that the existing regional infrastructure can cope with the additional traffic until the Mitchell Freeway and rail line are extended. There are currently no works planned on the MRWA four year programme.</p>	<p>Freeway is outside the scope/requirements of the LSP. They contend that extending the Freeway and Rail network is a State planning matter and that regional transport requirements will trigger the need for the extension of the Freeway. However, Subclause 7.6 S2 of the DSP provides that: <i>LSP's shall demonstrate that the establishment of residential areas, activity centres, employment-generating uses, transport systems, infrastructure, public spaces and community facilities within that LSP will be staged in a way that efficiently and effectively caters for the needs of the community. This includes the prioritisation of new retail and commercial development within centres over that of the adjoining areas or along corridors, within the LSP area.</i></p> <p>The staging included in Figure 39 of the LSP does not address this strategy, even though the Economic Development Strategy (EDS) shows the early provision of employment floorspace in the Coastal Village Centre, seeding activity in the District Centre and short term delivery of floorspace</p>	<p>Development Strategy of the draft LSP, into the staging proposal for the LSP.</p>
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			in the service commercial area. Details of the staging of the LSP should be addressed as per the requirements of the DSP within Section 8.4.	
11.6		Request for comments from PTA It was suggested that PTA review and provide comment, especially in relation to access from the future railway station to the Marina precinct.	Noted. Comments were sought from the PTA and have been discussed in submission 5.1 to 5.7 above.	No change.
		Car Parking at Proposed Station		
11.7		Suitable vehicle parking should be considered at the proposed railway station. It is recommended that access to this parking be from the north and/or south of the station rather than along the east-west connector road leading directly to the station itself – similar to the Clarkson station access.	Noted. The requirement for car parking at the proposed railway station was discussed in submission 5.4 with the recommendation that an area of 3 hectares be reserved. Access to this car parking area can be explored during the assessment of the structure plan for the Eglinton District Centre.	No change.
		Cycleways		
11.8		The various designs of the many cycleways seem too varied and are likely to cause confusion to the less experienced family cyclist. On-street cycle lanes along Marmion Avenue and Eglinton Drive may be appropriate for experienced cyclists, however cyclists of all calibres should be considered and therefore, dual use paths	Noted. Draft LPP 4.8 requires that both sides of the entire length of Marmion Avenue provide footpaths and cycle-ways that are physically separated from traffic lanes. An on-road cycle lane is required for all other roads within the LPP area. The proponent is proposing Copenhagen-style (single	No change.

		would be a safer option. It is recommended that BikeWest be requested to review and provide comment on this LSP.	direction) cycle lanes along Marmion Avenue as required under LPP 3.8.	
		Road Verge Widths		
11.9		<p>The three metre verge widths currently proposed for Marmion Avenue need to be increased to a minimum of five (5) metres to adequately accommodate not only bus bays but also waiting passengers and shelters to ensure that there is no conflict between passengers and cyclists. These verges will also need to include other items such as directional signage, benches and rubbish bins.</p> <p>The verge widths for Eglinton Drive should also be increased to cater for passengers alighting from vehicles and passing cyclists.</p>	Agreed.	Modify Section 5.4.1 – Streetscapes (Part 2) Type 6 - to reflect a minimum verge width of 5 metres for Marmion Avenue and Eglinton Drive.
		Intersections in Marina Village Precinct		
11.10		Roundabouts would probably provide a better traffic flow through the Marina Village Precinct than the signalised intersections proposed.	<p>Agreed.</p> <p>There are numerous four way intersections with the same road hierarchy used in the LSP area. All four-way intersections of local streets with the same road hierarchy should be provided with roundabouts to achieve a low speed environment and</p>	Modify Figure 26: Indicative Site Plan (Part 2) and Figure 30: Proposed Road Hierarchy (Part 2) to provide roundabouts where four way intersections of local streets are provided.

			provide a safe opportunity for vehicle 'U' turn.	
		Speed of Vehicles & Traffic Light Phasing		
11.11		It is recommended that speed zonings and traffic signal phasing be discussed with officers of Main Roads Road Network Services directorate.	Noted. Speed zonings along Marmion Avenue are also indicated within Figure 1 of LPP 3.8 and vary from 60kph (through Eglinton District Centre) to 80kph along Marmion Avenue.	No change.
12	Department of Water (DoW)			
		Endorsement of LSP		
12.01		Considering the Draft District Water Management Strategy (DWMS) and associated technical documents being prepared by GHD for the proposed non-drinking water supply for the Alkimos Eglinton District Structure Plan area, the DoW's preference is for this Local Water Management Strategy (LWMS) and the LSP to NOT be endorsed by the City until the issues around the supply of an alternative water source are resolved. However, the DoW may be prepared to support in principle the proposed LSP subject to the inclusion of detailed contingency measures for POS irrigation in	Noted. Administration agree that further detail in relation to contingency measures for POS irrigation in the absence of an alternative water source is required, especially in light of the following statement within the LWMS (appendix 6, page 8) that <i>it is likely that submitted applications for allocations is likely to be greater than the total allocation available</i> ;; the conclusion that securing use of wastewater is unlikely; and finally, that a third pipe system will not be approved.	<u>Modify</u> the LWMS (appendix 6) to include detailed contingency measures for POS irrigation in the absence of an alternative water source. This report must include details of the minimum water requirements for the LSP area. <u>Modify</u> the LWMS (appendix 6) to include the statement that " <i>Where there is any inconsistency between the provisions, standards or requirements of the District Water Management Strategy and the Local Water Management Strategy, the provisions, standards or requirements of the District Water Management Strategy shall prevail.</i>

		the absence of an alternative water sources. This must include details of the minimum water requirements for the LSP area.		
		Reference to Reports		
12.02		All references to GHD 2009 and 2010 reports should be amended to reflect the latest versions of GHD's reports and the recently released DWMS.	Agreed.	<u>Modify</u> the LWMS (appendix 6) to reflect the latest versions of GHD's reports and recently released draft DWMS.
		Local Water Management Strategy (LWMS)		
12.03		The DOW acknowledges that the information provided (in Tables 3 & 4 of appendix 6 – LWMS) has been taken from GHD 2006. However, any reference to the DoW under 'Responsibilities' must be removed. As the DoW is not the initiator of the LSP or the eventual asset manager, the DOW does not accept responsibility for these proposed actions	Agreed. Maintenance regimes and costings are also expected to be included in the LWMS as are logs detailing the maintenance by the developer prior to the handover of infrastructure.	<u>Delete</u> all references to " <i>Water Corp</i> " from Table 3, LWMS (Appendix 3, page 5).  <u>Modify</u> Table 5, LWMS (Appendix 3, page 15) to provide greater detail in relation to the proposed maintenance schedule, costings and requirement for a detailed log confirming maintenance undertaken prior to the handover of infrastructure.
12.04		A greater level of commitment to implement the proposed design criteria should be provided.	Noted	<u>Modify</u> Section 3.2: Design Criteria (Appendix 3, page 5) to include the following text: <i>"The design criteria outlined are to be incorporated, wherever possible, into future structure planning, Detailed Area Plans, subdivision applications and development applications"</i> .
12.05		It should be explained why the design includes an area for >1:5	Agreed. Only up to 1:1 year ARI events	<u>Modify</u> Section 3.3.1: Public Open Spaces (Appendix 3, page 6) to clarify why the 1:5



		ARI event. The POS flood storage area should be designed for the 1:1 ARI, 1:5 ARI and 1:100 ARI events. Please ensure that the bioretention area of the POS is not being oversized to treat event from 1:1 to 1:5 ARI.	can be captured and infiltrated at source. Greater storm events and up to 1:5 year ARI's need to be conveyed in conventional pipe system.	year ARI has been used in the design of the bioretention area of the POS.
12.06		Please explain what is intended by the 'multi-use infiltration basins' and provide details and figures/concept designs.	Agreed.	<u>Modify</u> Section 4.1: Hydrological Opportunities and Constraints (Appendix 3, page 7) to clarify the term ' <i>multi-use infiltration basins</i> ' and to provide details and figures/concept designs of such basins.
12.07		Stormwater Management Strategy - it should be detailed and shown where the 1:1 ARI events will be treated for water quality	Noted. The LWMS indicates that detailed drainage design has not been completed for the LSP area and that it is anticipated that detailed drainage design will be undertaken prior to subdivision and documented in an Urban Water Management Plan (UWMP). Administration support the development of an UWMP at subdivision stage but require the following principles to be noted in the LWMS for implementation within the UWMP. Detailed design to be provided showing where the 1:1 ARI events will be treated for water quality. Allow 20% of lot areas to discharge to the road drainage	<u>Modify</u> Section 4.5: Stormwater Management Strategy (Appendix 6, page 11) to include the following principles: Detailed design to be provided showing where the 1:1 ARI events will be treated for water quality. Allow 20% of lot areas to discharge to the road drainage system for ARI's in excess of the 1:1 year ARI events. No flows from 1:1 year ARI events external to POS shall reach any POS by surface flow. Permeability to be tested at each proposed swale location before UWMS stage and discussed with the City prior to adoption of infiltration rate. Road reserve width may need to be increased to ensure provision of sufficient infiltration whilst still providing adequate space for footpaths, utilities, car parking and street trees. The area of proposed bio-retention devices

			<p>system for ARI's in excess of the 1:1 year ARI events.</p> <p>No flows from 1:1 year ARI events external to POS shall reach any POS by surface flow.</p> <p>Permeability to be tested at each proposed swale location before UWMS stage and discussed with the City prior to adoption of infiltration rate.</p> <p>Road reserve width may need to be increased to ensure provision of sufficient infiltration whilst still providing adequate space for footpaths, utilities, car parking and street trees.</p> <p>The area of proposed bio-retention devices should be at least 2% of connecting impervious area.</p> <p>No service utilities should pass through the proposed mini swales.</p> <p>The proposed pits with an open base need further assessment at the subdivision stage.</p>	<p>should be at least 2% of connecting impervious area.</p> <p>No service utilities should pass through the proposed mini swales.</p> <p>The proposed pits with an open base need further assessment at the subdivision stage.</p>
12.08		<p>It should be clarified if there are any proposed land uses that are not compatible with Priority 3 Public Drinking Water Source Areas. If no 'incompatible' land uses are proposed, then reference to them should be removed.</p>	<p>Agreed.</p> <p>Section 2.5.4: <i>Public Drinking Water Source Area</i> of the Environmental Assessment (Appendix 2, page 17) outlines the land uses not permitted in P3 areas and states that none of these land uses are proposed for</p>	<p>Once confirmation is made that there are no incompatible land uses in the P3 areas, <u>modify</u> Section 4.5.1: Surface and Groundwater Management Strategy (Appendix 6, page 12) to delete the following sentence:</p> <p><i>"Due to the majority of the site being within a Priority 3 PDWSA, land uses not</i></p>

			the LSP area.	<i>compatible with the designation are unlikely to be approved”.</i>
12.09		A detailed list of all POS irrigation requirements should be provided. In addition all information on current groundwater licenses and available water allocation for this area should be provided. Contingency measures should be detailed in the event that the proposed alternative water supply for POS irrigation does not eventuate. This should be an evaluation of the current water availability in the area and the minimum POS irrigation requirements for the LSP area.	Agreed.	<u>Modify</u> Section 4.5.1 to include a list of all POS irrigation requirements, information on current groundwater licenses and available water allocation for this area.
12.10		The following figures need to be included: P3 Public Drinking Water Source Area Preliminary landscaping plans for all POS Geotechnical plan showing test pit and monitoring locations Stormwater flow paths for the 1 and 100 year events Cross sections of the POS basins showing 5 and 100 year water levels Concept designs for all stormwater infrastructure elements (side entry pits, soak wells, etc)	Noted. This level of detail can be provided in the UWMP at subdivision stage.	No change.

		Environmental constraints including Bush Forever and adjacent wetlands.		
12.11		It is unclear how much pre-development monitoring has been undertaken. Have additional bores been installed in addition to the existing DoW network? Provide full details of the locations (including map) and times of all monitoring. All water level data and water quality data should be provided in a clear table format. Note that Appendix D does NOT provide water quality data	Noted. The pre-development groundwater monitoring will be outlined prior to the preparation of the UWMP (prior to subdivision approval). Water quality data should be provided in a clear table format within Appendix D.	<u>Modify</u> the Local Water Management Strategy (Appendix 6), Appendix D to include water quality data.
12.12		A clear commitment to post development monitoring of water quality should be provided including proposed locations, frequency and parameters	Agreed.	<u>Modify</u> the Local Water Management Strategy (Appendix 6) to include reference to a commitment to post development monitoring of water quality including proposed locations, frequency and parameters.
12.13		The numbering of figures needs to be checked.	Agreed. Figures are not in order and include two Figures numbered '5'.	<u>Modify</u> figure numbering and corresponding text throughout the Local Water Management Strategy (Appendix 6) as required.
12.14		It is the DoW's preference that a revised version of the LWMS is submitted, including the above additional information.	Noted. It is considered that the issues raised can be addressed through the recommended modifications and on submission of the revised LWMS, the documents will be referred again to the DoW for comment.	No change.

13	Department of Environment and Conservation (DEC)			
13.1		<p>Deferral of LSP</p> <p>DEC is aware that a previous golf course and marina proposal for the western portion of the site was subject to an Environmental Protection Authority (EPA) assessment and conditional approval in 1991. The EPA formally assessed the project which was subject to a Public Environmental Review and the imposition of Ministerial Environmental Conditions. Changes to the current approved proposal will require further assessment by the EPA under the relevant sections of the Environmental Protection Act 1986 (EP Act). This process is yet to be finalised and could influence the final structure plan design. As such, the DEC request that the City defer finalisation and approval of the LSP until the EPA has confirmed the further assessment requirements under the <i>Environmental Protection Act 1986</i>.</p>	<p>Noted.</p> <p>The proponent is currently working with the Office of Environment Protection Authority (OEPA) to formalise the proposed changes to the originally approved Eglinton Beach Resort Proposal (1991). The proposed changes to the original design are the deletion of the golf course and resort and changes to the discrete conservation areas. The land designated for these two land uses have been proposed for urban development, ROS and POS in the DSP and the LSP.</p> <p>The proposed changes are now being formalised under the WA Environmental Protection Act with the OEPA through a Section 48 process for the changes to the Bush Forever Site located in the north west corner of Eglinton Estates. The remaining changes to the original Beach Resort proposal are being addressed through a section 45C and</p>	<p><u>Modify</u> Table A: General Planning Requirements for Structure Plan Area, Clause 1 – Structure Plan Map (Part 1) to include the following text</p> <p><i>1.2: Where provisions of the Structure Plan are inconsistent with any environmental approvals issued by the State or Federal Government, the LSP shall be amended to ensure consistency.</i></p> <p>Note: This text has been included as part of the requested modifications to Part 1 of the LSP as detailed in <b>Attachment 3</b>.</p>

			changes to Ministerial conditions through a section 46 of the Environmental Protection Act. Administration have held discussions with both the EOPA and the DEC and have reached agreement that in an effort to progress the LSP, a condition would be included to ensure that the LSP would be modified if the EPA and Federal processes concluded that the current design does not meet environmental requirements.	
13.2		Open Space Detail Figure 25 (LSP Map Part 2) lacks detail and does not provide a clear delineation between the types of indicative open space. DEC requests that further revision of the LSP and Indicative Master Plan (figure 26) to clearly shows areas proposed for retention of native vegetation in open space including differentiation between regional open space (ROS) and POS.	Agreed. The Structure Plan Maps should be amended to separate conservation open space from the rest of the strategic open space. The legend should therefore include 'Indicative Strategic Open Space' and 'Strategic Conservation Open Space' in accordance with the City's Public Open Space Local Planning Policy (LPP 4.3). In addition, it is recommended that each type of Strategic Open Space should be given a letter, A through to R, on the Structure plan maps, to link the POS Schedule to the areas shown on the Map.	<u>Modify</u> the Structure Plan Map (Plan 1, Part 1) and corresponding maps to show the relevant areas as 'Indicative Strategic Conservation Open Space' and include these areas in the Legend in accordance with the City's LPP 4.3 - Public Open Space  <u>Modify</u> the Structure Plan Map (Plan 1 Part 1) and corresponding maps to include a letter for each 'Indicative Strategic Open Space' and 'Indicative Strategic Conservation Open Space' shown on the Plan, and link this to the Public Open Space Schedule (currently located in Part 2, Table 8, page 115).  <u>Relocate</u> POS Schedule (Table 8, Part 2, page 115) to Part 1 (Table J).



			The POS Schedule, currently provided in Part 2 (Table 8) is to be relocated to Part 1.	
		Location of Open Space		
13.3		The reasoning for locating POS in areas in their indicative locations at Section 6.4 (Part 2) does not include consideration of environmental features. DEC supports the creation of large consolidated conservation reserves containing the best condition vegetation and fauna habitat on-site. This has not been demonstrated by the LSP.	Agreed. Compliance with LPP 4.3 should also be demonstrated.	<u>Modify</u> Section 6.4 (Part 2) to include the following consideration under the sentence 'POS areas have been located with regard to the following': <i>Consideration of environmental features.</i> And include detail of how this has been achieved in the LSP.  <u>Modify</u> Section 6.4 (Part 2) to include demonstration that POS areas have been located in accordance with the City's Public Open Space Policy.
		Retention of Native Vegetation and Fauna		
13.4		It is unclear whether the ROS will be reserved under the MRS and excluded from the development area. DEC believes the proposal does not retain sufficient viable areas of native vegetation and threatened fauna habitat in POS and requests the LSP design be amended to reflect this and assist in mitigating any environmental impacts.	Agreed. The recommendations for modifications to show separate conservation open space from the rest of the strategic open space should provide greater clarity in this regard (13.2 above). Compliance with LPP 4.3 should also be demonstrated.	No change.
		Management Plans		
13.5		A commitment should be made within the LSP document for the preparation and implementation	Agreed. Table 1 – Reports, Surveys, Strategies and Plans (Part 1)	No change.

		of appropriate management plans to protect and manage all environmental values within the LSP site. Management plans should include management and enhancement of conservation reserves and fauna habitat, the interface between residential areas and bush forever sites, fauna protection during construction activities and creation of greenway corridors and appropriate landscaping. Management Plans should also be finalised prior to further planning approvals and implemented as part of the subdivision process.	indicates that various Management Plans are to be implemented in conjunction with subdivision – these include a Foreshore Management Plan, a Vegetation Management Plan, a Fauna Management Plan, an Urban Water Management Plan and a Local Road Network Plan.	
		Clearing within Bush Forever Sites		
13.6		DEC does not support any clearing within Bush Forever Sites or the foreshore reserve (including 'foreshore development recreation nodes').	Noted. Further detail should be provided through the development of a Foreshore Management Plan at subdivision stage.	No change
		Stormwater from Regional Road		
13.7		DEC is concerned that a Regional Road Drainage Area is proposed within an area proposed for retention of Carnaby's Cockatoo habitat. Drainage and habitat cannot co-exist and there is no information provided regarding the clearing	Agreed. Management of the two conflicting uses should also be discussed. It is preferred that drainage and conservation POS are kept separate and the proponent will be required to clarify this issue. The retention	<u>Modify</u> the Environmental Assessment (appendix 2) Section 6.2: Clearing of Native Vegetation (page 42) to include further details as to the amount of vegetation required to be cleared for the establishment of service corridors, roads, fences, buildings and drainage infrastructure.

		required for the drainage infrastructure.	of significant vegetation can also be addressed as part of the Foreshore Management Plan.	
		Graceful Sun Moth (GSM) Habitat		
13.8		The LSP proposes to clear a significant proportion of GSM habitat. DEC recommends the proponent liaise with the DEC to address and mitigate any environmental impacts. The proponent is likely to require a licence to take (remove) individuals of a threatened fauna under the Wildlife Conservation Act 1950, but the DEC would likely support an application if some effort has been made to avoid and minimise impact on the local population. However, DEC may request modification of the LSP to minimise impact on the species.	Noted. Information should be provided as to which (if any) natural areas will be retained to allow the GSM to persist and if so their area and the likelihood that proposed areas will retain GSM in the long-term.	<u>Modify</u> Part 2, subsection 3.8.9 to detail which (if any) natural areas will be retained to allow the GSM to persist and if so their area and the likelihood that proposed areas will retain GSM in the long-term.
		National Environmental Significance		
13.9		As the broad scale clearing will cause a significant loss of habitat for Carnaby's Black Cockatoo and Graceful Sun Moth, approval from the Department of Sustainability, Environment, Water, Population and Communities (DSEWPC) under the <i>Environment Protection and</i>	Noted. This has been discussed with the proponent and they are aware of their obligations. This responsibility rests with the proponent and does not affect Council's ability to progress the structure plan.	No change.

		<i>Biodiversity Conservation Act 1999</i> is required.		
14	Department of Planning (DoP)			
		Coastal Foreshore Reserve and Setbacks		
14.1		<p>The DSP was adopted by the WAPC subject to the following modification being included on the DSP map <i>“the coastal setbacks, including any proposed reduction in coastal setback for coastal activity nodes are to be consistent with SPP 2.6”</i>. It should be demonstrated that the proposed coastal setbacks and any proposed reductions are in accordance with the policy measures of SPP 2.6</p>	<p>Noted.</p> <p>Section 3.8.14 Coastal Setbacks and Appendix 2: Environmental Assessment 2.4.4 Coastal Setbacks should discuss the new WAPC Position Statement - State Planning Policy No. 2.6 State Coastal Planning Policy Schedule 1 Sea Level Rise and how the LSP complies with this new position. Consequential amendments to the LSP should then be made, including showing the coastal setback line on Part 1 Map and including a provision in Part 1 to address this requirement.</p>	<p><u>Modify</u> Part 2, subsection 3.8.14; and Appendix 2: Environmental Assessment 2.4.4 Coastal Setbacks to detail how the requirements of WAPC Position Statement - State Planning Policy No. 2.6 State Coastal Planning, Schedule 1 Sea Level Rise have been addressed by this LSP. Consequential amendments to the LSP should then be made.</p> <p><u>Modify</u> Structure Plan Map, Plan 1, Part 1 and corresponding maps to include a coastal setback line, in accordance with Statement of Planning Policy 2.6: State Coastal Planning and WAPC Position Statement - State Planning Policy No. 2.6 State Coastal Planning Policy Schedule 1 Sea Level Rise.</p> <p><u>Modify</u> Part 1 to require subdivision and development within the Structure Plan area to comply with the requirements of Statement of Planning Policy 2.6: State Coastal Planning and WAPC Position Statement - State Planning Policy No. 2.6 State Coastal Planning Policy Schedule 1 Sea Level Rise.</p>

				Note: This text has been included as part of the requested modifications to Part 1 of the LSP as detailed in Attachment 2.
14.2		The proposed Regional Foreshore Shared Path should be relocated to the landward side of the identified coastal foreshore reserve to comply with requirements of SPP 2.6 (5.1) to provide a clear demarcation between private and public land.	Noted. This requirement can also be addressed when the Foreshore Management Plan is prepared.	<u>Modify</u> Structure Plan Map, Plan 1, Part 1 and corresponding maps to relocate the regional foreshore shared path to the landward side of the identified coastal foreshore reserve to comply with requirements of SPP 2.6 (5.1)
14.3		The LSP proposes drainage, car parking and grassed areas within the coastal foreshore reserve and Bush Forever area 397. This is inconsistent with SPP 2.6 and SPP 2.8.	Noted. Administration agrees that drainage into the foreshore reserve will not be supported. Whilst it is considered that this issue can be addressed at a later stage of planning when the UWMP for the coastal development areas are being prepared, any reference to drainage within the foreshore reserve should be removed from the text.	<u>Modify</u> the Environmental Assessment (Appendix 2, page 45) Section 6.4 by replacing the following sentence: <i>"All stormwater runoff from the development will be locally infiltrated in road reserves, medians, multiple use POS and potentially within the foreshore reserve";</i> With <i>"All stormwater runoff from the development will be locally infiltrated in road reserves, medians and multiple use POS".</i>  <u>Modify</u> Part 2, subsection 4.1.1, under 'Environmental Principles' to delete the reference to drainage within the second and third dot point.
14.4		The Environmental Assessment states that coastal access paths will be located 75-100 metres apart in the management plan. This distance is too close. It is recommended that it should be 150 metres apart.	Noted. The Environmental Assessment should be amended to reflect a distance of 150 metres between coastal access paths.	<u>Modify</u> the Environmental Assessment (Appendix 2, page 44) by replacing the following sentence: <i>"Fenced beach access paths ....should be provided along the foreshore reserve at a relatively high frequency approximately every 75-100m."</i>

				With <i>"Fenced beach access paths ....should be provided along the foreshore reserve at a frequency approximately every 150m."</i>
		MRS Amendment 1029/33		
14.2		Further clarification is required, including comments from EPA, in relation to the validity of the Ministerial Approval Statement 722 in light of the modified proposal, which includes the deletion of the originally proposed Golf Course.	Noted. This issue is discussed in item 13.1 and in greater detail in the body of the report.	No change.
		Proposed MRS Amendment/Land Exchange		
14.3		The LSP proposes a land exchange (Figure 7 - Part 2) within Bush Forever area 397. The plan provided in the LSP differs from that proposed in previous discussions with the proponent and the DoP. Clarification would need to be provided by the applicant (letter from DEC/EPA confirming that the plan provided in the LSP is what was agreed upon) before WAPC would support the proposed MRS Amendment/land exchange.	Noted. This information can be requested by the WAPC on their assessment of the LSP.	No change.
14.4		The proposed MRS amendment is inconsistent with the intent of SPP 2.8. In addition, the Environmental Assessment	Noted. Again, the MRS amendments are a separate process from the LSP and needs to be assessed and	<u>Modify</u> the Environmental Assessment Report (Appendix 2) to correctly indicate the Bush Forever Area that will undergo the MRS amendment.



		incorrectly states Bush Forever Area 289 as the area to undergo this MRS amendment. The correct area is 397	determined by the WAPC. The requested amendment to the Environmental Assessment is supported.	
14.5		The proposed MRS amendment has not been assessed by the WAPC or the EPA and the matter will be further considered to determine the WAPC's ability to approve an LSP prior to the MRS Amendment being finalised.	Noted. The MRS Amendment is a separate process from the LSP and needs to be assessed and determined by the WAPC.	No change.
		Threatened Fauna		
14.6		Further clarification is required from DEC and/or DEWPC in relation to the studies undertaken in relation to the GSM and the Carnaby's Black Cockatoos and the need for DEWPC referral/approval.	Noted. The comments of the DEC are discussed in item 13.1 above.	No change.
		Proposed Land Uses		
14.7		The future planning of the Eglinton District Centre is to be in accordance with the requirements of SPP 4.2.	Noted. The Eglinton District Centre will be subject to a separate structure plan and compliance with SPP 4.2 will be assessed at this stage.	No change.
		Eglinton Marina Centre		
14.8		The LSP designates the Eglinton Marina Centre as a combination of <i>Commercial</i> and <i>Mixed Use</i> zones. The DSP identifies this as a Coastal Activity Centre. It is understood through the WAPC adoption of the DSP that the	Noted. The Eglinton Marina Centre was designated as a Coastal Activity Centre in the DSP, not a District Centre. The Activities Centres for Perth and Peel (2010) – SPP 4.2 indicates that Activity Centre	<u>Modify</u> Table A: General Planning Requirements for Structure Plan Area (Part 1) page 16 to indicate the requirement for a detailed area plan to be prepared prior to any subdivision being supported for the Coastal Village Activity Centre. Note: This text has been included as part of

		Coastal Activity Centre would be subject to further local structure planning. Therefore, the Eglinton Marina Centre should be designated with the <i>Centre</i> zone.	structure plans need to be prepared for strategic metropolitan, secondary, district and specialised centres, but not for neighbourhood or local centres. The City's Centres Strategy and LPP 4.2 also required structure plans to be prepared for District Centres or higher. The Eglinton Marina Centre is not classified as a District Centre and therefore does not require a separate structure plan to be prepared. The LSP provides for a detailed area plan (DAP) to be provided for the Eglinton Marina Village Centre (Precinct 1) (Part 1) and it is considered that this DAP would form the Centre Plan for the area. The requirement for a DAP for the Eglinton Marina Centre has not been clearly indicated in the LSP and modifications to the report are recommended.	the requested modifications to Part 1 of the LSP as detailed in Attachment 2.  Modify Section 7.1 (Part 2) to include reference to the preparation of a DAP for the Coastal Activity Centre of Precinct 1.
		Public Open Space		
14.9		Calculation of POS is to be in accordance with Liveable Neighbourhoods.	Noted. POS calculation is also to be as prescribed under the City's LPP 4.3 as indicated in 13.3.	No change.
		Western Power Transmission Line		
14.10		The LSP has not adequately	Noted.	Modify the Structure Plan Map (Plan 1, Part

		addressed the need for an easement for the 132kv transmission line along the Mitchell Freeway boundary, its location, width and the potential impact on land uses. The DSP, as modified, requires this matter to be addressed as part of the LSP.	The proponent feels that the Western Power's infrastructure planning has not progressed enough in the corridor to determine details of the easement. A notification could be included on the LSP map referring to the requirement for an easement along Mitchell Freeway. The final width and location of the transmission line can be determined with Western Power prior to subdivision.	1) and corresponding maps to include the following notation. <i>Provision is to be made for an easement to accommodate a 132kv transmission line along the Mitchell Freeway of up to 32m in width (final width to be determined with Western Power prior to subdivision).</i>								
		Documents required at LSP Stage										
14.11		The DSP identifies a number of reports/strategies that are to be provided to support the LSP. Table I (Part 1) of the LSP identifies the reports required at LSP and Subdivision Stage. Clarification is required as to whether this is consistent with the requirements of the DSP.	Noted. Changes to Table I (Part 1) have been requested (refer to <b>Attachment 3</b> ) and delete the reports that have been included as appendices to the LSP report. A table identifying where, in the LSP documentation, the various reports required by the DSP have been addressed should be provided in Part 2.	Modify Section 3.5: Alkimos Eglinton District Structure Plan (Part 2, page 40) by deleting the following sentence: <i>This supporting information is included herewith in Part Two and as Appendices to the LSP.</i> And replace with the following text: <i>This supporting information is summarised in the table below:</i> <table><tr><th>Required in DSP</th><th>Provided</th></tr><tr><td>Vegetation Management Strategy</td><td>Environmental Assessment (Appendix 2), in particular section 6.2</td></tr><tr><td>Fauna Management Strategy</td><td>Environmental Assessment (Appendix 2), in particular section 6.2</td></tr><tr><td>Local Water Management Strategy</td><td>Local Water Management Strategy (Appendix 6)</td></tr></table>	Required in DSP	Provided	Vegetation Management Strategy	Environmental Assessment (Appendix 2), in particular section 6.2	Fauna Management Strategy	Environmental Assessment (Appendix 2), in particular section 6.2	Local Water Management Strategy	Local Water Management Strategy (Appendix 6)
Required in DSP	Provided											
Vegetation Management Strategy	Environmental Assessment (Appendix 2), in particular section 6.2											
Fauna Management Strategy	Environmental Assessment (Appendix 2), in particular section 6.2											
Local Water Management Strategy	Local Water Management Strategy (Appendix 6)											

				Landscape Concept Plan Open Space Strategy Karst Investigation Local Road Network Plan Sustainability Strategy Community Development Strategy Economic and Employment Strategy Developer Contribution Strategy	Part 2, Section 6.5 Part 2, Section 6.4 Part 2, Section 3.10 Part 2, Section 5.5 Sustainability Strategy (Appendix 1) Community Development Strategy (Appendix 7) Economic and Employment Strategy (Appendix 5) Developer Contribution Strategy (Part 1, Table K)
				Housing Diversity, Residential Yield and Density Analysis Plan	Structure Plan Maps (Part 1 & Part 2) and Part 2, Section 6.2, 7.1-7.5 inclusive,
		Part 1 Information			
14.12		Part 1 of the LSP is to include three (3) plans – Local Structure plan, zoning Plan and Residential Density Ranges Plan.	Noted. LPP 4.2 requires a structure plan map that incorporates the requirements requested by DoP as separate plans.	No change.	
14.13		The DSP requires that LSPs allocate higher residential density codings in accordance with a set of criteria by way of identifying the number of dwellings per site hectare. Confirmation is required to demonstrate that the proposed density ranges achieve this. Furthermore, Part 1 of the LSP requires the inclusion of Locational Criteria for the application of densities identified in the Density Ranges Plan for each precinct	Agreed. LPP 4.2 also requires the following information to be provided within Part 1 of the LSP documentation: Residential Design Code Ranges, locational criteria and the process detailing how the coding of land in the Structure Plan area is to be facilitated; and Minimum dwelling densities per hectare for strategic areas. Whilst the Residential Design Code Ranges Plan has been incorporated onto the Structure	<u>Modify</u> Part 1 of the LSP by including text or tables that provide the following information: Locational criteria and the process detailing how the coding of land in the Structure Plan area is to be facilitated; and Minimum dwelling densities per hectare for strategic areas.	

			Plan Map (Part 1), the other information has not been provided within Part 1.	
		Economic Development Strategy		
14.14		This strategy (appendix 5) will need to be further reviewed by the DoP to ensure that the Strategy is consistent with the DSP, particularly in relation to meeting the required Employment Self Sufficiency rate.	<p>Noted.</p> <p>Strategy 1 of 7.6 of the DSP provides that: <i>LSP's to develop Economic and Employment Strategies, in partnership with State and Local Government that, amongst other things, clearly define roles and responsibilities in the delivery of employment, and provide a clear process and set of milestones, which can be used as performance monitoring for employment development".</i></p> <p>The draft LSP and Economic Development Strategy do not fully address subclause 7.6 S1 of the DSP, as they do not define the roles and responsibilities in the delivery of employment, or provide a clear process and set of milestones, which can be used as performance monitoring for employment development. The EDS should be amended to clearly state what the next actions are that need to be taken in relation to employment and economic development, who is responsible for each and when</p>	<p><u>Modify</u> the Economic Development Strategy (Appendix 5) to fully address subclause 7.6 S1 of the Alkimos-Eglinton District Structure Plan by clearly stating the actions proposed in relation to employment and economic development, who is responsible for each action and when each action should be initiated and finalised.</p>

			each action should be initiated and finalised.	
		Proposed Marmion Avenue Arterial Road Access Strategy		
14.12		Confirmation is required to determine if the proposed LSP is consistent with the intersections proposed within the Access Strategy currently being prepared by the City.	Noted. Addressed in item 11.2 above.	No change.

15	Administration			
15.1		Part 1 Text		
		Part 1 to be amended to be consistent with the Part 1 framework included as Appendix 1 of Attachment 2 of the City of Wanneroo's LPP 4.2	Agreed.	<u>Modify</u> Part 1 in accordance with the Track Changed version of Part 1 included as Attachment 2 to this report and to include any other modifications recommended herein.
15.2		Educational establishment should only be a permitted or discretionary use in specific designated precincts, shown on the Part 1 Structure Plan Map, not broadly in the Residential Zone.	Agreed.	Note: This text has been included as part of the requested modifications to Part 1 of the LSP as detailed in <b>Attachment 3</b> .
		Structure Plan Map		
15.2		The locations of the corner stores/coffee shops proposed to be associated with the STS stops should be shown on the Part 1 Structure Plan Map as Local Centres and zoned Mixed Use. The areas designated as <i>possible beachside</i>	Agreed.	Amend the Structure Plan Map (Plan 1, Part 1) and corresponding maps to include the following: A symbol for 'Local Centres' on the legend Indicate the locations of the proposed local centres (including those surrounding the indicative stops along the proposed STS route) and the areas currently shown as



		<p><i>restaurant/Café/Corner Store</i> on the Part 1 Structure Plan Map should also be zoned mixed use and shown as Local Centres</p> <p>The indication of, and reference to <i>possible beachside restaurant / Café / Corner Stores</i> should therefore be deleted from the Part 1 Structure plan map and legend.</p>		<p>possible beachside restaurant/cafe/ corner stores.</p> <p>Provide a mixed use zoning for these Local Centres</p> <p>Delete the reference to possible beachside restaurant / cafe / corner store from the Legend and the symbol from the plan.</p>
15.3		<p>The legend title referring to <i>land subject to MRS Amendment</i> should be amended to read "<i>Subdivision and Development of Land Subject to MRS Amendment to zone subject land Urban under the MRS and Urban Development under the Scheme</i> in order to more clearly indicate the amendment proposal.</p>	Agreed.	<p><u>Modify</u> the Legend on Structure Plan Map (Plan 1, Part 1) and corresponding maps to replace the words:</p> <p><i>"Land Subject to MRS Amendment"..</i></p> <p>with</p> <p><i>"Subdivision and Development of land subject to MRS Amendment to zone subject land Urban under the MRS and Urban Development under the Scheme".</i></p>
15.4		<p>The Indicative Strategic Open Spaces 'A' and 'B' should not be hatched, but instead coloured a darker green (but lighter than the 'Park &amp; Recreation' land) and be shown in the Legend as <i>Regional Open Space subject to MRS Amendment to reserve land as 'Parks and Recreation'</i> in order to more clearly indicate the amendment proposal.</p> <p>The note on the plan stating <i>'Land subject to MRS amendment &amp; land exchange for</i></p>	Agreed.	<p><u>Modify</u> the Structure Plan Map (Plan 1, Part 1) and corresponding maps to show the Indicative Strategic Open Spaces 'A' and 'B' as a darker green, and include the following text:</p> <p><i>"Regional Open Space subject to MRS Amendment to reserve land as 'Parks and Recreation'".</i></p> <p>The above text and associated coloured box is to be included beneath the <i>Indicative Strategic Open Spaces</i> reference in the Legend.</p> <p><u>Delete</u> the following text:</p>

		<i>notated open spaces A &amp; B</i> can then be deleted.		<i>“Land subject to MRS amendment &amp; land exchange for notated open spaces A &amp; B”.</i> from the Structure Plan Map (Plan 1 Part 1) and corresponding maps.
15.5		The R Codes and precincts shown on the Precincts insert map, included on the Part 1 Structure Plan Map, should be included on the main map as required under LPP 4.2.	Agreed.	<u>Amend</u> Structure Plan Map (Plan 1, Part 1) and corresponding maps to delete the precincts insert plan and include the information contained in this insert onto the main plan.
15.6		The areas that require the preparation of a detailed area plan, ie Marmion Avenue Neighbourhood Centre, STS Route Neighbourhood Centre, Coast Village Activity Centre and Local Centres, should be delineated on the Structure Plan map and included within the legend on the map.	Agreed.	<u>Modify</u> Plan 1 – Structure Plan Map to include “Detailed Area Plan Boundary” on the Legend and include these boundaries on the Plan in accordance with the areas described in Part 1 Text.
15.7		The symbol for the inclusive school north of the structure plan area has not been included within the legend.	Agreed.	<u>Modify</u> Structure Plan Map Legend (Plan 1, Part 1) and corresponding maps to include “ <i>Inclusive School - Kindergarten to Year 12</i> ”.
15.8		The Structure plan map that is included in Part 1 should be in A3 size to increase clarity and allow revisions as outlined above.	Agreed.	<u>Increase</u> the size of the Structure Plan Map provided in Part 1 to A3 size.
		Pedestrian and Cyclist Access and Movement		
15.09		The LSP does not show a direct “shared pathway” connection from the railway station to the Marina precinct. Instead, the	Agreed	<u>Modify</u> Structure Plan Map (Plan 1, Part 1) and corresponding maps to show a direct “shared pathway” connection from the railway station to the Marina Precinct.

		shared path is located on Pipidinny Road and Eglinton Drive, a less feasible walking and cycling route. A direct pedestrian access route from the Marina Precinct and the train station should be provided to meet the LSP's target for Eglinton to promote walking and cycling. This would be best achieved by providing pedestrian and cycle infrastructure along the Special Transit System (STS) route, as is stated in section 3.11.1 of the LSP.		<u>Modify</u> Section 5.4.1: Streetscapes, Type 2 STS within the District Centre (page 89) to include cycle infrastructure along this portion of the STS route
15.10		The development of the regional foreshore shared path is an essential element for promoting community activity and active lifestyle. The LSP shows the path connecting through the future marina development in Figure 32 on page 98. As the Marina will not be developed in the early stages of the LSP it is considered necessary for an interim route to be provided to facilitate pedestrian connection until such time as the marina is developed.	Agreed.	<u>Modify</u> Figure 32: Indicative Pedestrian and Cycle Network (Part 2) to include an interim route for the regional recreation path, prior to the development of the marina.
		POS		
15.11		Some POS sites shown are considerably less than 5000m <sup>2</sup> , see pages 113 to 115. In	Agreed.	<u>Modify</u> Figure 26: Indicative Masterplan (Part 2) and Section 6.4 (Part 2) to include the following text:

		accordance with LPP 4.3 these sites are not supported unless it can be shown that they serve a vital function as outlined in the policy. In this instance it appears that appropriate spaces have been provided at other levels of the hierarchy and that the smaller spaces primarily provide a connectivity function, however the proponent should clearly demonstrate how their proposal aligns with the provisions of LPP 4.3. In the case of the POS adjoining the dunal ridges, these spaces are supported provided that they provide connection and/or nodal recreation opportunities.		<p><i>"All public open space sites, especially those less than 5000m<sup>2</sup>, are subject to assessment by the City of Wanneroo in accordance with the City of Wanneroo's Local Planning Policy 4.3: Public Open Space, at the detailed area plan and/or the subdivision stage".</i></p> <p><u>Modify</u> Section 6.5.2 – Open Spaces – Typologies (Part 2, page 120) to demonstrate how all public open space sites included in Table 8 that are less than 5000m<sup>2</sup> meet the requirements of LPP 4.3.</p>
		MRS Amendment Map		
15.12		A MRS map for the structure plan area (after recommended amendments are finalised) is to be provided in Part 2. This map is to include the amended rail reserve and changes to the regional open space around the Marina.	Agreed.	<u>Modify</u> Section 8.2 (Part 2) to include the proposed Metropolitan Region Scheme and District Planning Scheme map for the Structure Plan area.
		Centres		
15.13		For the District Centre, the Syme Marmion 'Economic and Employment Strategy' (May 2007) supporting the DSP recommends 38,163 m <sup>2</sup> total floor	Agreed.	<u>Modify</u> Table H (Part 1 - first table), Table 3 (Part 2) and Economic Development Strategy (Appendix 5) to include floorspaces consistent with the Alkimos-Eglinton DSP.

		<p>space, including 17,220 m<sup>2</sup> shop/retail. The LSP and supporting EDS only shows 34,695m<sup>2</sup> total floor space and 16,412m<sup>2</sup> retail floor space. In accordance with subclause 7.6 S6, the LSP must accommodate generally the scale and allocation of retail, commercial, community service and associated floor space indicated in the DSP.</p> <p>Part 1 of the LSP should therefore provide at least the amount of retail floor space shown in the DSP as the maximum retail floor space, and the EDS and Part 2 of the draft LSP should be amended to be consistent with the DSP.</p>		<p>Note: These changes have been included as part of the requested modifications to Part 1 of the LSP as detailed in <b>Attachment 3</b>.</p>
15.14		<p>The STS Neighbourhood Centre is modelled at a total size of 1,550m<sup>2</sup> floor space, with 1,313m<sup>2</sup> of retail floor space component, in the EDS and Part 2 of the draft LSP. However, in Part 1 of the draft LSP this centre is treated the same as the other Neighbourhood Centre and given a floor space of 2,627m<sup>2</sup> with 2,051m<sup>2</sup> of retail floor space. Part 1 should be amended to be consistent with the EDS in relation to the size of the STS</p>	Agreed.	<p><u>Modify</u> Table H (Part 1) to replace the title of the third table with the following text:  <i>"Marmion Avenue Neighbourhood Centres."</i></p> <p><u>Modify</u> Table H (Part 1) by including a fourth table titled:  <i>"STS route Neighbourhood Activity Centres"</i>.  and indicate floorspace figures consistent with the Economic Development Strategy (Appendix 5).  Note: These changes have been included as part of the requested modifications to</p>

		Neighbourhood Centre		Part 1 of the LSP as detailed in Attachment 2.
		Community Development Strategy		
15.15		The title of Appendix 7 should be changed from <i>Community Development Plan</i> to <i>Community Development Strategy</i> to be consistent with LPP 4.2. This will also avoid future confusion with Community Development Plans that are often prepared following subdivision and development.	Agreed.	<u>Modify</u> the title of Appendix 7: <i>Community Development Plan</i> to <i>Community Development Strategy</i> .
15.16		The Community Development Plan (Appendix 7) describes how facilities are to be provided across the different stages of the development, as summarised in Tables 3-5. However, the tables require a 'responsibility' column to be included to indicate the facilities and services that are proposed to be provided by the proponent and where it is their expectation that they will be provided by others.	Agreed.	<u>Modify</u> the Community Development Plan (Appendix 7), tables 3-5, to include detail as to who is responsible for providing the community facilities and the services proposed by the LSP.
15.17		The Community Development Plan refers to Local Centres, however, it is assumed that in fact this reference should be to Neighbourhood Centres.	Agreed. Item 15.2 above required a modification to be made to the labelling of the proposed corner stores/coffee shops associated with the STS stops, requesting that they be shown as Local Centres and zoned mixed use.	<u>Modify</u> the Community Development Plan (Appendix 7) to replace the reference to <i>Local Centres</i> to <i>Neighbourhood Centres</i> where appropriate.



			The proponent should confirm whether the reference to the local centres within Appendix 7 is referring to the STS stops or Neighbourhood Centres and amend the text accordingly.	
15.18		The tables included in the Community Development Plan (table 6) should include reference to the provision of community centres as mentioned in the report text, which proposes an interim facility in the district centre, to ultimately be upgraded to a district community centre, and a local community centre in the Coastal Village.	Agreed.	Modify the Community Development Plan (Appendix 7), Table 6 to include reference to the provision of community centres as mentioned in the text, including the proposal for an interim facility in the district centre, to ultimately be upgraded to a district community centre, and a local community centre in the Coastal Village.
15.19		The report proposes two senior ovals at the central primary school and states they will likely act as a district facility. Whilst the City supports the co-location of playing fields to create a larger multipurpose precinct (and in this instance it is also supported), the site is not considered to have district significance, given the additional district recreation site proposed north of the Eglinton District Centre to be co-located with the high school. Further, categorising the site as a district facility implies that its provision will form part of a	Agreed.	<u>Modify</u> the Community Development Plan (Appendix 7), Table 4, page 27 to delete the words <i>district level</i> with the words <i>neighbourhood facility</i>

		development contribution arrangement (although the report is silent on this issue), which on this occasion would not be considered appropriate. The site should not be referred to as a district level facility		
15.20		Pedestrian accessibility across the railway reserve between Precinct 4 and Precinct 6 is limited. The only access point shown is located outside of the Structure Plan area in Lot 6, owned by Perpetual Trustees WA Ltd. This connection is located one kilometre south of the Eglinton Drive access, which is acceptable. However, it must be demonstrated that owners of Lot 6 are aware and accepts this access point being shown on their land on the Plan 1 – Structure Plan Map. If the owners of Lot 6 do not accept this, then provision should be made or access across the rail reserve from Precinct 4 to Precinct 6 within this Structure Plan area.	Agreed.	<u>Documentation</u> to be provided to show that the owners of Lot 6 Marmion Avenue accept the access across the railway reserve shown on their land in Plan 1 – Structure Plan Map. If the land owners acceptance of this is unable to be demonstrated, then Plan 1 – Structure Plan Map; Figure 26: Indicative Master Plan; and Part 2 text to be <u>modified</u> to include a connection between Precinct 4 and Precinct 6 across the railway reserve, within the Structure Plan area.
15.21		The Sustainability Strategy intends to implement community education in water, energy and waste reduction. As this task requires community engagement and education there is a strategic	Agreed.	<u>Modify</u> the Community Development Plan (Appendix 7) to detail how the relevant initiatives included in the Sustainability Strategy will be addressed.

		<p>need to link the Community Development Plan with the Sustainability Strategy.</p> <p>The Sustainability Strategy references the Community Development Plan, but there is an obvious disconnection as there is no reference from the Community Development Plan in return. The Community Development activities and services such as the community garden have clear sustainability based outcomes, but there is no indication in the Community Development Plan to suggest this. Operating separate community education and engagement initiatives for sustainability and Community Development results in both increased cost and risk of service duplication.</p> <p>To mitigate risk it is recommended that these documents, especially the Community Development Plan, be aligned to better incorporate a holistic approach.</p>		
15.22		<p>Pipidinny Lake</p> <p>The Aboriginal Heritage Report (Appendix 8) mentions that the Pipidinny Lake site will be surrounded by POS to provide a</p>	Agreed.	<p><u>Modify</u> the Aboriginal Heritage Report (Appendix 8) recommendations to correctly renumber the recommendations and include an additional recommendation as follows:</p>

		buffer to the heritage site, however it is not listed as a recommendation. The recommendations are also incorrectly numbered 3 and 4, rather than 1 and 2.		<i>"That the Pipidinnny Lake site be surrounded by POS to provide a buffer to the heritage site"</i> <u>Modify</u> the Aboriginal Heritage Report (Appendix 8) by renumbering the recommendations to 1 and 2, instead of 3 and 4.
		Environmental		
15.23		The first Environmental Objectives listed in Part 1 should be changed from <i>To create a balance between the environment and requirements of the community"</i> to <i>To create balance between the protection of the environment and other requirements of the community"</i> .	Agreed.	<u>Modify</u> Part 1, Section 2.3 to replace the sentence: <i>To create a balance between the environment and requirements of the community.</i> with <i>To create balance between the protection of the environment and other requirements of the community.</i> Note: This change has been included as part of the modifications made to Part 1 of the LSP as detailed in Attachment 2.
15.24		The second objective should mention consideration of landform retention	Agreed.	<u>Modify</u> Part 1, Section 2.3 to include the replace the sentence: <i>"To work with the character of the landscape to optimise density and development in a responsive manner".</i> With <i>"To work with the character of the landscape to optimise density and development in a responsive manner and to maximise the retention of the original landform".</i> Note: This change has been included as part of the modifications made to Part 1 of the LSP as detailed in Attachment 2.

15.25		Compliance with the more general pre-construction, fauna management and clearing of native vegetation strategies detailed in the Environmental Assessment should be a statutory requirement.	This is currently addressed by Clause 3.2 (ii) of the advertised LSP.	No change.
15.26		In the Environmental Assessment (Appendix 2), Section 5.5: Significant Fauna, reference should be made to the Peregrine Falcon.	Agreed.	<u>Modify</u> the Environmental Assessment (Appendix 2), Section 5.5: Significant Fauna to include reference to the Peregrine Falcon
15.27		Seed collection and propagation should not be limited to <i>Banksia attenuate</i> and <i>B. sessilis</i> under section 6.2: Vegetation and Fauna Management Strategy, Pre Construction – Seed Collection and Propagation. Limiting the seed collection would reduce the seed stock that can be used for the rehabilitation of degraded areas to be retained as native vegetation. It is recommended that the seed collection include all native species.	Agreed.	<u>Modify</u> the Environmental Assessment (Appendix 2), Section 6.2: Vegetation and Fauna Management Strategy, Pre Construction – Seed Collection and Propagation, to include seed collection of all native species.
15.28		In section 6.3 of the Coastal Management Strategy, the paragraph relating to linkages (pg 44. second dot point) contains the sentence: "Landscaping in formal areas of the foreshore reserve should use local native	Agreed.	<u>Modify</u> the Environmental Assessment (Appendix 2), Section 6.3, to delete the words "where possible" from the sentence "Landscaping in formal areas of the foreshore reserve should use local native

		species where possible.” The words “where possible” should be removed from this to ensure the linkage values along the coast are not lost.		<i>species where possible”.</i>
15.29		Local Planning Policies Section 3.4: Local Government Policies does not include any reference to any of the City’s Local Planning Policies, ie LPP2.1, LPP4.2 and LPP 4.3. These must be addressed in the LSP.	Agreed.	<u>Modify</u> Part 2, Section 3.2 to include the following City of Wanneroo Local Planning Policies: Local Planning Policy 2.1: Residential Development Local Planning Policy 4.2: Structure Planning Local Planning Policy 4.3: Public Open Space
		Environment Protection and Biodiversity Conservation Act		
15.30		Section 3.7.2 Environment Protection and Biodiversity Conservation Act 1999, should include information on what measures have been incorporated into the LSP to mitigate the impact on the species listed under the Act.	Agreed.	<u>Modify</u> Part 2, subsection 3.7.2 to detail the measures that have been incorporated into the LSP to mitigate the impact on the species listed under the Environment Protection and Biodiversity Conservation Act.
		Graceful Sun Moth (GSM)		
15.31		Section 3.8.9 Graceful Sun Moth Survey states that <i>The impact of fragmentation...is unknown. GSM are known to occur in relatively small Bush Forever sites within urban areas in the City of Wanneroo.</i> The research conducted by the	Agreed.	<u>Modify</u> Part 2, subsection 3.8.9 to delete the following text: <i>“GSM are known to occur in relatively small Bush Forever sites within urban areas in the City of Wanneroo”.</i>

		DEC in 2010 indicates that although there are historical records of GSM in small fragmented reserves in Wanneroo, they may no longer be present. This statement should be deleted.		
		Locally Significant Areas.		
15.32		Section 3.8.15 Areas of Conservation Significance should detail whether the Structure Plan area contains any locally significant areas.	Agreed.	<u>Modify</u> Part 2, subsection 3.8.15 to detail the location of any locally significant areas.
		Groundwater		
15.33		Section 3.8.17 Groundwater should include discussion of the potential wastewater/grey water/stormwater reuse proposal and its conflict with current state policy.	Agreed.	<u>Modify</u> Part 2, subsection 3.8.17 to include discussion of the potential wastewater/greywater/stormwater reuse proposal and its conflict with current state policy.
		Site Responsive Theme		
15.34		In Section 4.1.1 Site Responsive Theme it should be made clear that areas of vegetation must be designed to be ecologically sustainable.	Agreed.	<u>Modify</u> Part 2, subsection 4.1.1, Environmental Principles (first dot point) to read as follows: <i>“Design to accommodate ecologically viable areas of vegetation and dunal landform identified for retention”.</i>
15.35		In Section 4.1.1 Site Responsive Theme under Environmental Principles (second dot point), it should state that whilst it is important to retain and restore existing elements of the natural drainage system and integrate	Agreed.	<u>Modify</u> Section 4.1.1 Site Responsive Theme under Environmental Principles, (under the second dot point) to include the following: <i>“Whilst it is important to retain and restore existing elements of the natural drainage system and integrate these elements into</i>



		these elements into the urban landscape, drainage in bushland areas is unlikely to be supported.		<i>the urban landscape, drainage in bushland areas is unlikely to be supported".</i>
		Public Open Space		
15.36		Section 4.1.2 Public Open Space Principles should include reference to LPP 4.3.	Agreed.	<u>Modify</u> Part 2, subsection 4.1.2 to include reference to Local Planning policy 4.3: Public Open Space.
15.37		The LSP must demonstrate that a minimum of 3% conservation open space has been provided as defined by and in accordance with LPP 4.3, and that these conservation areas are viable in accordance with the POS LPP. It is unlikely that all conservation areas as detailed by Table 8 are viable and would be unlikely to be managed by the City for conservation.	Agreed.	<u>Modify</u> Part 2, Section 6.4 and Table 8 to demonstrate that the 3% conservation open space requirement has been met, and that the conservation public open space areas are viable in accordance with the POS LPP
15.38		Open Space Typologies, Figure 37 shows an 'H' typology, there is no text for 'H' and this should be included, or this POS typology changed to 'N'	Agreed.	<u>Modify</u> Part 2, subsection 6.5.2 to include text for <i>Open Space Typology 'H'</i> or replace with <i>Open Space Typology 'N'</i>
		Streetscapes		
15.39		In Section 5.4.1: Streetscapes, the use of local native species should be specified.	Agreed.	<u>Modify</u> Part 2, subsection 5.4.1, point 2 to include the following text: <i>Local native species will be prioritised where practicable.</i>
15.40		Section 5.4.1 Streetscapes should emphasise that the retention of vegetation will be the priority, with planting and providing additional local native	Agreed.	<u>Modify</u> Part 2, subsection 5.4.1 to include a point seven stating: <i>The retention of vegetation will be the priority, with planting comprising additional local native species to complement retained</i>

		species to complement retained vegetation.		<i>vegetation.</i>
		Dog Beach		
15.41		The figure included in Section 6.5.1 details a dog beach. There is no information provided to indicate the suitability of this site to dogs. This information should be provided.	Agreed. It is considered that the nomination of this site as a dog beach is premature. The City is currently investigating the appropriate location of such facilities along the coast.	<u>Modify</u> Part 2, subsection 6.5.1 to delete reference to the dog beach.
		Local Water Management Strategy (LWMS)		
15.42		The LWMS refers to 'waterwise' species. The preference should be for locally native, waterwise species. This is more aligned with the LSP which states predominantly native species will be utilised.	Agreed.	<u>Modify</u> the Local Water Management Strategy (Appendix 6), Section 4.1, to replace the sentence: <i>"Revegetation with waterwise plants will substantially reduce the requirement for irrigation and nutrient inputs".</i> with <i>"Revegetation with locally native waterwise plants will substantially reduce the requirement for irrigation and nutrient inputs".</i>
15.43		Section 4.4 states that street and shrub planting species should survive with <i>minimal</i> irrigation or handwatering after the initial 3 year period required for establishment. This should be changed to <i>no</i> irrigation or handwatering.	Agreed.	<u>Modify</u> Local Water Management Strategy (Appendix 6), Section 4.4, by replacing the word " <i>minimal</i> " with " <i>no</i> " in the following sentence: <i>"All street and shrub planting species need to be selected to survive with <u>minimal</u> irrigation or hand watering after the initial 3 year water period required for establishment"</i>
15.44		Various requirements and changes to the text in Section		<u>Modify</u> Section 4.5.1: Surface and Groundwater Management Strategy to

		<p>4.5.1: Surface and Groundwater Management Strategy are to be made as follows:</p> <p>The pre and post development flows and volumes are to be calculated for each catchment; the maximum water depth in roadside swales is not to be more than 300mm;</p> <p>To reduce the health risk from mosquitoes, retention and detention treatment needs to be designed to ensure that standing water will not persist in the basins for longer than 96 hours</p>		<p>include the pre and post development flows and volumes for each catchment.</p> <p><u>Modify</u> Section 4.5.1: Surface and Groundwater Management Strategy to include the requirement for swales not to be more than 300mm in depth.</p> <p><u>Modify</u> Section 4.5.1: Surface and Groundwater Management Strategy (page 12, 2<sup>nd</sup> paragraph) by replacing the word “week” with the words “76 hours” in the following sentence</p> <p><i>“Design will ensure that standing water will not persist in the basins for longer than a week to reduce the risk of mosquito breeding.”</i></p>
15.45		<p>Internal Road Network</p> <p>The Transport and Access Report (Appendix 3), Figure 6.5 – Eglinton Drive (East of Marmion Ave) depicts the final construction of this road. The Initial construction of this road is to be a boulevard with protected right turn pockets in median.</p>	<p>Noted.</p> <p>This issue can be resolved at the subdivision stage.</p>	No change.
15.46		<p>The STS should extend into the Business Zone south of Eglinton Drive (Precinct 6).</p>	<p>Agreed.</p> <p>The STS should be extended into the business Zone south of Eglinton Drive to effectively link the station and business area together without relying on private vehicles.</p>	<p><u>Modify</u> Structure Plan Map (Plan 1, Part 1) and corresponding maps to show the STS route extending into the business zone (Precinct 6) south of Eglinton Drive.</p>
15.47		<p>The Business Zone south of</p>	<p>Agreed.</p>	<p><u>Modify</u> Structure Plan Map (Plan 1, Part 1)</p>

		Eglinton Drive (Precinct 6) should be linked to Precinct 4 in accordance with the requirements of Liveable Neighbourhood, element 2, R29, where grade-separated street crossings should be provided typically at around 500m spacing.		and corresponding maps to include vehicle access across the railway reserve from Precinct 4 to Precinct 6.
15.48		The proposed pedestrian overpass on Marmion Avenue is not supported (Part 2, page 129).	Agreed.	<u>Modify</u> Part 2, page 129 to delete any reference to an elevated walkway/overpass across Marmion Avenue.



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**ATTACHMENT 5**  
**Pg 1 of 8**



Our Ref: W:\General\Egleg\101123 MINOR CHANGE TO LOCAL GOV BOUNDARY.docx

23 November 2010

City of Wanneroo  
Locked Bag 1  
Wanneroo WA 6946

DPS

ATTENTION: DANIEL SIMMS – CHIEF EXECUTIVE OFFICER

Dear Sir

RE: MINOR CHANGE TO LOCAL GOVERNMENT BOUNDARY  
TO INCORPORATE THE EGLINTON MARINA

I refer to the proposed Eglinton Marina located adjacent to land owned by our client Eglinton Estates Pty Ltd, and on behalf of our client seek Councils support and initiation of a request to change to its municipal boundary to include the Marina within The City of Wanneroo (Refer Locality Plan No 1 attached).

Background

In 1992 following a formal assessment by the Environmental Protection Authority (EPA Bulletin 500 – Feb 1991) the Metropolitan Region Scheme was amended to incorporate the subject Marina as part of the Metropolitan Region Scheme, and to include portions of the Marina within the Urban Zone, with the balance being Reserved as Parks and Recreation (Refer Plan No 2 – Metropolitan Region Scheme Plan).

In more recent times (June 2010) Council and the Western Australian Planning Commission approved the Alkimos-Eglinton District Structure Plan, which reflects the intent of the Metropolitan Region Scheme for the Marina depicting part of the Marina for Urban uses (Residential, Retail and Tourism uses) along with Reserving portions for Parks and Recreation.

Currently Councils Municipal boundary extends to high water mark, and does not include the Marina environs as depicted on the approved Metropolitan Region Scheme and Alkimos-Eglinton District Structure Plan.

Thus to facilitate the proper and orderly management and development of the Marina, it is considered appropriate to now incorporate it within Councils municipality, thus bringing the land under its control and management.

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AUSTRALIAN ASSOCIATION OF PLANNING CONSULTANTS

## ATTACHMENT 5

Pg 2 of 8

Current Status

Eglinton Estates has commenced discussions with the Department of Land Administration, and the Department of Planning on defining the necessary application and approvals processes and "Agreements" required to bring the Marina to reality, including addressing land exchanges and ownership, for as you are aware land to the west of high water mark falls under Crown ownership.

Council has also received and is currently processing the Eglinton Local Structure Plan which also adopts the precise boundary configuration for the Marina as depicted on the Metropolitan Region Scheme.

An important consideration for the proposed boundary adjustment process, is that the change follows extensive advertising and public consultation including:

1. The utilisation of land and marina environment for a Marina and associated uses being granted approval by the Environmental Protection Authority (Bulletin 500 of Feb 1991) following formal assessment.
2. The use of the land for Marina and associated uses being approved, and forms an integral part of the Metropolitan Region Scheme following an MRS amendment process.
3. The Marina and associated uses are depicted on the approved Alkimos Eglinton District Structure Plan following public advertising by Council.

As outlined in the supporting documents to the Alkimos Eglinton District Structure Plan the proposed Marina and associated uses play an extremely important role in not only creating a vibrant coastal focal point for the future community of Alkimos Eglinton but will also be providing a major economic and employment generator for the region.

On behalf of Eglinton Estates we seek Councils support to, and the initiation of a request to the Local Government Advisory Board to change to its municipal boundary to include the subject land.

In the light of the extensive public consultation undertaken during the Environmental and Planning processes outlined above, along with the limited size of the land involved, plus the fact that the Marina environs are already depicted on the Metropolitan Region Scheme, we believe the change qualifies for the Informal Assessment Process as defined by the Local Government Advisory Board for determining changes to Municipal boundaries.

Should you have any queries or if we can assist Council in any way in preparing its proposal seeking the boundary change, please do not hesitate to contact Graham Meredith.

Yours faithfully

DEVELOPMENT PLANNING STRATEGIES PTY LTD



GRAHAM MEREDITH  
DIRECTOR

CC: Tasio Cokis

Attachments: Plan 1 Locality Plan  
Plan 2 Metropolitan Region Scheme  
Plan 3 Local Authority Scheme  
Plan 4 Alkimos Eglinton District Structure Plan  
Plan 5 Eglinton Local Structure Plan  
Plan 6 Extent of Boundary Change

ATTACHMENT 5  
Pg 3 of 8





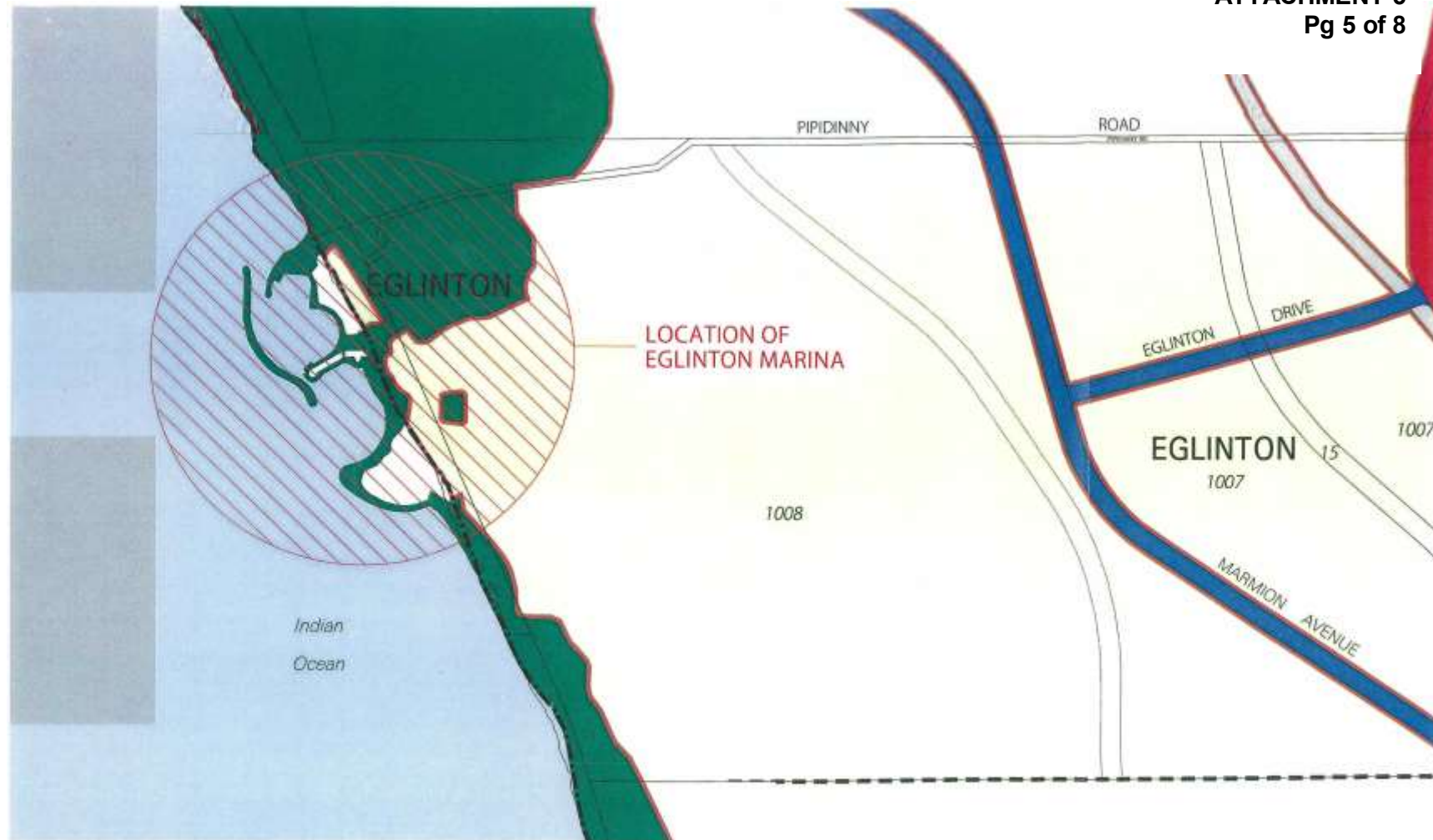
**ATTACHMENT 5**  
**Pg 4 of 8****Metropolitan Region Scheme****PLAN 2**

RESERVED LANDS	ZONES	ROADS	OTHER
PARKS AND RECREATION	URBAN	PRIMARY REGIONAL ROADS	CITY OF WANNEROO SCHEME BOUNDARY
RAILWAYS	RURAL	OTHER REGIONAL ROADS	
WATERWAYS			





**ATTACHMENT 5**  
Pg 5 of 8



**Local Authority Scheme**

**METROPOLITAN REGION SCHEME RESERVEVES**

PARKS AND RECREATION	PRIMARY REGIONAL ROADS
RAILWAYS	OTHER REGIONAL ROADS
WATERWAYS	

**ZONES**

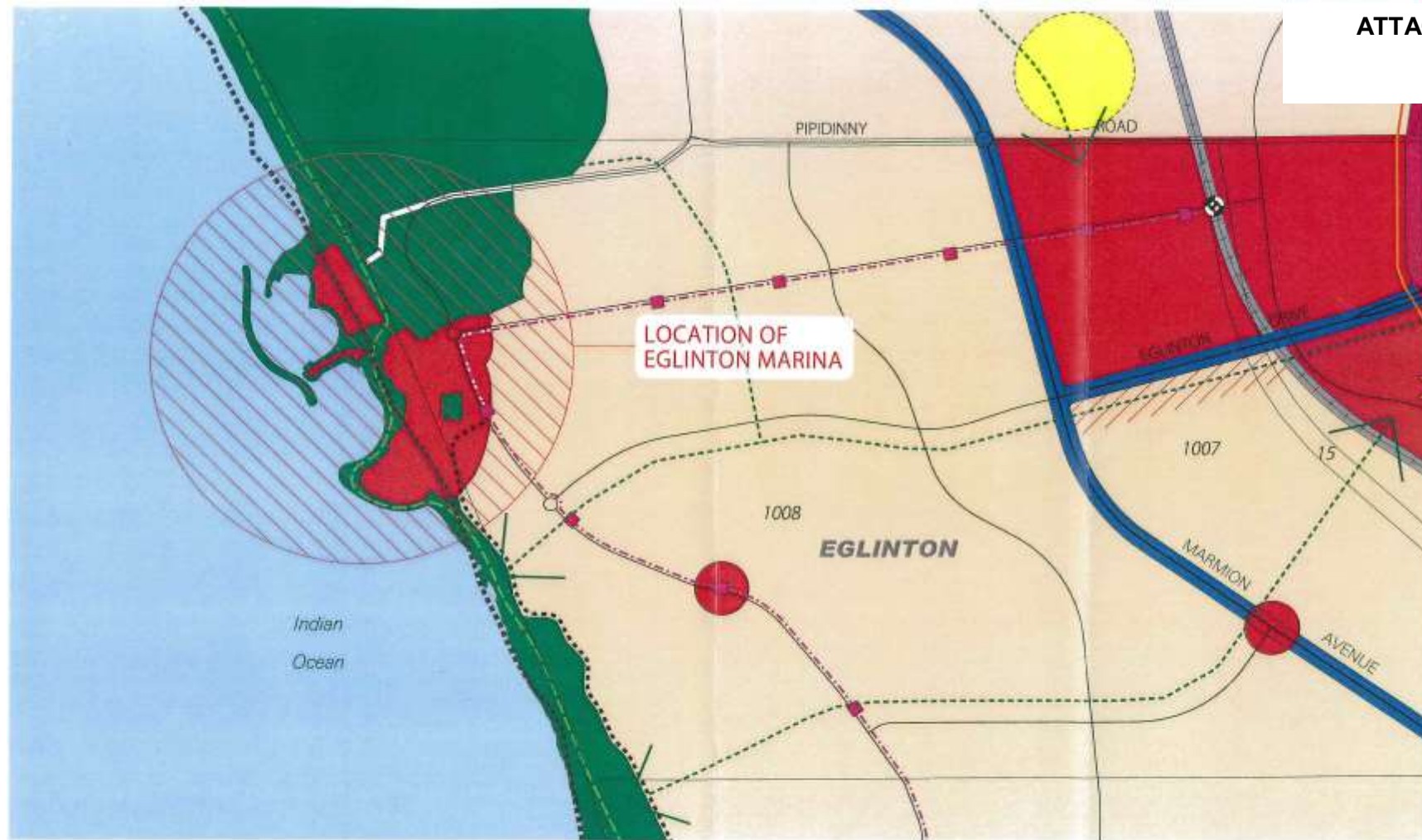
URBAN DEVELOPMENT
GENERAL RURAL

**OTHER**

LOCAL SCHEME BOUNDARY
-----------------------

**PLAN 3**





Alkimos Eglinton District Structure Plan

PLAN 4

OTHER  
CITY OF WANNEROO  
SCHEME BOUNDARY





ATTACHMENT 5  
Pg 7 of 8

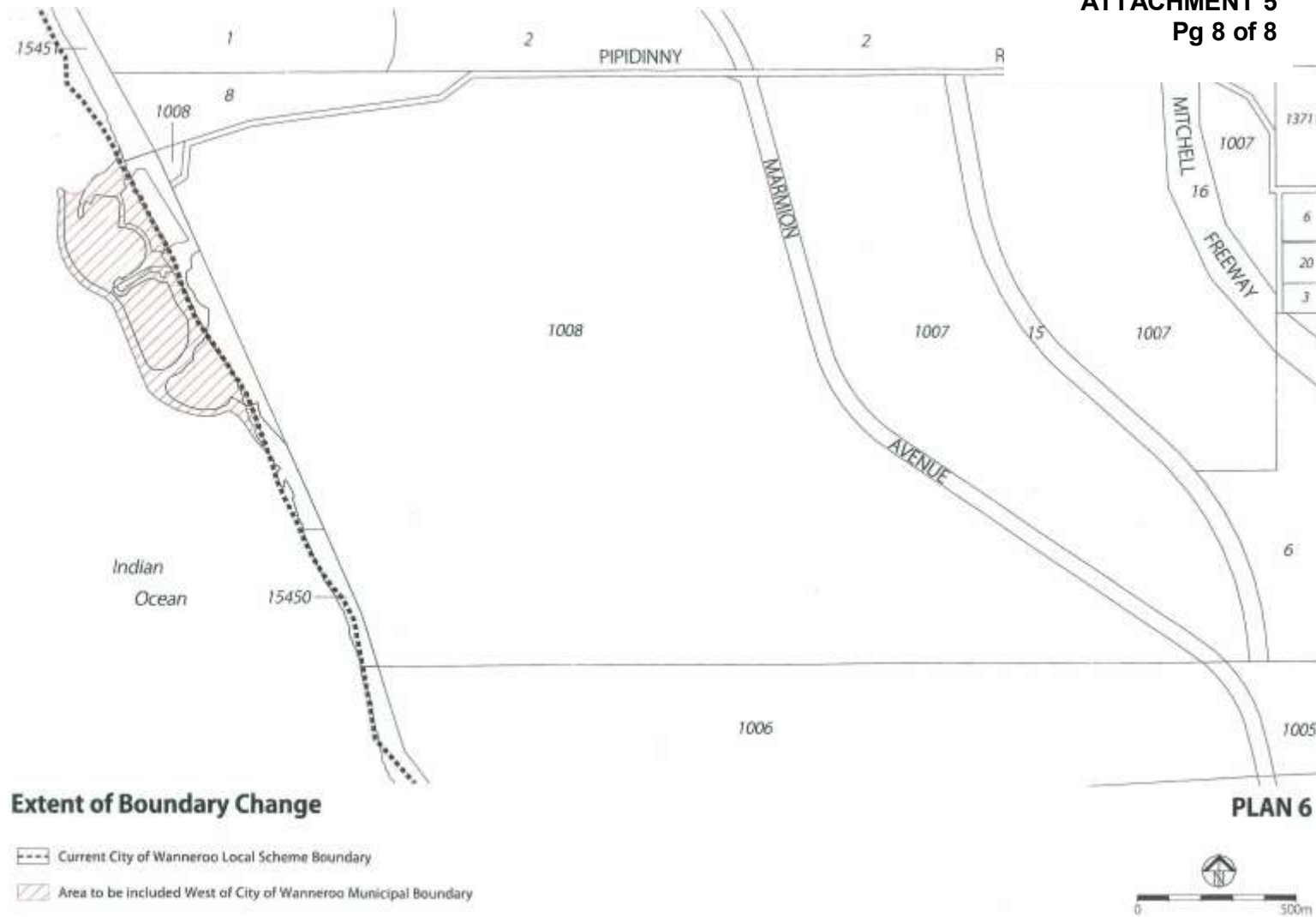
Eglinton Local Structure Plan

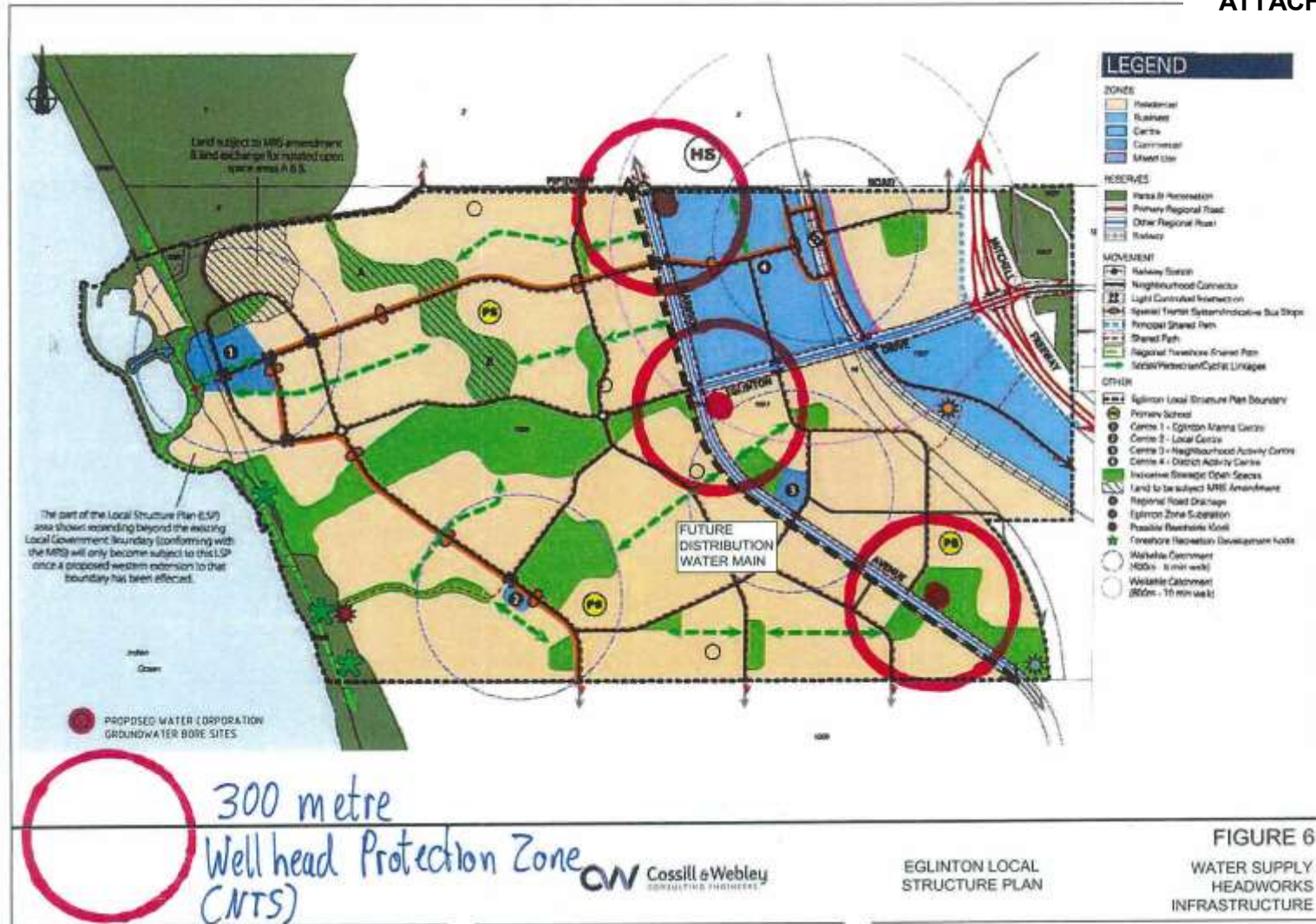
PLAN 5



## ATTACHMENT 5

Pg 8 of 8





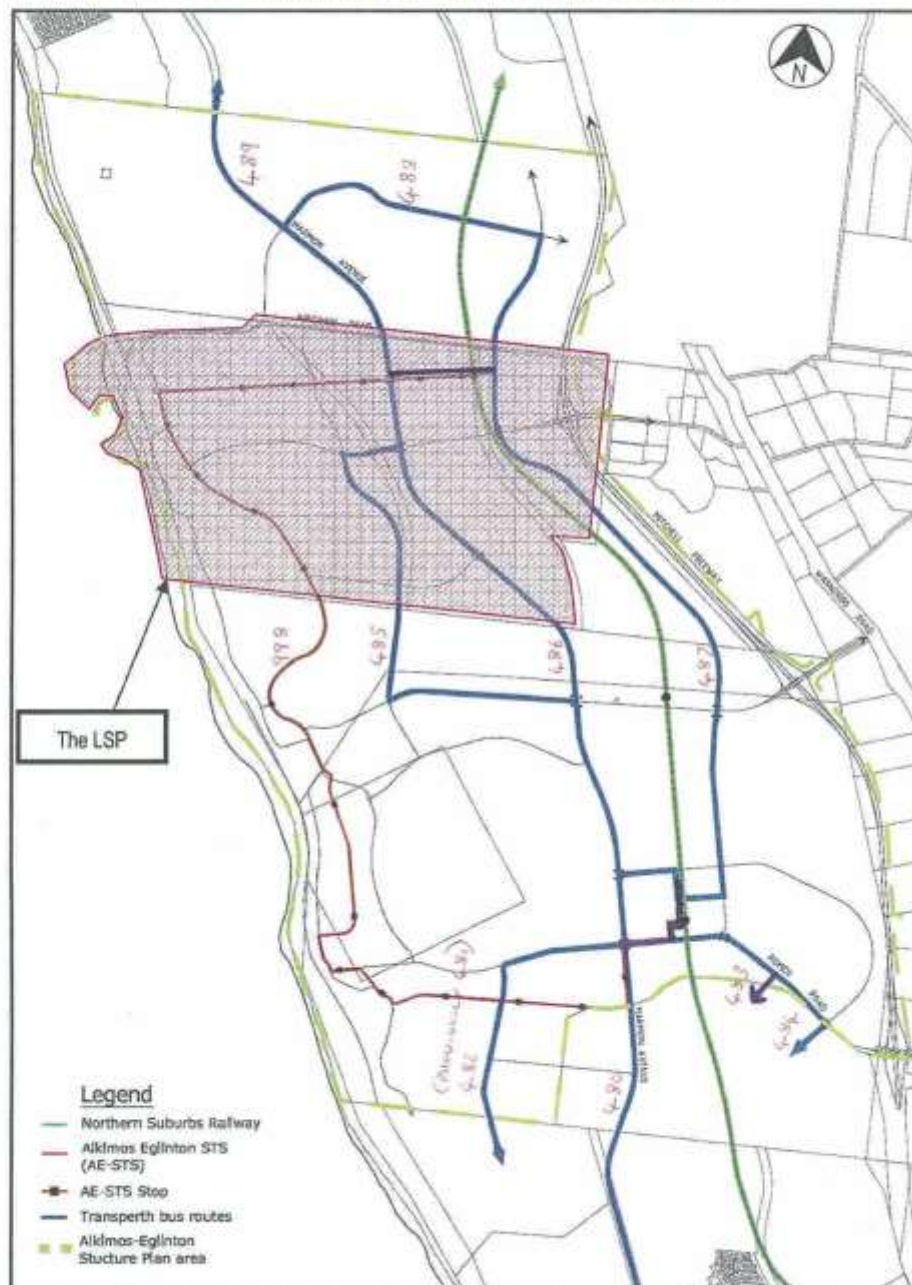


Eglinton Draft Local Structure Plan (the LSP)  
Transport and Access Report  
Final report

## ATTACHMENT 7



■ Figure 2.2 – Proposed Alkimos Eglinton public transport network



(Source: SKM, June 2009)

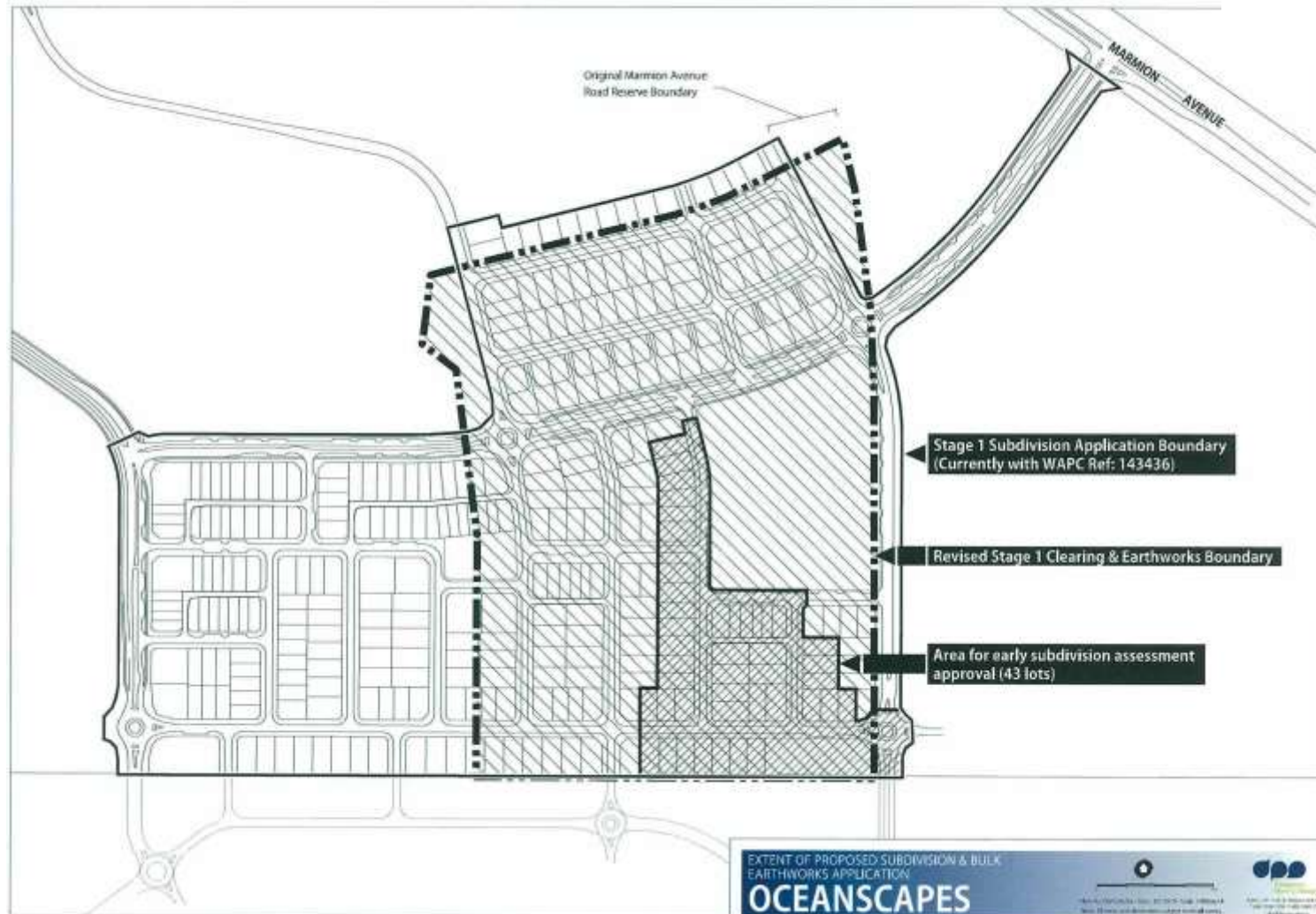
SINCLAIR KNIGHT MERZ

\\PBIF\Projects\PB50165\Deliverables\Reports\PB50165-ET-RP-0001-3-Eglinton LSP transport report.docx

PAGE 13







## **PS02-02/11      Amendment No. 1 To East Wanneroo Cell 9 - East Landsdale Local Structure Plan No. 57**

File Ref: 3290-1  
 Responsible Officer: Director Planning and Sustainability  
 Disclosure of Interest: Nil  
 Attachment(s): 4

### **Issue**

To consider the public submissions on and adoption of Amendment No.1 to East Wanneroo Cell 9 – East Landsdale Draft Local Structure Plan No 57.

Applicant	Greg Rowe and Associates
Owner	Mark Bevan Tilbrook and John Edwin Tilbrook
Location	Lot 601 Queensway road and Lots 60 and 61 Alexander Drive, Landsdale
Site Area	15.0202 hectares (ha)
DPS 2 Zoning	Urban Development

### **Background**

Council at its meeting held on 1 June 2010 (item PS05-06/10 refers) considered proposed Amendment No. 1 to East Wanneroo Cell 9 – East Landsdale Draft Local Structure Plan No 57 (LSP 57) and decided that it should not be agreed to. The applicant was aggrieved by this decision and lodged an application for review (appeal) with the State Administrative Tribunal (SAT). Following a mediation hearing on the appeal, a modified proposal was presented to Council for consideration. Council at its meeting on 21 September 2010 (item PS04-09/10 refers) reconsidered the amendment proposal and resolved that Amendment No. 1 to LSP 57 was satisfactory for advertising.

Amendment No. 1 proposes to allow the land use “Plant Nursery” as an Additional Use on Lot 601 Queensway Road and Lots 60 and 61 Alexander Drive, Landsdale, subject to a number of conditions. A location plan of the subject lots is included as **Attachment 1**. A copy of the LSP 57 map identifying the subject land is included as **Attachment 2**. A copy of the LSP amendment text relating to this proposal is included as **Attachment 3**.

### **Detail**

The subject lots currently enjoy non-conforming use rights for use as a plant nursery under District Planning Scheme No. 2 (DPS 2). The amendment was sought by the landowners as they were not satisfied that the non-conforming use rights offered adequate protection to their operations on the subject lots. The landowners therefore requested “additional use” rights over the land to recognise and protect the existing plant nursery operation and to enable its limited expansion on nearby properties owned by the Tilbrook family.

### **Consultation**

A 28 day public advertising period was carried out between 16 November and 14 December 2010, by way of signs on site, an advertisement in the local newspaper, display on the City’s website and letters to all landowners within the structure plan area.

At the end of the advertising period the City received only one submission which objected to the proposed amendment. The objection is from the proponent of the structure plan and adjoining landowner, Stockland.

In brief, the submission acknowledges that the nursery use enjoys non-conforming use rights, but objects to the amendment which enables the use to be recognised as a permitted additional use on the subject land.

A summary of the submission and Administration's recommendation on the matters raised are contained in **Attachment 4**.

## **Comment**

Following the closure of the advertising period the SAT held another mediation hearing to enable discussion of any submissions received. The outcome of mediation did not identify any issues which would preclude the proposed amendment from proceeding and resulted in the SAT issuing further programming orders. The orders invite Council to consider the matter on or before 8 February 2011, with a further hearing adjourned to 22 February 2011.

Following a review of the submission, the main issues raised relate to the following matters:

### Sunset clause

The submitter objects to the amendment on the basis that it will allow the continued use of the subject lots as a plant nursery. This is the case, although continuation of this use is already protected by the non-conforming use provisions of DPS 2. Further, Council agreed to advertise the amendment on the basis that the proposal now incorporates conditions which assist in addressing the potential impacts of the plant nursery on future residential development on surrounding land. The applicant has considered this matter and agreed to the insertion of a "sunset" clause which can apply following the discontinuance of the nursery and the redevelopment of the lots for residential purposes.

### Access restrictions

The submitter has raised concern at the prospect of nursery traffic travelling between Lot 60 Alexander Drive and Lot 601 Queensway Road via new subdivisional roads to be created on their Lot 59 Alexander Drive. The applicant objects to any restriction being added to the amendment to prevent nursery traffic from using future public roads through Lot 59. Regardless, Administration is of the view that nursery traffic between Lots 60 and 601 should be directed along Alexander Drive, not the residential streets to be created in future by the subdivision of Lot 59. It is therefore considered appropriate to include an additional condition limiting vehicular access to and from Lot 601 to Alexander Drive or Queensway Road only and to Alexander Drive only for Lots 60 and 61.

## **Other matters**

### Figures 2 and 3

The documents advertising the proposed amendment included two plans (Figures 2 and 3) which incorrectly showed the areas of public open space within the LSP 57 area. The incorrect plans do not in any way impact on the area subject to the proposed amendment or any matters associated with it. It is important, however, that the correct plans are included in the amendment documents and this must occur as part of the finalisation of the amendment.

### Adoption of Amendment

The final adoption of amendment No. 1 to LSP 57 is subject to the provisions of clause 9.7.1 of DPS 2. Clause 9.7.1 provides that:

*“...An amendment to a draft Structure Plan may be advertised by the Council at its discretion, however, the Council should not sign and seal the amendment, prior to the substantive Structure Plan being signed, sealed and certified by the Council and the Commission...”*

Council recently considered LSP 57 at its meeting on 16 November 2010 where it was decided not to support the plan on the basis that Council did not agree with certain modifications requested by the Western Australian Planning Commission (WAPC), particularly in relation to through-roads between LSP 57 and the existing Landsdale Gardens Estate immediately to the west.

Therefore, as LSP 57 has not been finalised, Amendment No. 1 cannot itself be finalised. The amendment can, however, be supported by Council subject to the modifications recommended being made. Council may also decide that it is prepared to adopt, sign and seal the amendment subject to LSP 57 being signed, sealed and certified by the Council and the WAPC.

### **Statutory Compliance**

The amendment has been processed under the provisions of Part 9 of DPS 2.

### **Strategic Implications**

The proposal has been assessed against the following Outcome Objectives of the City's Strategic Plan for 2006 – 2021:

*“1.5 Improve the physical quality of the built environment; and*

*2.1 Increase the choice and quality of neighbourhood and lifestyle options.”*

### **Policy Implications**

Nil

### **Financial Implications**

Nil

### **Voting Requirements**

Simple Majority

## Recommendation

### That Council:-

1. Pursuant to Clause 9.6.1 of the City of Wanneroo District Planning Scheme No.2 **RESOLVES** that Amendment No. 1 to East Wanneroo Cell 9 – East Landsdale Draft Local Structure Plan No 57, as submitted by Greg Rowe and Associates on behalf of Mark Bevan Tilbrook and John Edwin Tilbrook is **SATISFACTORY** subject to -
  - a) Schedule A being modified by adding a condition of use to be numbered 1 v) in relation to Lot 601 and 2 vi) in relation to Lots 60 and 61 stating:

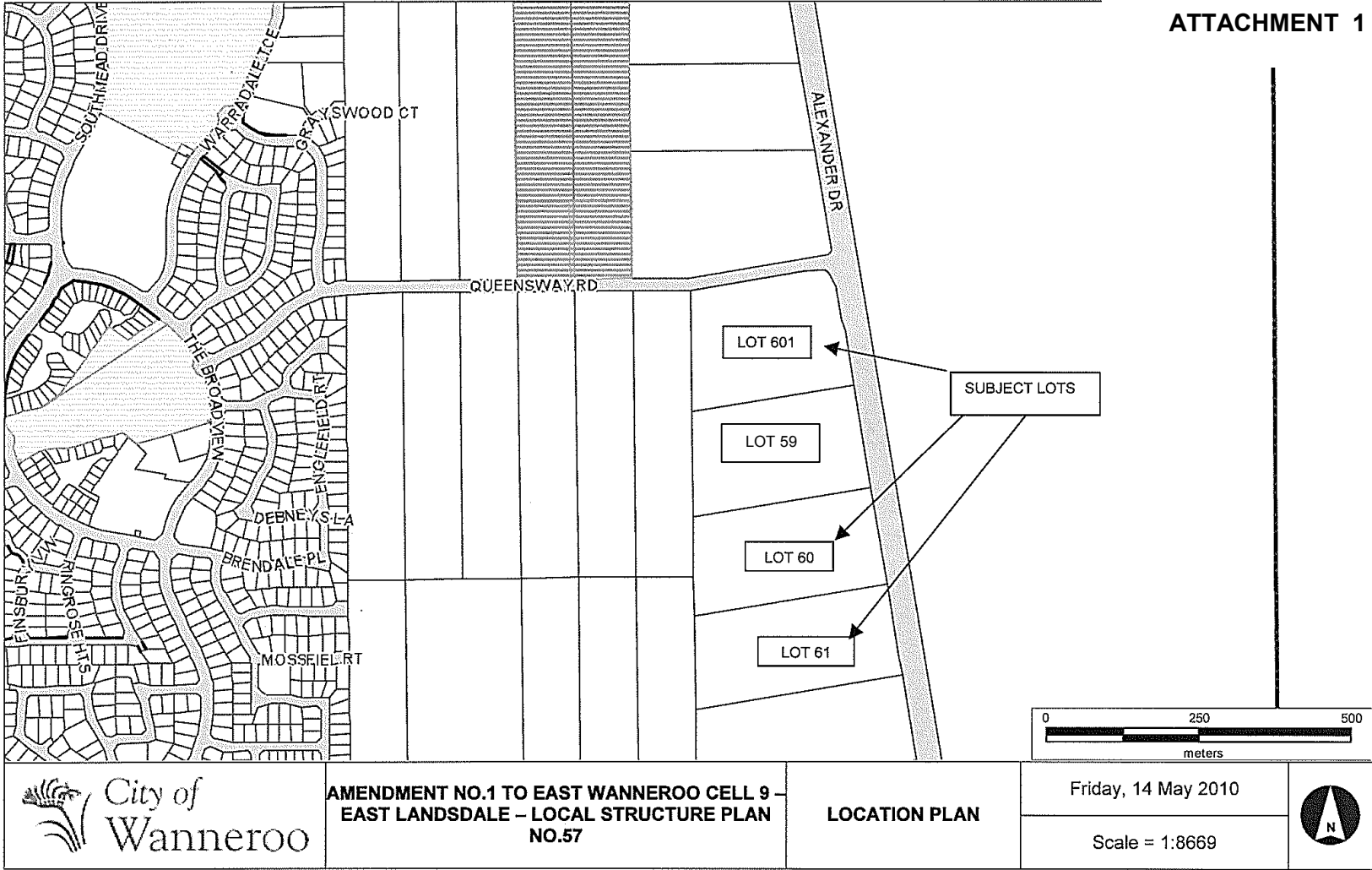
“In the event that the land is developed and used for residential purposes in accordance with Agreed Structure Plan No. 57, the additional use provisions relating to the use of the subject land as a plant nursery shall cease to apply; “and
  - b) Schedule A being modified by adding a condition of use to be numbered 1 vi) in relation to Lot 601 stating:

*“vehicular access to and from Lot 601 is limited to Alexander Drive and Queensway Road only;” and*

*adding a condition of use to be numbered 2 vii) in relation to Lots 60 and 61 stating:*

*“Vehicular access to and from Lots 60 and 61 is limited to Alexander Drive only.”*
  - c) Figures 2 and 3 of the amendment document being modified to the satisfaction of the Manager Planning Implementation to correctly depict the location of proposed public open space on the draft East Wanneroo Cell 9 – East Landsdale Local Structure Plan;
2. Pursuant to Clause 9.6.5 of the City of Wanneroo District Planning Scheme No. 2, **ADOPTS, SIGNS and SEALS** Amendment No. 1 to East Wanneroo Cell 9 – East Landsdale Local Structure Plan No 57 documents only once certified by the Western Australian Planning Commission; and
3. **ENDORSES** the comments made in this report and in Attachment 4 regarding 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 submitter of its decision.

ATTACHMENT 1









## ATTACHMENT 3

Page 1 of 3

## 2. Text Modification

- a) To include the following Additional Use provisions in the Statutory Section of the East Wannon Cell 9 – East Landsdale Local Structure Plan No. 57 (LSP 57) under Section 9.0 - Zones:

- 9.1 Notwithstanding anything contained in Table No.1 of the District Planning Scheme No. 2, the land specified in Schedule A of the East Wannon Cell 9 – East Landsdale LSP 57 may be used for the specific use listed in addition to any uses permissible for the zone in which the land is located, subject to the conditions set out therein.

## SCHEDULE A

NO.	STREET/LOCALITY	PARTICULARS OF LAND	ADDITIONAL USE AND CONDITIONS
1	15 Queensway Road, Landsdale	Lot 601	<p>Plant Nursery</p> <p>CONDITIONS:</p> <p>i) Provision of a minimum of 3.0 metre wide firebreak along the western and southern boundaries;</p> <p>ii) A minimum of a 3.0 metre wide vegetated buffer to be planted and maintained along the western and southern boundaries abutting the firebreak;</p> <p>iii) Any future development to be setback at a minimum distance of 7.5 metres from the western and southern boundaries and from Alexander Drive and Queensway Road; and</p> <p>iv) A 50% contribution shall be made in accordance</p>

## ATTACHMENT 3

Page 2 of 3

			with the provisions of the Dividing Fences Act 1961 towards the cost of colorbond or similar fencing at the time when dwellings are constructed abutting the Plant Nursery.
2	475 and 459 Alexander Drive, Landsdale	Lots 60 and 61	<p>Plant Nursery restricted to:</p> <ul style="list-style-type: none"> <li>a) plant propagation;</li> <li>b) Wholesale; and</li> <li>c) No retail sale.</li> </ul> <p>CONDITIONS:</p> <ul style="list-style-type: none"> <li>i) Provision of a minimum of 3.0 metre wide firebreak along the western and northern boundaries of Lot 60 and along the western and southern boundaries of Lot 61;</li> <li>ii) A minimum of a 3.0 metre wide vegetated buffer to be planted and maintained along the western and northern boundaries of Lot 60 and western and southern boundaries of Lot 61 abutting the firebreak;</li> <li>iii) Buildings and structures of an ancillary/incidental nature to the plant propagation use only may be permitted. Such buildings and structures may include: <ul style="list-style-type: none"> <li>Sheds,</li> <li>Shade houses,</li> <li>Glasshouses,</li> </ul> </li> </ul>

## ATTACHMENT 3

Page 3 of 3

			<p>Staff amenities (such as ablutions), and Water tanks.</p> <p>iv) All buildings and structures are to be setback a minimum distance of 7.5m from Alexander Drive and all other property boundaries;</p> <p>v) A 50% contribution shall be made in accordance with the provisions of the Dividing Fences Act 1961 towards the cost of colorbond or similar fencing along the western and northern boundaries of Lot 60 and western and southern boundaries of Lot 61 at the time when dwellings are constructed abutting the Plant Nursery.</p>
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CITY OF WANNEROO  
 AMENDMENT NO. 1 TO EAST WANNEROO CELL 9 – EAST LANDSDALE LOCAL STRUCTURE PLAN NO. 57  
 SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
 (Closed 14 December 2010)

**ATTACHMENT 4**  
**3 Pages**

No.	Name and address of submitter	Summary of submission	Administration response	Recommendation
1.0	Stockland Suite 1, Ground Floor 2 Victoria Avenue Perth 6000			
1.1		Acknowledge non-conforming use right	Noted	No change
1.2		No apparent use of the site for growing of plants.	The lots have approval for use as a nursery and works have substantially commenced for construction and use of the site as a plant nursery.	No change
1.3		Amendment previously not supported by Council.	Council's decision to advertise the proposed amendment was based on the fact that the proposal was amended to include conditions controlling the development.	No change
1.4		Mitigation measures against use of site not considered sufficient.	The amendment incorporates conditions designed to address potential impacts of the operation of a plant nursery on future abutting residential areas.	No change

1.5		Inclusion of additional use clause permits consolidation of plant nursery on site, which may be to the detriment of future abutting residential uses.	<p>The amendment will allow the plant nursery use to continue to develop but it also incorporates conditions designed to address potential impacts of the operation of a plant nursery on future abutting residential areas.</p> <p>The applicant has agreed to the insertion of a "sunset" clause which would apply following the discontinuance of the nursery and redevelopment of the lots for residential purposes..</p>	<p>That the amendment be modified in Schedule A by adding a condition of use to be numbered 1 v) in relation to Lot 601 and 2 vi) in relation to Lots 60 and 61 stating:</p> <p>"In the event that the land is developed and used for residential purposes in accordance with Agreed Structure Plan 57, the additional use provision permitting the use of the subject land as a plant nursery shall cease to apply."</p>
1.6		Additional traffic will be generated on Queensway Road as a result of the retail plant nursery outlet and café.	Additional traffic will be generated from the plant nursery and associated café when they commence trading. The uses are already approved and traffic would be generated regardless of the amendment proceeding.	No change
1.7		Concern at the prospect of vehicular access between Lot 60 Alexander Drive and Lot 601 Queensway Road (that is, over existing Lot 59 Alexander Drive).	The submittor has raised concern at the prospect of nursery traffic travelling between Lot 60 Alexander Drive and Lot 601 Queensway Road via	That the amendment be modified in Schedule A by adding a condition of use to be numbered 1 vi) in relation to Lot 601 stating:

			<p>new subdivisional roads to be created on their Lot 59 Alexander Drive. The applicant objects to any restriction being added to the amendment to prevent nursery traffic from using future public roads through Lot 59. Administration is of the view that nursery traffic between Lots 60 and 601 should be directed along Alexander Drive, not the residential streets to be created in future by the subdivision of Lot 59. It is therefore considered appropriate to include an additional condition limiting vehicular access to and from Lot 601 to Alexander Drive or Queensway Road only and to Alexander Drive only for Lots 60 and 61.</p>	<p>“vehicular access to and from Lot 601 is limited to Alexander Drive and Queensway Road only;” and</p> <p>adding a condition of use to be numbered 2 vii) in relation to Lots 60 and 61 stating:</p> <p>“Vehicular access to and from Lots 60 and 61 is limited to Alexander Drive only.”</p>
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**PS03-02/11      Drovers Place Precinct Plan (Structure Plan No. 80) - Report on Submissions and Consideration for Final Approval**

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File Ref:	2957
Responsible Officer:	Director, Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	5

**Issue**

To consider submissions received during public consultation on the draft Drovers Place Precinct Structure Plan No. 80 (SP 80) and consideration of the structure plan for final approval.

**Background**

The subject land is currently zoned 'General Rural' under District Planning Scheme No. 2 (DPS 2) and 'Urban Deferred' under the Metropolitan Region Scheme (MRS).

The existing agreed Structure Plan No. 47 (SP 47) covers the subject land and was endorsed by Council on 26 April 2006 (Report PD11-04/06) and approved by the Western Australian Planning Commission (WAPC) in August 2007. A copy of SP 47 is included as **Attachment 1** and incorporates modifications determined by the State Administrative Tribunal (SAT) in its Order dated 25 August 2010, relating to approval of Amendment No. 1 to SP 47 (SAT Matter No: DR 318 of 2009).

Council and the WAPC have required a review of SP 47 to consider those uses proposed in Amendments 1 to 3 and to consider appropriate environmental controls, infrastructure provision, traffic management and the ultimate role of the central precinct (in the context of the City's Draft Centres Strategy), prior to finalising amendments to both the MRS and DPS 2. The status of the MRS and DPS 2 amendments are as follows.

MRS - Amendment 1155/57 - Proposed the transfer of land identified as 'Rural Zone' to the 'Urban Zone'. Objections received during the public consultation period resulted in a hearing before a 'hearings committee' of the WAPC's Metropolitan Region Planning Committee. The MRS amendment was subsequently modified to transfer the land to the 'Urban Deferred' Zone. Notice to this effect was published in the Government Gazette on 10 February 2009. The WAPC did not progress the 'Urban' zoning due to inadequacies in SP 47. The WAPC has foreshadowed that it will not lift the 'Urban Deferment' and transfer the land to the 'Urban Zone', until the City has reviewed SP 47 to address the following:

1. Access and drainage having regard to existing site constraints;
2. The interface between the structure plan and the adjacent Yellagonga Regional Park and Lake Joondalup;
3. Developer contribution arrangements; and
4. Ultimate development potential having regard for existing land uses.

Approval of the revised structure plan (SP 80) be the catalyst for transferring will request the WAPC to initiate a new amendment to the land from 'Urban Deferred' to the 'Urban' Zone under the MRS.

DPS 2 - Amendment No 82 - Proposes to rezone the land from the 'General Rural' zone to the 'Urban Development' zone of DPS 2.



The City requested that this Amendment be processed simultaneously with MRS amendment 1155/57, however, under the provisions of Section 126(3) of the Planning and Development Act 2005 (the Act), the Amendment cannot be progressed until the WAPC is prepared to finalise the 'Urban' zoning under the MRS. Consequently, the zoning of the land will remain 'General Rural' in DPS 2 until the City has reviewed SP 47.

Upon approval of the revised structure plan (SP80), Council may request the WAPC to re-initiate Amendment 82 to transfer the land from 'General Rural' to 'Urban Development' zone under DPS 2.

The City has previously received three (3) applications to amend the current structure plan (SP 47). Administration has considered those previous amendment proposals in the preparation of SP80. The intent and history of these amendments can be summarised as follows.

Amendment No.1 (Lots 810 and 811) to SP 47- To increase permissible uses to include showrooms, self-storage units, veterinary consulting rooms and veterinary hospital. Council refused Amendment No. 1 at its meeting of 18 November 2008 (Report PD06-11/08). The applicant appealed against Council's decision to the State Administrative Tribunal (SAT) and, as a result of mediation procedures, Council at its meeting of 10 March 2009 (Report PD05-03/09) reconsidered its refusal of Amendment No. 1 and resolved as follows:

- “1. *ADVISES the State Administrative Tribunal that, having reconsidered its resolution PD06-11/08 of 18 November 2008 relating to Amendment No. 1 to the Drovers Place Precinct Structure Plan No. 47, Council AGREES to set aside that decision and substitute it with SUPPORT for a modification to the structure plan that:*
  - a) *Adds the following text to the end of the structure plan clause 5.0 b) - "with the exception of the land uses permitted herein which, pursuant to clauses 9.8.3(b) and (f) of the Scheme, shall be applied as an intended variation to the Scheme and shall prevail over the land uses permitted for the land under the Scheme"; and*
  - b) *Adds the uses of "Showroom" and "Storage Unit" to the permitted uses for Lots 810 and 811 under clause 7.2.1 of the structure plan.*
2. *REQUIRES the Administration to review the Drovers Place Precinct Structure Plan No. 47 as a matter of priority, with a view to preparing a new structure plan for the whole of the area covered by the Urban Deferred zoning introduced by Metropolitan Region Scheme Amendment 1155/57."*

The SAT noted the decision and a revised Amendment No. 1 (according with Council's decision) was subsequently referred to the WAPC for determination. On 12 August 2009, the City received notification from the WAPC that it had resolved to refuse Amendment No. 1 for the following reasons (summarised):

- *The City's draft Activity Centres Strategy does not identify the subject site as an 'activity centre';*
- *The two additional uses proposed (Showrooms and Storage Units) have the potential to contribute towards the identification of the subject site as an activity centre, thereby adversely impacting on the activity centre hierarchy in the locality;*

- *State Planning Policy 4.2 'Metropolitan Centres Policy' recommends that bulky goods retailing should be located within Regional and District Centres, or within designated mixed business areas. The subject site is not designated as a Regional or District Centre or mixed business area;*
- *State Planning Policy 4.2 'Metropolitan Centres Policy', draft State Planning Policy 'Activity Centres for Perth and Peel', draft 'Directions 2031' and the Network City Strategy recommend that activity centres should have levels of activity, accessibility and diversity to attract people and sustain public transport and a range of other services and economic activities. In this regard, the subject site predominantly caters for car-based trade.*
- *The proposed inclusion of showrooms is considered to be inconsistent with draft State Planning Policy 'Activity Centres for Perth and Peel', which recommends that showrooms be located within designated activity centres or on the periphery of such centres.*

The applicant again appealed to the SAT against the WAPC's decision on Amendment No. 1. After a lengthy mediation and hearing process, the SAT, on 25 August 2010, issued its order to approve a modified form of Amendment No. 1 (SAT Matter No: DR 318 of 2009) to allow a 'restricted' amount of showroom within Lots 810 and 811 Wanneroo Road and allow storage units on Lot 811 only.

Amendment No. 2 – Proposes to replace the Special Residential zone over Lots 1 and 132 Wanneroo Road (directly adjoining Lots 810 and 811) with similar uses identified in Amendment No. 1 and to include the uses of Warehouses, Educational Establishments, Lunch Bar, Place of Worship, Hardware Store, Office, Video hire, Veterinarian Consulting Rooms and Veterinarian Hospital. The applicant has since withdrawn this amendment pending the review of SP 47.

Amendment No. 3 – Proposes to increase permissible uses in the Tourism Precinct to include 'Educational Establishment' to facilitate the development of a private Catholic high school. This amendment was held in abeyance, pending consideration of the review of SP 47 and an independent traffic audit commissioned by the City.

Progress of Amendments 1, 2 and 3 to SP 47 – Administration has incorporated the outcomes of SAT's decision in regard to Amendment 1 and has given consideration to proposed Amendments 2 and 3 in the preparation of SP 80.

Administration presented draft SP 80 to the Council Forum held on 24 November 2009 and subsequently carried out public consultation under delegated authority, which concluded on 12 February 2010. Administration's report on submissions was delayed to obtain independent assessment and advice on traffic movements, the nature and extent of land uses within the business precinct of the structure plan and the determination of Amendment No. 1 to SP 47 by the SAT.

The advertised version of Part 1 (statutory component) of SP 80 is included as **Attachment 2**. SP 80 was listed on the 14 September 2010 Council Briefing meeting agenda, however, the report was subsequently withdrawn by Administration (at the request of an affected landowner) to provide an opportunity for that landowner to meet with Administration to discuss their submission before being reported to Council. Administration extended the same invitation to all affected landowners and a series of landowner meetings were subsequently held. The outcomes of the landowner meetings and additional submissions received have been included in the Comment section of this report and in the summary of submissions included in **Attachment 3**.

## Detail

SP 80 proposes three precincts within the structure plan area, which reflect existing uses and objectives for each location. Key elements of the advertised version of SP 80 are outlined below:

The Western Precinct retains and recognises the existing aged persons development and proposes a combination of discretionary uses associated with community, tourism, cultural, and educational activities. The specific uses proposed include art gallery, caravan park, holiday village/resort, hotel, mast/antenna, motel, private recreation, public exhibition facility, reception centre, restaurant, tavern and educational establishment.

The Central Precinct is depicted as a 'special use' zone to incorporate niche business in the structure plan area. SP 80 promotes the expansion of some niche business uses already occurring (or allowed) on Lots 810 and 811 into adjoining Lots 1 and 132, as depicted in the structure plan map.

The expansion of the other uses into Lots 1 and 132 is considered appropriate to enable a limited range of 'niche business' uses. Land use permissibilities recognise the car-based accessibility of the site, the higher exposure of the site to passing trade and the suitability of the location for niche businesses. The statutory provisions of SP 80 (as advertised) propose discretionary ("D") uses, including art gallery, auction room, child care centre, costume hire, mast /antenna, office, public exhibition facility, restaurant, telecommunications infrastructure, veterinary consulting rooms, showroom and storage units (on Lot 811 only).

SP 80 (as advertised) sought to prohibit all other use classes, particularly those uses that may compete with the planned activity centres in the locality, or which could adversely impact on the visual amenity and natural environment of the adjacent Yellagonga Regional Park.

The Southern Precinct proposes a 'special residential' area, providing for single dwellings in a natural landscape setting. Development provisions are proposed to manage impacts of development on Yellagonga Regional Park and to minimise the impact of midge nuisance on future residents.

Detailed Area Plans will provide for a higher level of detail associated with the proposed landuses and built form to assist in achieving the required development and land use outcomes for each precinct. SP 80 requires a Detailed Area Plan (DAP) to be submitted and approved by the City, prior to the City supporting any subdivision or approving any development in the area. The required DAP must relate to the entire precinct, which may require public advertising, prior to determination by the City. Each DAP will need to address and illustrate a range of detailed design and development standards, such as setbacks, building heights, active frontages, access locations and the like.

Table E – Planning Framework provides for the next level of investigation into the development of individual landholdings and prescribes the required information to be submitted at the appropriate stage of subdivision or development. Table E requires the following matters to be addressed at the relevant stage:

- Additional traffic assessment;
- Wetland rehabilitation;
- Soil contamination investigation;
- Acid sulphate soil investigation;
- Urban water management plans;
- Dieback management plans;

- Midge management plans;
- Landscaping plans; and
- Archeological and heritage investigations.

Table F – Infrastructure Provision recognises that there is a nexus between the types of land uses being proposed by the landowners and the need to provide additional traffic controls for SP 80. Parts 5.1 and 5.2 obligate the owners of Lots 1 and 132 Wanneroo Road to design and construct the new traffic signals at the intersection of Wanneroo Road and Clarkson Avenue and the owners of Lots 6, 7 and 8 Drovers Place to design and construct new traffic signals on Joondalup Drive.

The signalisation of the intersection at Ashley Road and Wanneroo Road was not depicted in the advertised version of SP80, however a report commissioned by the City regarding traffic movements (prepared by GHD) identifies traffic signals in that location. Main Roads WA (MRWA) has indicated that a four-way signalised intersection has been designed for this intersection based on the original SP 47. Council will need to determine whether it is reasonable to impose an obligation on the southern precinct landowners for the construction of the traffic signals given the greatest need for the signals is being generated by traffic volumes on the eastern side of Wanneroo Road. This issue is further discussed in the Comment section of this report.

### **Consultation**

Consultation with landowners and government agencies occurred during the preparation of SP 80. The draft structure plan document was presented to Council Forum on 24 November 2009 and formal public consultation commenced on 17 December 2009, concluding on 12 February 2010.

Formal consultation was undertaken in accordance with Clauses 6.7 and 9.5 of DPS 2 and included writing letters to all affected landowners and government agencies, placement of a sign on site, notice in the Wanneroo Times and display of SP 80 on the City's website.

At the conclusion of the consultation period, the City received nineteen (19) submissions. Administration subsequently held a series of landowner meetings, which resulted in further submissions being lodged after the consultation period. The matters raised in the submissions have been addressed in the Comment section of this report and the summary of submissions included as **Attachment 3**.

As a result of subsequent consultation with landowners a number of significant changes have been made to the proposed land uses and therefore it is considered appropriate for Council to further advertise the structure plan, inclusive of the recommended modifications.

### **Comment**

Administration has reviewed SP 47 and prepared SP 80 to address the issues raised by the WAPC and Council as part of Amendments 1 to 3 to SP 47 and proposed amendments to the MRS and DPS 2. The City has consulted with the landowners to ascertain their views and intentions for development of their respective holdings. In addition to the responses and recommendations provided in the summary of submissions table (refer **Attachment 3**), the following provides an overview of the more significant issues relating to SP 80.

## Issues raised by WAPC

1. Access and drainage having regard to existing site constraints – The City engaged GHD to prepare an access strategy and assess traffic movements associated with SP 80. The recommendations and conclusions of the report have been included in SP 80. The City has prepared a Water Management Framework for the structure plan area. Table E '*Planning Framework*', requires landowners to prepare an 'Urban Water Management Plan' prior to lodgement of subdivision or development applications in accordance with the *Urban Water Management Plans –Guidelines for preparing plans and complying with subdivision conditions (Department of Water 2008)*
2. The interface between the structure plan and the adjacent Yellagonga Regional Park and Lake Joondalup – The structure plan incorporates a generic 50 metre wide wetland buffer to the identified wetland area and applies a '*compatible use wetland buffer*' provision as per Table A.
3. Developer contribution arrangements – SP 80 includes requirements for the construction of infrastructure by specific landowners. The requirement relates to the construction of traffic signals along Joondalup Drive and Wanneroo Road. Details have been included in Table F of SP80.
4. Ultimate development potential having regard for existing land uses – Tables B, C and D of SP 80 include prescribed uses for each precinct to reflect the intent of those individual precincts.

## Other Issues

### Movement Network

The circulation of traffic around and throughout the SP 80 area requires careful consideration to minimise impacts on the abutting regional roads. The City engaged GHD consultants to prepare a Drovers Place Precinct Traffic Solution Study and review existing traffic counts and liaise with the City's engineers, MRWA and the Fire and Emergency Services Authority (FESA) to prepare recommendations and design solutions for access and traffic circulation. In particular, the City requested advice in relation to traffic flows based on proposed land uses, impacts on the existing FESA operations and to determine appropriate access intersections onto the abutting regional roads.

The traffic study identifies a need to construct signalised intersections along Joondalup Drive and Wanneroo Road and to provide connectivity between all precincts. The study identifies the need for three new signalised intersections, namely along Joondalup Drive (western end of Drovers Place), at the intersection of Wanneroo Road and Clarkson Avenue and at the intersection of Wanneroo Road and Ashley Road.

The GHD report indicates that it is possible to achieve reasonable operating conditions for both 2010 and projected 2031 traffic volumes, subject to appropriate intersection configurations. A copy of the full GHD traffic study has been placed in the Elected Member's reading room. The associated conclusions and recommendations of that study are included as **Attachment 4**. The following represents the salient design issues.

- An additional short westbound lane is required along Joondalup Drive (in the vicinity of the signals);
- A good road connection between the western, central and southern precinct is necessary to distribute traffic associated with the proposed high school;

- The access between Drovers Place and the future Wanneroo Road traffic signals depends upon traffic passing through private land (Lots 810 & 811 - grower's market car park). The current access exists through a constructed car park, with access rights protected by way of a public access easement. The constructed access should be modified to an access road without direct car park access to minimise the disruption to traffic and promote a safe movement network; and
- A traffic management plan should be prepared by proponents of the proposed High School as part of the detailed planning, to minimise queuing within Drovers Place and adjacent to the FESA access and include drop off and pickup facilities.

In relation to point three above, any modification to the existing access arrangements across Lots 810 and 811 will require the agreement of the landowner. It may prove difficult to place this additional cost burden (to configure the car parking and access areas through those lots) on the current owner, given the land is fully developed and therefore it may actually not be possible to achieve this requirement. Nevertheless, the public already has a right of carriageway over this land (via an access easement) and will be able to drive between Drovers Place and Wanneroo Road.

Furthermore, Administration is of the view that if the parking and access areas through Lots 810 and 811 are reconfigured to remove parking fronting onto the accessway through the site, then the site will inevitably (and undesirably) be used by drivers as a high volume (and therefore potentially high speed) thoroughfare to avoid the signal phases at the intersection of Wanneroo Road and Joondalup Drive. This would be undesirable given the pedestrian movements already occurring and which would result from SP 80.

#### Central Precinct Uses

The WAPC previously (in its refusal of Amendment 1 to SP 47) raised concerns regarding the introduction of showrooms and storage units into this precinct. These uses have, however, been included in SP 80 to reflect the subsequent determination of the SAT and it is recommended that the central precinct be expanded to also allow 'niche' business uses (including showrooms) on Lots 1 and 132 to the south of Lots 810 and 811.

Administration considers that the central precinct in Drovers Place lends itself ideally to limited showroom development due to the lack of available, suitably zoned land for that use in the locality and given its high exposure to passing trade. It is further considered that the range of restricted land uses proposed by SP 80 will not significantly conflict with other existing or proposed activity centres in the locality, nor undermine the capacity for showrooms to be developed adjacent to those centres in the future (refer Macroplan subsection of this report).

The WAPC's previous refusal of Amendment No. 1 to SP 47 suggests that expansion of the 'niche' business uses into Lots 1 and 132 Wanneroo Road (including showroom) in SP 80 might be difficult for the Commission to accept. This may have been largely due to Amendment No. 1 not containing sufficient justification to satisfy the WAPC of the merits of allowing showrooms and storage units within this location. SP 80 now provides the strategic context and examination of the planning implications associated with such cases, as previously sought by the WAPC. This is discussed further below.

The City's Draft Activity Centres Strategy provides a framework for activity centres in the City and consists of the following six types of centres:

- Strategic Regional Centre;
- Regional Centres;

- District Centres;
- Neighbourhood Centres;
- Coastal Tourist Villages; and
- Local Centres.

Although the specified roles and criteria for each of these centres varies according to their scale, common to all centres is a focus on retailing with a complementary degree of community, social and entertainment/leisure facilities. Drovers Place does not fall within any of the specified types of activity centres and as such, must be considered in the context of out-of-centre development.

Section 10 of the Draft Strategy relates to out-of-centre development, such as industrial estates. The Strategy recognises that apart from the Wangara and Neerabup industrial estates, there is very little out-of-centre development in the City of Wanneroo, with the few notable examples being a small retail/commercial trades area at the 'Calabrese Triangle' and a Growers Market and Nursery at Drovers Place. The Strategy recognises that developments in Drovers Place primarily have been in response to larger format businesses requiring bigger floor areas and lower rents than is achievable in defined activity centres, where rents and competition for floorspace are higher.

The concern with showrooms, as alluded to by the WAPC, is that the range of merchandise offered in out-of-centre development could, if unrestricted, compete directly with specialty stores in traditional centres. Administration considers that this concern can be mitigated where specific provisions are incorporated into the structure plan, consistent with SAT's recent decision on Amendment No. 1 to SP 47, to more precisely define what constitutes a showroom and to restrict the amount of showroom floorspace allowed within this precinct.

The advertised version of SP 80 included the following uses as discretionary uses ('D') within the central precinct, (which were proposed as being acceptable for 'out of centre' uses that would not directly impact on identified centres).

- Art Gallery
- Auction Room
- Child care Centre
- Costume Hire
- Mast or Antenna
- Office
- Public Exhibition Facility
- Restaurant
- Showroom
- Telecommunications Infrastructure
- Veterinary Consulting Rooms
- Storage Units

The advertised version of SP 80 excluded 'growers mart' from the list of appropriate uses on the basis that the existing growers mart could continue to operate as a non-conforming land use. Following further discussions with the affected landowner, it is now recommended that the growers mart use be specifically provided for in SP 80, subject to refining the land use definition to reflect a clear and limited land use.

Council has previously allowed the 'growers mart' use to include some processing of the raw produce, including a 'Butcher', 'Fishmonger' and 'Bakery'. Since this time, the landowner has proposed a number of land uses that are considered to go beyond the original intent and scope of a traditional growers mart (such as liquor store and take-away food).



Administration's recent determination of these applications has resulted in the landowner applying to SAT for review of the decisions.

Although SAT is yet to hear these matters, the applications have highlighted that the growers mart land use definition needs to better define the intended nature of the use and at the same time separate those uses (i.e. bakery, butcher, fishmonger) that have previously been considered under the growers mart definition because of the broad nature of the definition. Therefore it is reasonable to separately list these additional uses and re-define the growers mart use as per the following;

Growers Mart – means land or buildings used for the wholesale distribution or sale by retail of:

- (a) *fruit, vegetables, nuts, grains, beans and herbs which are in a raw, unprocessed and unrefined state ("raw products"), save for any minimal processing and packaging undertaken off the premises necessary to bring the raw products to market; and*
- (b) *milk, cheese and yoghurt,*

*and may include the washing and further limited preparation or packaging of the raw products on the premises in order to make them suitable for sale, provided that any such preparation or packaging on the premises may not result in a new or different product. The use does not extend to the sale of cooked, refined, canned or processed goods (such as potato chips or other processed foods normally associated with a shop or take away food outlet) and excludes any use or activity that falls within the Scheme definitions of take away food outlet or restaurant, and the sale of any goods or products other than those expressly listed in this definition.*

The following showroom definition reflects the determination of the SAT as part of its decision in relation to Amendment 1 to SP 47.

Showroom – *Premises used to display, sell by wholesale or retail, or hire, automotive parts and accessories, camping and sporting equipment, electrical light fitting, pet supplies, floor coverings, furnishings, furniture, household appliances (where such household appliances are not of a bulky nature, or otherwise permitted by this definition, the display of such household appliances is not to exceed 10% of the NLA of an individual showroom premises area), party supplies, hardware, or goods of a bulky nature but excludes open air displays.*

As a result of SAT's decision in relation to Amendment 1 to SP 47 and further discussions with affected landowners, it is recommended that the scope of uses for the Central Precinct be expanded to accommodate a broader range of land uses in Table C, to reflect uses more consistent with the 'Business' zone of the DPS 2, with some exceptions to differentiate the Central Precinct as an 'out of centre' development rather than an identified 'activity centre'.

Proposed Central Precinct Land Uses - The following represents a consolidated list of uses either approved by the SAT or requested by the landowners of Lots 810, 811, 1 and 132 to be included in the Central Precinct as discretionary ('D') uses, to provide a broader range of land use options for that precinct.

- Art Gallery
- Auction Room
- Bakery
- Bank
- Butcher

- Car Park
- Caretaker's Dwelling
- Child Care Centre
- Civic Building
- Consulting Room
- Costume Hire
- Drive –Through Food Outlet
- Dry Cleaning Premises
- Education Establishment
- Fish Monger
- Funeral Parlour
- Growers Mart (Lots 810 and 811 only)
- Hairdresser
- Hall
- Hardware Store
- Laundromat
- Laundry
- Liquor Store
- Lunch Bar
- Mast or Antenna
- Medical Centre
- Office
- Park
- Place of Assembly
- Place of Worship
- Plant Nursery
- Private Recreation
- Public Exhibition Facility
- Reception Centre
- Recreation Centre
- Restaurant
- Showroom – (Lots 810 and 811 Maximum NLA 5,500 m<sup>2</sup>)
- Showroom – (Lots 1 and 132 Maximum NLA 11,500 m<sup>2</sup>)
- Storage Units (lot 811 only)
- Take-Away Food Outlet
- Telecommunications Infrastructure
- Veterinary Consulting Rooms
- Veterinary Hospital
- Video Hire
- Warehouse

#### Macro Plan – Retail Showroom Potential

The City engaged Macro Plan Australia Pty Ltd to undertake an assessment of the potential for future retail showroom floor space within SP 80. Based on the key findings, Macro Plan concluded that the structure plan area could potentially support up to 17,000m<sup>2</sup> of showroom floor space by 2031, including the 5,500m<sup>2</sup> of showroom floor space already allocated to Lots 810 and 811 as part of the SAT determination of Amendment 1 to SP 47.

Council needs to determine whether it is reasonable to allocate the remaining showroom floor space of 11,500 m<sup>2</sup> to Lots 1 and 132, or consider a lesser amount given the restrictions already imposed on Lots 810 and 811 by the SAT.

Administration is prepared to support the maximum remaining showroom floor space (as defined in the Macroplan report) being allocated to Lots 1 and 132 given that approvals are already in place and being acted upon to achieve full build-out of Lots 810 and 822 and also given that landowner's expressed desire to not reduce or change the mix of land uses already on site, due to their strong commercial success. It should be noted that allocating 11,500m<sup>2</sup> of showroom floorspace to Lots 1 and 132 would result in a significant proportion of the site possibly being utilized for the sale of 'bulky goods', including hardware, which has been promoted by the landowner as being a desired use for the site.

#### Ashley Road/Wanneroo Road Intersection

A traffic study prepared by GHD consultants (commissioned by the City) indicates that the Ashley Road intersection is still desirable to 'support' the movement of traffic within and around the structure plan and to manage the four-way intersection on Wanneroo Road, which was recently constructed (without traffic signals) by MRWA. The need however, for the traffic signals is mainly catering for movements from the east side of Wanneroo Road and as such, Administration considers that it would be unreasonable to impose this entire cost of installing traffic signals on the owner of Lots 1 and 132 or landowners within the southern precinct. Whilst the structure plan map should be modified to identify the future traffic signals at the intersection of Ashley Road and Wanneroo Road it is recommended that the structure plan does not prescribe an obligation on the southern precinct landowners. The salient issues in this regard are as follows;

- It is unlikely that MRWA will construct the traffic signals unless demand arises in future;
- The cost associated with signalisation of the intersection is significant for the single adjacent landowner to meet (Lot 1 Wanneroo Road);
- The land on the eastern side of Wanneroo Road is already developed with no ability to obtain a contribution towards the signalisation; and
- The land abutting the south side of Ashley Road (opposite Lot 1) is Crown Land, with no ability to obtain a contribution towards signalisation.

#### Southern Precinct Road

The advertised version of SP 80 identifies a connecting road between Ashley Road and the central precinct. The City has received a submission from a landowner in the southern precinct objecting to a through road on the grounds that it would provide a 'shortcut' to the central precinct and be detrimental to the amenity of the future special residential landowners. A MRWA drainage swale for Wanneroo Road was recently constructed along the southern boundary of Lot 132 and filling has also occurred (with approval from the City) on Lot 132, making it difficult to provide a connected road system.

Whilst the GHD traffic report indicates that it is desirable to maintain the southern road link, it is envisaged that most traffic accessing the central precinct will be via the Clarkson Avenue traffic signals and through Drivers Place.

Administration is prepared to support 'in principle' the disconnection of this road to vehicles, subject to the subdivision layout achieving adequate emergency vehicle access egress. Further consideration of the ultimate road design can occur through a Detailed Area Plan, which is required to be prepared by the landowners within the Southern Precinct in accordance with Table A and D of SP 80.

It is recommended that the structure plan map be modified to depict an additional road connection onto Wanneroo Road in the northern end of this precinct. The construction of an additional road connection will require further consultation with Main Roads WA.

### FESA Access

FESA has objected to the introduction of the school site on the basis of traffic congestion. The GHD report considered this issue and has recommended that a separate access be provided for FESA onto Drovers Place and Joondalup Drive with appropriate treatments to overcome impacts of likely congestion at school peak times and to incorporate transponder/sensors into the traffic signal system. The generation of traffic by the school will require these works to be completed as part of the future development of the school site and the associated upgrade of Drovers Place. It is considered appropriate to include a provision in SP 80, by amending Table B – Planning Requirements for the Western Precinct to include the following provision:

*7 - A traffic management plan shall be prepared and implemented by the owner/s of Lots 6, 7 and 8 Drovers Place (proposed school site), to demonstrate the safe and effective movement of traffic associated with the proposed use, including access, parking, drop off and collection of students and include any upgrading or modifications necessary to accommodate a dedicated emergency access egress from the Fire and Emergency Services Authority building onto Drovers Place and Joondalup Drive.*

### **Conclusion**

In view of the issues raised during the public consultation period (Attachment 3) and the modifications requested by the affected landowners and discussed in the Comment section of this report, Administration considers that the resulting changes to the structure plan would be so substantially different from the previously advertised version of SP 80 that the plan should be re-advertised for public comment, once modified. The modifications recommended by Administration have been incorporated into the revised version of the structure plan dated January 2011 (refer **Attachment 5**).

### **Statutory Compliance**

SP 80 has been processed in accordance with the requirements of DPS 2. Clause 9.6.1 of DPS 2 provides that Council may refuse to adopt the structure plan or resolve that the structure plan is satisfactory with or without modifications.

### **Strategic Implications**

SP 80 applies to the subject land and varies the zones under DPS 2 to better manage business development, reconciling the aspirations of landholders for business development with the role of the area as a 'niche business' location that will not directly compete with planned activity centres. In this regard, SP 80 is consistent with the intent and framework of the City's Draft Activity Centres Strategy and Policy.

SP 80 incorporates development provisions and identifies specific land uses to promote the following outcome objectives of the City's Strategic Plan:

- 1.4 *Minimise impact of development on the natural landform;*
- 3.1 *Increase availability of services to commercial and industrial land;*
- 3.3 *Increase tourism within the region;*
- 3.5 *Increase the capacity of education and training services.*

### **Policy Implications**

Draft SP 80 has been processed in accordance with Local Planning Policy 4.2, Structure Planning.

## **Financial Implications**

The City has allocated significant time and resources in the review of the structure plan and the preparation of the new SP 80. In addition to the allocation of staff time, it has been necessary to engage specialist consultants in the areas of traffic assessment and retail analysis.

The City has expended approximately \$25,000 in consultant's fees and it is anticipated that an additional \$20,000 may be required to update the previously commissioned GHD and Macro Plan reports to account for the proposed changes to SP 80 and also to assist the City in assessing internal traffic management plan, which is being prepared on behalf of the proposed Catholic High School.

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council:**

- 1. NOTES the submissions received in response to Draft Structure Plan No. 80 (included as Attachment 3) and ENDORSES Administration's responses to those submissions; and**
- 2. PURSUANT to Clause 9.6.1 of District Planning Scheme No. 2 RESOLVES that the 'Revised' Draft Drovers Place Precinct Structure Plan No. 80 dated January 2011 (included as Attachment 5) is SATISFACTORY and RE-ADVERTISE the structure plan in accordance with Part 9.5 of District Planning Scheme No. 2 for a period of 42 days to the satisfaction of the Director, Planning and Sustainability.**

**ATTACHMENT 1**  
**Page 1 of 12**

**DROVERS PLACE PRECINCT**

**LOCAL STRUCTURE PLAN**

**(AS AMENDED BY AMENDMENT 1 BY ORDER OF THE STATE  
ADMINISTRATIVE TRIBUNAL)**

**Structure Plan No. 47 (As Amended)**

**This Structure Plan was prepared under the provisions of  
Part 9 of City of Wanneroo District Planning Scheme No. 2**

ATTACHMENT 1  
Page 2 of 12

CERTIFIED THAT AGREED STRUCTURE PLAN NO.47:  
DROVERS PLACE PRECINCT LOCAL STRUCTURE PLAN  
WAS ADOPTED BY  
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING  
COMMISSION ON 14 AUGUST 2007

Signed for and on behalf of the Western Australian Planning Commission

.....  
an officer of the Commission duly authorised by the Commission pursuant to section 24  
of the Planning and Development Act, 2005 for that purpose, in the presence of:

..... Witness  
..... 17 SEP 2010 ..... Date

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF  
WANNEROO ON 26 APRIL 2006.  
AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT  
TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE

PRESENCE OF:

.....  
Mayor, City of Wanneroo

.....  
Chief Executive Officer, City of Wanneroo  
..... Date





Record of Amendments made to the Agreed Structure PlanDrovers Place Precinct

Amendment No.	Description of Amendment	WAPC Adopted	Council Adopted
1.	Additional uses in Special Use Zone (Restricted Use Precinct)	17 SEP 2010	4 OCT 2010

**ATTACHMENT 1**  
**Page 4 of 12****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 purple dotted line shown on the Structure Plan 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 Council.

**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, with the exception of land uses permitted herein which, pursuant to clauses 9.8.3(b) and (f) of the Scheme, shall be applied as an intended variation to the Scheme and shall prevail over the land uses permitted for the land under the Scheme.

**6.0 STRUCTURE PLAN MAP**

**ATTACHMENT 1**  
**Page 5 of 12**

The Structure Plan Map (Plan 1) 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.



## 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.

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 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.

### 7.2 Special Use Zone Restricted Use Precinct - Lot 810 and Lot 811

#### 7.2.1 Use Permissibility

Land use permissible within this precinct shall be restricted to:

- retail nursery with incidental café;
- landscape supplies;
- 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;
- showroom; and
- self-storage units.

The showroom use shall comply with the following provisions:

- a) A maximum of 5,500 m<sup>2</sup> of net lettable area (NLA) is permitted;
- b) With the exception of the approved units 7, 8, 9 and the approved area of 441 m<sup>2</sup> on Lot 810, as depicted in the plans attached at Appendix 16 (1) and (2), the size of an individual showroom premises is to be no less than 500 m<sup>2</sup> and no such units or premises shall be partitioned.



**ATTACHMENT 1**  
**Page 7 of 12**

The showroom use shall conform to the following definition:

*Premises used to display, sell by wholesale or retail, or hire, automotive parts and accessories, camping and sporting equipment, electrical light fittings, pet supplies, floor coverings, furnishings, furniture, household appliances (where such household appliances are not of a bulky nature, or otherwise permitted by this definition, the display of such household appliances is not to exceed 10% of the NLA of an individual showroom premises area), party supplies, hardware, or goods of a bulky nature but excludes open air displays.*

The self-storage unit use shall be permissible only on Lot 811.

**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 Practice 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, Wetland Buffer Area or road reserve.
- c) A three (3) metre wide 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.
- d) A reciprocal access agreement shall be prepared to facilitate access from Lot 1 across Lot 811 to Wanneroo Road.
- e) 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.

**7.3 Special Residential Precinct - Lot 1, Lot 2, Lot 3, Lot 501, Lot 501, Lot 132 and Part Lot 1 Wanneroo Road, Wanneroo**

**ATTACHMENT 1**  
**Page 8 of 12****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.

**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.
- 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

**ATTACHMENT 1**  
**Page 9 of 12**

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.
- g) 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.
- h) As part of an application for rezoning or development, the applicant 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 on title, of all lots within the Structure Plan Area alerting



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prospective and subsequent landowners of the nuisance caused by midge in this area.

- i) 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.
- j) 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).
- k) A landowner and or developer proposing to develop the area shown on Plan 1 as being 'area of inundation 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. The alignment of the future road and pathway should follow the ultimate boundary of the development area.

- l) 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.
- m) Development or subdivision of lots will require the provision of a reticulated water supply and a reticulated sewerage system.
- n) The landowner shall review existing geotechnical information and undertake further site investigations prior to development or subdivision, to the satisfaction of the Western Australian Planning Commission, to confirm the nature and extent of karst landform on the subject land. Should the presence of karst landform be identified then the applicant shall prepare a Karst Management Strategy and implement the recommendations of this Strategy to the satisfaction of the responsible authority, prior to development or subdivision.

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- o) Prior to commencement and construction of the interface road, the applicant shall undertake environmental analysis to the satisfaction of the Director, Planning and Development of the City of Wanneroo.

**8.2 Access Provisions**

- p) 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.
- q) A Regional Park and Recreation interface road, located generally in accordance with Structure Plan Map 1 shall be constructed by and at the cost of the affected landowners to the specification and satisfaction of the City of Wanneroo.

This road is required to have a minimum road reserve width of fifteen (15) metres and shall be contained entirely within the private landholding. The ultimate alignment of this road may need further requirement and justification through the preparation of detailed design drawings, prepared by the applicant at their cost, to address any site specific attributes which may alter the indicative alignment and to address level coordination and integration issues with adjacent sites.

- r) 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.
- s) The construction of proposed roads and intersection treatments will be the responsibility of the affected or adjoining landowner at the time of subdivision or development.
- t) 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.

**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.

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**8.4 General**

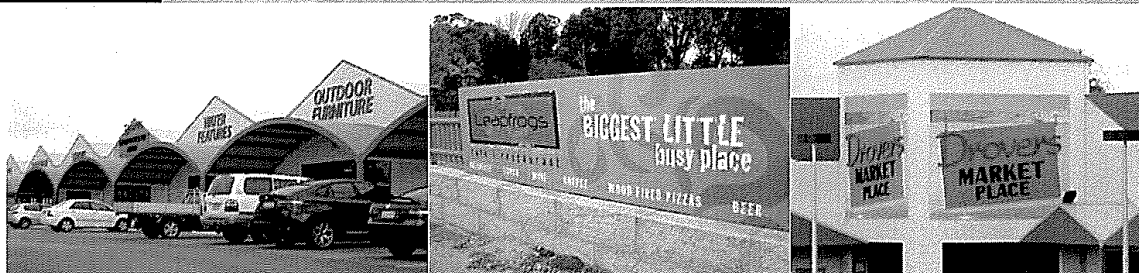
- w) Development and subdivision shall be undertaken in a manner that does not adversely impact on the visual quality of the adjoining Yellagonga Regional Park. Development should be designed at a scale and level that would render it unobtrusive from the adjoining park boundary and shall be screened 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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DROVERS  
PLACE  
PRECINCT

DRAFT STRUCTURE PLAN No. 80  
DECEMBER 2009



This Structure Plan was prepared under the provisions of  
Part 9 of City of Wanneroo District Planning Scheme No. 2

Drovers Place Precinct  
Draft Structure Plan No. 80

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Page 2 of 20

CERTIFIED THAT AGREED STRUCTURE PLAN NO.80:

DROVERS PLACE PRECINCT LOCAL STRUCTURE PLAN

WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING

COMMISSION ON .....

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the  
Planning and Development Act 2005 for that purpose, in the presence of:

..... Witness

..... Date

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF

WANNEROO ON .....

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT

TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE

PRESENCE OF:

.....

Mayor, City of Wanneroo

.....

Chief Executive Officer, City of Wanneroo

..... Date

## RECORD OF AMENDMENTS MADE TO THE AGREED STRUCTURE PLAN No. 80

Amendment No.	Description of Amendment	WAPC Adopted	Council Adopted
Draft for Advertising			

## Part 1

# STATUTORY PROVISIONS

### 1.0 STRUCTURE PLAN AREA

The Drovers Place Precinct Structure Plan ("the Structure Plan") shall apply to the area located within the "Structure Plan Boundary" as depicted on Plan 1 – Structure Plan.

### 2.0 PURPOSE

The purpose of the Structure Plan is to provide a planning framework for the structure plan area that is responsive to environmental features and facilitates a range of suitable development and land use options.

### 3.0 INTERPRETATION

Unless otherwise specified in this Clause, the words and expressions used in the Structure Plan shall have the respective meanings given to them in the City of Wanneroo District Planning Scheme No. 2. In the interest of brevity, the following abbreviations are used in this Part 1:

City	The City of Wanneroo
DAP	Detailed Area Plan
Plan 1	Structure Plan Map
Scheme	The City of Wanneroo District Planning Scheme No. 2

### 4.0 RELATIONSHIP WITH THE SCHEME

Pursuant to Clause 9.8 of the Scheme, the provisions, standards and requirements specified in the Structure Plan shall have the same force and effect as if they were a provision, standard or requirement of the Scheme. Subject to Clause 9.8.3 f) of the Scheme and Clause 8.1 of this structure plan, in the event of there being any inconsistency or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of the Structure Plan, the provisions, standards or requirements of the Scheme shall prevail.

### 5.0 STRUCTURE PLAN CONTENT

#### ***Part 1 – Statutory Provisions***

Part 1 includes Plan 1 to illustrate the planned development of individual precincts that make up the Structure Plan, and contains provisions, requirements, and standards that have effect as if included in the Scheme.

All subdivision and development shall be carried out in accordance with Plan 1 and the Part 1 Statutory provisions of the Structure Plan text.



**Part 2 – Explanatory Report**

Part 2 contains supporting information to clarify aspects of Part 1 and provide an indication of future planning for the Structure Plan area.

**6.0 OPERATION**

In accordance with clause 9.8.1 of the Scheme, the Structure Plan shall come into operation on the later date when it is either certified by the Western Australian Planning Commission pursuant to subclause 9.6.3 or adopted signed and sealed by the Council pursuant to subclause 9.6.5.

**7.0 GENERAL OBJECTIVES**

The general objectives of the Structure Plan are to:

- (a) Guide subdivision and provide for a variety of appropriate land uses and development in the three distinct precincts, where proposals will have high exposure to Yellagonga Regional Park, Wanneroo Road, Drovers Place and Joondalup Drive;
- (b) Complement surrounding activity centres through provision of niche business uses reliant on highway exposure;
- (c) Facilitate adaptive built form that maintains a visual relationship with and provides pedestrian access to Yellagonga Regional Park; and
- (d) To protect and enhance the environmental, heritage, and landscape values of the Structure Plan area and adjacent regional park.

**8.0 TABLES**

- 8.1 Tables A-F form part of the statutory provisions of the Structure Plan and prescribe the standards, requirements and prerequisites for subdivision and development in the corresponding precincts designated on Plan 1. Where any inconsistency arises between any provision of these Tables and a provision of the Scheme, then the provision of the Table shall prevail to the extent of that inconsistency and shall apply as an intended variation for the purposes of Clause 9.8.3 (f) of the Scheme.
- 8.2 Table A – General Planning Requirements.  
Table B – Planning Requirements for the Western Precinct.  
Table C – Planning Requirements for the Central Precinct.  
Table D – Planning Requirements for the Southern Precinct.  
Table E – Planning Framework for Drovers Place.  
Table F – Infrastructure Provision.
- 8.3 Prior to any subdivision or development being supported in the Western, the Central or the Southern Precincts, the City will require the preparation and approval of the strategies and plans specified in Table E at the corresponding stage.

TABLE A – GENERAL PLANNING REQUIREMENTS

<b>1. Detailed Area Plans</b>	<p>1.1. Subdivision and development of land within the Structure Plan shall be in accordance with DAPs approved by the City pursuant to clause 9.14 of the Scheme. The City shall not accept a DAP that is geographically smaller than the area of a Precinct, as illustrated on Plan 1.</p> <p>1.2. The City will not support subdivision or approve development within the Structure Plan in the absence of a DAP, unless it is satisfied that:</p> <ul style="list-style-type: none"> <li>(a) The subdivision proposed is for the amalgamation of lots or part lots, or is for the consolidation of land for "superlot" purposes to facilitate land assembly for development.</li> <li>(b) The development proposed is of a scale and permanence that will not prejudice the design of the DAP, the timely provision of infrastructure and services to the area; or other development in the Structure Plan area.</li> </ul> <p>1.3. A DAP shall be advertised for a period of 28 days prior to its consideration under Clause 9.14.3 of the Scheme.</p> <p>1.4. In addition to any general matters required to be included within a DAP under Clause 9.14.2 of the Scheme and any specific matters required to be included under Tables A – F, a DAP shall illustrate the following things if they are applicable:</p> <ul style="list-style-type: none"> <li>(a) Detailed site analysis including topography, vegetation, tree survey, view corridors, and microclimate;</li> <li>(b) Final road alignments, open space, and indicative lot configuration;</li> <li>(c) Streetscape details including cross sections showing dimensions of pavement, parking, verge, paths, road reserve, and indicative landscaping;</li> <li>(d) Footpaths and shared paths, linking with Yellagonga Regional Park;</li> <li>(e) Special road treatments, such as shared spaces and pedestrian crossings;</li> <li>(f) Integration of landscaping and public realm with Yellagonga Regional Park;</li> <li>(g) Maintenance of visual relationship with Yellagonga Regional Park;</li> <li>(h) Permitted setbacks;</li> <li>(i) Built form envelopes showing mandatory and desirable active frontages, access locations, and main entries;</li> <li>(j) Built form requirements relating to solar passive design, such as cross ventilation, shading, access to winter sun, etc;</li> <li>(k) Fencing;</li> </ul>
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<b>1. Detailed Area Plans (cont.)</b>	<ul style="list-style-type: none"> <li>(l) Signage;</li> <li>(m) Any variations to the R-codes;</li> <li>(n) Earthworks plan with indicative design levels and likely extent of retaining walls;</li> <li>(o) Principles for landscaping design;</li> <li>(p) Other requirements as provided by Table E – Planning Framework.</li> </ul>
<b>2. Compatible-Use Wetland Buffers</b>	<ul style="list-style-type: none"> <li>2.1. Areas designated as a compatible-use wetland buffer in Plan 1 shall preclude development, however will allow low-impact uses, including: <ul style="list-style-type: none"> <li>(a) Limited car-parking using pervious paving/design;</li> <li>(b) Water sensitive urban design best management practices;</li> <li>(c) Passive recreational facilities as deemed appropriate by the City;</li> <li>(d) Amenity landscaping utilising locally native species; and</li> <li>(e) Other low-impact uses as deemed appropriate by the City in consideration of the advice of the Department of Environment and Conservation.</li> </ul> </li> <li>2.2. Any application for development or subdivision within or adjacent to a compatible-use wetland buffer shall be supported by: <ul style="list-style-type: none"> <li>(a) A concept plan showing the location of wetland compatible uses to be included within the buffer area, and those areas to be rehabilitated with native vegetation;</li> <li>(b) A revegetation plan to provide a minimum five metre screen of natural vegetation adjacent to the wetland;</li> <li>(c) Midge management plans;</li> <li>(d) Fertiliser and irrigation management plan; and</li> <li>(e) Urban Water Management Plan demonstrating: <ul style="list-style-type: none"> <li>• Onsite retention and treatment of all stormwater up to the one year critical duration rainfall event;</li> <li>• Attenuation of peak flows to pre-clearing levels; and</li> <li>• The use of appropriate water sensitive urban design structural controls to achieve above design criteria.</li> </ul> </li> </ul> </li> </ul>

**3. High Groundwater Areas**

- 3.1. The City will not support subdivision or approve development in the Structure Plan on land that is shown on Plan 1 as a high groundwater area, unless it can be demonstrated to the City's satisfaction that:
- (a) Finished floor levels, without the use of a controlled groundwater level, can be achieved that have 1.2 metre separation from historical maximum groundwater levels and 0.5 metre separation from 100 Year ARI Top Water Level in flood storage areas;
  - (b) The introduction of fill to achieve (a) will not present any interruption to flood water flows in the 100 Year ARI flood event;
  - (c) The introduction of fill to achieve (a) will coordinate with natural levels at the common boundary with Yellagonga Regional Park;
  - (d) Batters arising from introduced fill shall result in no retaining walls greater than one metre required, and that batters can be revegetated to prevent future erosion;
  - (e) Fill introduced to the site shall be clean of *Phytophthora* dieback, weeds and accredited as such;
  - (f) All stormwater up to and including the 1 Year ARI critical duration event shall be infiltrated at source and not conveyed through the drainage network to infiltration areas in open space or drainage reserves;
  - (g) Stormwater leaving the development site shall not exceed pre-development flow rates. All post development stormwater shall be attenuated on the development site and off-line from overland flow paths.
- 3.2. The conditions above shall be demonstrated to the City in the form of Urban Water Management Plans that incorporate an indicative earthworking plan, indicative design levels and Modelling of 100 year flood levels for Lake Joondalup in addition to the requirements of the *Drovers Place Water Management Framework (City of Wanneroo, 2009)* and *Urban Water Management Plans - Guidelines for preparing plans and for complying with subdivision conditions (Department of Water, 2008)*.
- 3.3. Draft Urban Water Management Plans shall be submitted with the lodgement of subdivision or development applications.
- 3.4. Urban Water Management Plans shall be finalised by the applicant and approved by the City of Wanneroo and Department of Water as a condition of subdivision or development prior to commencement of site works.

TABLE B – PLANNING REQUIREMENTS FOR THE WESTERN PRECINCT

<b>1. Intent</b>	1.1. The intent for the Western Precinct is to provide a diverse precinct of community, education, and private recreation uses that integrate with the environment of Yellagonga Regional Park.
<b>2. Zoning (Lot 5 Drovers Place)</b>	<p>2.1. The Residential zone shall apply to Lot 5 Drovers Place, as shown on Plan 1.</p> <p>2.2. The Residential Density Code of R20 shall apply to Lot 5 Drovers Place.</p> <p>2.3. Development and land use permissibility within Lot 5 Drovers Place shall be in accordance with Clause 3.4 of the Scheme.</p>
<b>3. Zoning (Lots 4, 6, 7 &amp; 8)</b>	3.1. The Special Use zone shall apply to Lots 4, 6, 7 & 8, as shown on Plan 1.
<b>4. Special Uses (Lots 4, 6, 7 &amp; 8)</b>	<p>4.1. Discretionary 'D' uses within the Special Use Zone for the Western Precinct include:</p> <ul style="list-style-type: none"> <li>• Art Gallery</li> <li>• Caravan Park</li> <li>• Holiday village/resort</li> <li>• Hotel</li> <li>• Mast or antenna</li> <li>• Motel</li> <li>• Private recreation</li> <li>• Public exhibition facility</li> <li>• Reception Centre</li> <li>• Restaurant</li> <li>• Tavern</li> </ul> <p>4.2. An educational establishment shall be a Discretionary 'D' use on Lots 6, 7 &amp; 8 (Proposed Lot 100) only.</p> <p>4.3. All other uses shall be Prohibited 'X' within the Special Use Zone within Lots 4, 6, 7, &amp; 8.</p>
<b>5. Conditions (Lots 4, 6, 7 &amp; 8)</b>	<p>5.1. The design of development adjacent to the Yellagonga Regional Park shall limit the visual impact of site levels, retaining walls, and fencing. Visually impermeable fencing and/or retaining walls above 1 metre in height shall be prohibited adjacent to Yellagonga Regional Park.</p> <p>5.2. Development shall be designed at a scale and level that would render it unobtrusive from the Yellagonga Regional Park boundary and shall be screened from the park by way of local native vegetation.</p>

<b>6. Detailed Area Plan requirements</b>	<p>6.1. In addition to the general requirements of Table A, a DAP for the Western Precinct shall include:</p> <ul style="list-style-type: none"><li>• Parking Controls</li><li>• Built form requirements to provide passive surveillance of the public realm and Yellagonga Regional Park</li><li>• Built form requirements for reduction of impervious area to facilitate water sensitive urban design</li></ul>
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TABLE C – PLANNING REQUIREMENTS FOR THE CENTRAL PRECINCT

<b>1. Intent</b>	1.1. The intent of the Central Precinct is to provide for niche business and cultural uses that benefit from high exposure to Wanneroo Road but do not compromise the viability of nearby activity centres, and encourage land uses that respect and recognise the environment of Yellagonga Regional Park
<b>2. Zoning</b>	2.1. The Special Use Zone shall apply to the Central Precinct as shown on Plan 1.
<b>3. Special Uses</b>	<p>3.1. Discretionary 'D' uses within the Special Use Zone for the Central Precinct include:</p> <ul style="list-style-type: none"> <li>• Art Gallery</li> <li>• Auction Room</li> <li>• Child Care Centre</li> <li>• Costume Hire</li> <li>• Mast or Antenna</li> <li>• Office</li> <li>• Public Exhibition Facility</li> <li>• Restaurant</li> <li>• Showroom</li> <li>• Telecommunications Infrastructure</li> <li>• Veterinary Consulting Rooms</li> </ul> <p>Storage units shall be a Discretionary 'D' use on Lots 810 and 811 only. All other use classes shall be Prohibited ('X') in the Central Precinct.</p> <p>3.2. Development approved on Lots 810 and 811 for 'Growers Mart' and 'Retail Nursery' purposes may continue on Lots 810 and 811 under the non-conforming land use provisions of Section 7 of the Scheme in accordance with the terms and conditions of the original approval.</p>



**4. Conditions**

- 4.1. Development adjacent to the Yellagonga Regional Park shall coordinate with natural levels at the common boundary with Yellagonga Regional Park to minimise the visual impact of site levels, retaining walls, and fencing to the satisfaction of the City of Wanneroo. Retaining walls above 1 metre in height shall be discouraged.
- 4.2. The location and design of buildings, access ways and footpaths shall provide for view corridors to the Yellagonga Regional Park.
- 4.3. The bulk and scale of any future development shall have regard for preserving the views, significance and character of and visual relationship to Yellagonga Regional Park. Building height shall not exceed 6 metres above finished floor level.
- 4.4. A connected access road shall be provided at the time of subdivision/development between the southern intersection of Wanneroo Road and Clarkson Avenue and Drovers Place, generally as shown on Plan 1. The applicant shall prepare and implement an easement in gross in favour of the public at large to specification and satisfaction of the City of Wanneroo.

**3. Development Provisions (cont)**

- 4.5. Development proposals shall be accompanied by an assessment undertaken by the proponent, which demonstrates to the satisfaction of the City of Wanneroo that the proposed uses will complement rather than compete with or compromise the viability of nearby activity centres.
- 4.6. Permanent vehicular access shall be provided to the Water Corporation sewer pumping station
- 4.7. Facilitated access across the site to the controlled access intersection between Drovers Place and Joondalup Drive, generally as shown on Plan 1, to be preserved by an easement in gross in favour of the public.
- 4.8. Service areas shall be integrated within the development and designed to minimise any negative visual impacts along the interface with the Yellagonga Regional Park and Wanneroo Road. All service areas are to be appropriately screened from the public realm to the satisfaction of the City of Wanneroo.
- 4.9. Hardscape shall provide for reduction of impervious area to facilitate water sensitive urban design.
- 4.10. Building facades shall be of a high architectural standard utilising brick, masonry and glazing and include colour schemes sympathetic to the natural environment to the satisfaction of the City of Wanneroo.
- 4.11. Buildings are to be designed to allow for adaptation and flexibility to facilitate changing use over time. Ensuring that the internal layout, method of construction, position of entrances and stairs allows for flexibility in use over time and enhance long term value to the satisfaction of the City of Wanneroo.
- 4.12. Buildings are to provide higher floor-to-ceiling heights to allow for alternative use of space and convenient routing of new services.
- 4.13. Buildings are to be designed to suit local climatic conditions, be energy efficient and designed to help reduce the risk and fear of crime.
- 4.14. New buildings are to be of a quality of architectural design that is consistent with the role, setting and natural character of the precinct.
- 4.15. Buildings are to provide opportunities for passive surveillance and be sited to enable and encourage pedestrian access to Yellagonga Regional Park. This may include glazing and seating or alfresco areas to integrate development with the Park, enabling the community to enjoy the natural setting.
- 4.16. A minimum of eight (8)% of the site shall be provided as landscaping in addition to the Compatible-Use Wetland Buffer defined in Plan 1.

<b>5. Detailed Area Plan requirements</b>	<p>5.1. In addition to the general requirements of Table A, a DAP for the Central Precinct may include to the satisfaction of the City:</p> <ul style="list-style-type: none"><li>• Floorspace allocation controls/restrictions</li><li>• Parking Controls</li><li>• Permitted building heights</li><li>• Built form and landscape concept requirements to ensure passive surveillance of the public realm and integration with Yellagonga Regional Park</li><li>• Robust built form to facilitate adaptable use over time</li><li>• Interface between Business and Special Residential zones</li><li>• Opportunities to retain heritage buildings within development</li><li>• Opportunities to locate surface stormwater flows and areas suitable for stormwater infiltration</li><li>• Service area locations and access/egress arrangements.</li></ul>
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TABLE D – PLANNING REQUIREMENTS FOR THE SOUTHERN PRECINCT

<b>1. Intent</b>	1.1. The intent of the Southern Precinct is to provide for single dwellings in a natural landscape setting, whilst protecting adjacent natural assets.
<b>2. Land Use Permissibility</b>	<p>2.1. The Special Residential zone of the Scheme shall apply to the Southern Precinct, as shown in Plan 1.</p> <p>2.2. Land use permissibility within the Southern Precinct shall be in accordance with Part 3.19 of the Scheme - Special Residential Zone except as follows:</p> <p>Prohibited ('X') Uses:</p> <ul style="list-style-type: none"> <li>• Bed and Breakfast</li> <li>• Cattery</li> <li>• Child Care Centre</li> <li>• Consulting Room</li> </ul>
<b>3. Special Residential Provisions</b>	<p>3.1. A minimum lot size of 2,000m<sup>2</sup> with an average lot size of 3,000m<sup>2</sup> shall be provided. Subdivision shall be in accordance with the Development Guide Plan to be developed as part of Detailed Area Plan for the precinct.</p> <p>3.2. Subdivision plans shall identify building envelopes with a maximum area of 800 sq m on all lots.</p> <p>3.3. All lots shall be connected to the WCWA reticulated sewage system.</p> <p>3.4. With the exception of a suitable access driveway, development (including earthworks) shall be confined within the building envelope identified on the approved Development Guide Plan.</p> <p>3.5. No vegetation shall be cleared or removed outside the building envelope, or that area used for an approved vehicular access, without the prior approval of the City.</p> <p>3.6. An application for development approval shall be supported by a revegetation plan, to provide vegetation screening of a minimum of 5 metres along the boundary with Yellagonga Regional Park to ameliorate midge nuisance.</p>
<b>4. Detailed Area Plan requirements</b>	<p>4.1. In addition to the general requirements of Table A, a DAP for the Southern Precinct shall include:</p> <ul style="list-style-type: none"> <li>• Interface between Business and Special Residential zones</li> <li>• Opportunities to retain heritage buildings within development</li> <li>• A Development Guide Plan</li> </ul>

TABLE E – PLANNING FRAMEWORK

ISSUE	IN DROVERS PLACE PRECINCT STRUCTURE PLAN	IN DETAILED AREA PLAN	WITH LODGEMENT OF SUBDIVISION/ DEVELOPMENT APPLICATION	SUBDIVISION/ DEVELOPMENT CONDITION	DURING DEVELOPMENT	COMMENT
<b>CONTEXTUAL ANALYSIS</b>						
Strategic planning context						In Part 2
Overall site analysis						In Part 2
Detailed precinct site analysis						Structure Plan to clarify matters to be addressed in DAP
<b>STATUTORY PLANNING</b>						
Zoning						
Precincts						
Land use						
Building design						
Landscape design						
Vehicle access						
Parking						
<b>MOVEMENT</b>						
Traffic Reports						In particular, to demonstrate how traffic generated by school development in the Western Precinct can be satisfactorily handled
Dual Use Path						
<b>ENVIRONMENT AND ECOLOGY</b>						
Wetland Management						Wetland rehabilitation plans shall be developed and implemented as a condition of subdivision.
Soil Contamination						A preliminary soil contamination investigation shall be carried out to determine the presence or otherwise of soil contamination on Lots 1, 500, and 132 Wanneroo Road, and Lot 55 Drovers Place. Should any contamination be identified, remediation works shall be required in accordance with Department of Environment and Conservation guidelines.

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ISSUE	IN DROVERS PLACE PRECINCT STRUCTURE PLAN	IN DETAILED AREA PLAN	WITH LODGEMENT OF SUBDIVISION/ DEVELOPMENT APPLICATION	SUBDIVISION/ DEVELOPMENT CONDITION	DURING DEVELOPMENT	COMMENT
Acid Sulphate Soils						<p>Preliminary acid sulphate soil investigations shall be undertaken as part of detailed area planning.</p> <p>Should potential acid sulphate soils be identified, an acid sulphate soil management plan shall be required as a condition of subdivision.</p> <p>Any disturbance of potential acid sulphate soils shall be managed in accordance with the endorsed management plan.</p>
Urban Water Management						<p>Draft Urban Water Management Plans shall be developed prior to lodgement of subdivision or development applications in accordance with <i>Urban Water Management Plans – Guidelines for preparing plans and for complying with subdivision conditions (DoW, 2008)</i> and the Drovers Place Water Management Framework</p>
Dieback Management Plan						<p>The Dieback Management Plan shall include protocols and guidance to prevent construction works introducing dieback to Yellagonga Regional Park.</p>
Fire Management Plan						
Midge Management Plan						<p>The Midge Management Plan is to include control measures, provisions for signage to be maintained during lot sales, and notifications on title to warn of midge nuisance in the area.</p>
Landscaping						<p>Landscaping plans, excluding pre-existing domestic gardens within building envelopes in the Southern Precinct, shall ensure that Yellagonga Regional Park is not adversely affected by weed invasion, fertilisers or the spread of dieback from their lots. Flora species known to be invasive or environmentally damaging are not to be used and only local native plants may be used for landscaping.</p>

**Drovers Place Precinct  
Draft Structure Plan No. 80**

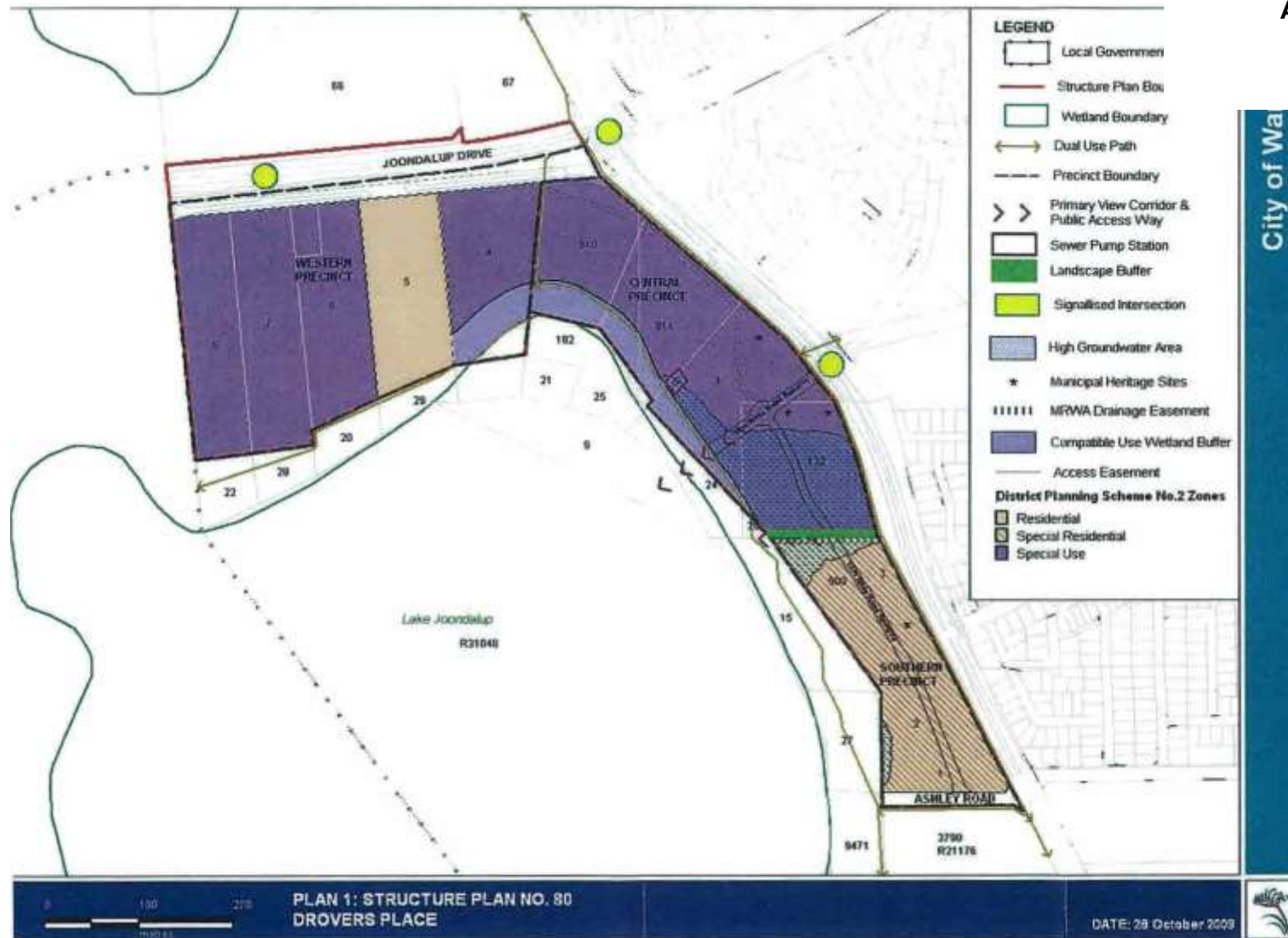
**ATTACHMENT 2  
Page 18 of 20**

ISSUE	IN DROVERS PLACE PRECINCT STRUCTURE PLAN	IN DETAILED AREA PLAN	WITH LODGEMENT OF SUBDIVISION/ DEVELOPMENT APPLICATION	SUBDIVISION/ DEVELOPMENT CONDITION	DURING DEVELOPMENT	COMMENT
<b>INFRASTRUCTURE</b>						
Earthworks and Contours				*	*	Earthworking plans shall avoid retaining walls greater than one metre in height, and provide for landscaping to soften the impact of retaining walls facing Yellagonga Regional Park.
Uniform Fencing				*	*	Uniform fencing for special residential lots adjacent to Yellagonga Regional Park and Wanneroo Road shall be provided to the satisfaction of the City and the Department of Environment and Conservation/Main Roads respectively (as appropriate).
<b>HERITAGE</b>						
Ethnographic Survey					*	Site protocols shall be developed to manage archaeological sites or assets should they be identified
Historical Buildings						Any development or subdivision likely to impact upon Ashby House, Henry Chitty House, Ernie Chitty House and/or Charles Aubrey Gibbs House shall be considered in accordance with the recommendations of the City's Municipal Inventory.



TABLE F – INFRASTRUCTURE PROVISION

<b>5. Infrastructure Provision</b>	<p>5.1. If business development of Lots 1 and 132 is proposed, in accordance with the structure plan, a condition of such development shall be that the subdivider/developer of Lots 1 and 132 Wanneroo Road in the Central Precinct, in consultation with MRWA, shall design and construct a four-way signal controlled intersection at the junction of Clarkson Avenue and Wanneroo Road, as indicated on Plan 1, to serve the Structure Plan area.</p> <p>5.2. The subdivider/developer of Lots 6, 7, &amp; 8 in the Western Precinct shall, in consultation with MRWA, design and construct a three-way signal controlled intersection linking Drovers Place to Joondalup Drive, as indicated on Plan 1, to serve the Structure Plan area.</p>
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**SP 80**  
**SCHEDULE OF SUBMISSIONS**

**ATTACHMENT 3**  
**25 Pages**

No.	Submitter	Sub No	Comment	Response	Recommended modification
1	Public Transport Authority of Western Australia	1.1	Strongly supports the signalisation of the local access road and Joondalup Drive intersection to facilitate school bus access.	Noted.	Nil
		1.2	Requesting that bus access be considered in the design of the local access road.	Noted.	Nil
2	Western Power	2.1	No objections.	Noted.	Nil
		2.2	All works to comply with Worksafe Regulation 3.64 – Guidelines for Work in the Vicinity of Overhead Power Lines.	Noted.	Nil
3	Department of Indigenous Affairs	3.1	Lake Joondalup is a registered site. Prior to development, suitable qualified consultants should be engaged to conduct ethnographic and archeological surveys of the area to ensure that no site is damaged or altered in accordance with the provisions of the Aboriginal Heritage Act 1972.	Part 1, Table E includes a requirement for the preparation of an ethnographic survey and site protocols as a condition of either development or subdivision of the site.	Nil
4	Tamara Richards, Carramar	4.1	Objecting to the inclusion of educational establishment on Lots 6, 7 and 8 Drovers Place and the associated installation of traffic signals along Joondalup Drive due to increased traffic congestion and road safety reasons.	Refer 'Movement Network' subsection of this report. The City engaged GHD to assess the implications of traffic on the surrounding regional roads and has determined that these intersections can operate effectively.	Nil
5	Main Roads	5.1	Structure Plan does not reflect comments provided by MRWA in correspondence dated 21 September 2009.	The traffic report prepared by GHD has incorporated the comments made by Main Roads.  Refer 'Movement Network' subsection of this report and GHD Recommendations.	Nil
		5.2	Full traffic impact assessment is required to confirm road and intersection capacity requirements	Refer 'Movement Network' subsection of this report and GHD Recommendations.	Nil
		5.3	The structure plan doesn't address the intended access arrangement onto Wanneroo Road for the signalised intersection with Clarkson Avenue or the connection of Ashley Road.	Refer 'Movement Network' subsection of this report and GHD Recommendations.	Nil
		5.4	All individual access onto Wanneroo Road is to be closed as development proceeds. The existing access abutting Lot 811 is to be removed upon installation of the proposed signalized intersection at Wanneroo Road/Clarkson Avenue.	Refer 'Movement Network' subsection of this report and GHD Recommendations.	Nil

No.	Submitter	Sub No	Comment	Response	Recommended modification
		5.5	Proposed signalized intersection at Joondalup Drive/Drovers Place must be moved to the location of the existing cul-de-sac on Drovers Place so as to not compromise the future operations of the proposed interchange at Wanneroo Road and Joondalup Drive.	Refer 'Movement Network' subsection of this report and GHD Recommendations.	Nil
		5.6	No development shall be permitted on the land required for future road purposes.	Noted. The Wanneroo Road and Joondalup Drive land requirements are reserved under the Metropolitan Region Scheme. No development will occur within the reservations of these roads without further consultation with MRWA and/or Department of Planning, as required.	Nil
		5.7	Developers will be required to undertake a noise study for residential or noise sensitive buildings.	Techniques to address MRWA concerns for noise sensitive buildings may be applied through the Detailed Area Plans for each precinct. The Part 1 provisions should be amended to include reference to this requirement.	Modify Part 1 – Table A – 'General Planning Requirements' to include an additional provision as per the following - <i>Point 1.4 (l) Residential and noise sensitive buildings to be designed in accordance with the values listed in Australian Standard 2107 – Acoustics – Recommended design sound levels and reverberation times for building interiors.</i>
		5.8	The proposed future concept for the intersection of Wanneroo Road/Joondalup Drive is for a grade-separated interchange with Wanneroo Road bridged over Joondalup Drive.	Refer 'Movement Network' subsection of this report.	Nil

No.	Submitter	Sub No	Comment	Response	Recommended modification
		5.9	The developer shall be responsible for all costs associated with the installation of traffic signals and any intersection modifications at the proposed locations.	<p>The draft structure plan has considered and includes the landowner's requests for 'Educational Establishment' in the Western Precinct (Lots 6, 7 and 8 Drovers Place) and the expansion of 'niche business' uses in the Central Precinct (Lots 1 and 132 Wanneroo Road).</p> <p>The requested modifications result in the intensification of land uses and associated increases in traffic. The traffic study commissioned by the City has indicated that signalisation is required to accommodate the traffic associated with these uses. The previously adopted structure plan did not identify or require signalisation in these locations. The funding of the signalised intersections by these landowners is justified given these landholdings directly abut these intersections and the need is generated by the uses proposed by these landowners. Further, the City has no ability to retrospectively charge the landowners of existing developments.</p> <p>Table F of the Part 1 provisions specifies that the developers of Lots 1 and 132 Wanneroo Road and the developers of Lots 6, 7 and 8 design and construct the respective intersections. In the interest of clarity and to secure these obligations, it is recommended that the City formalise these obligations with the affected landowners (Catholic Archbishop and Lakeside Pty Ltd) through a deed of agreement, prior to the finalisation of the structure plan.</p> <p>SP80 has not defined a specific infrastructure contribution for the Ashley Road/Wanneroo Road intersection. Consideration will be given at the time a Detailed Area Plan prepared by the landowners within the southern precinct. Refer the Comments section of this report.</p>	<p>Request the owners of lots 6, 7 and 8 Drovers Place (Catholic Archbishop) and Lots 1 and 132 Wanneroo Road (Lakeside Pty Ltd) to enter into an agreement with the City of Wanneroo and Main Roads WA.</p> <p>The deed should define the funding arrangements for the design, construction and provide any required road widening free of cost for the signalised intersections depicted in the Drovers Place Access Plan.</p>
6	WestNet	6.1	WestNet Energy on behalf of WA Gas Networks has high-	No physical works are proposed as part of the	Nil

No.	Submitter	Sub No	Comment	Response	Recommended modification
	Energy		pressure gas mains in the vicinity of the structure plan, WestNet Energy must be notified of any works within 15 metres of the High Pressure gas infrastructure. Anyone proposing to carry out construction or excavation works must contact 'Dial Before You Dig'.	structure plan process. Consideration of works and existing services will occur at either the development or subdivision stage.	
7	Rose Mooney	7.1	Object to inclusion of Educational Establishment on Lots 6, 7 and 8 Drovers Place due to traffic congestion and the removal of vegetation from the land.	<p>Refer 'Movement Network' Section of this report.</p> <p>The vegetation over Lots 6, 7 and 8 contains remnant native vegetation. The vegetation complexes include the Karrakatta Vegetation Complex and the Herdsman Vegetation Complex. The City will consider detailed area plans that include further assessment and consideration of retaining vegetation where possible as part of the development of the site. Typically, school sites will have open areas necessary for lunchtime, passive recreation and science studies, which provide an opportunity for the retention of vegetation on the site. The City will also require consideration for the wetland buffer and associated enhancement and vegetation screening along the wetland boundary in accordance with Table A of Part 1 of the structure plan.</p>	Nil

No.	Submitter	Sub No	Comment	Response	Recommended modification
		7.2	<p>Suggested land uses appropriate for the Western Precinct should include:</p> <ul style="list-style-type: none"> <li>• A national park (similar to Yanchep).</li> <li>• A bed and breakfast facility as there is nowhere for tourists to stay in the local area.</li> <li>• A day spa retreat.</li> </ul>	<ul style="list-style-type: none"> <li>• The Western Australian Planning Commission has not identified the land within the structure plan for the purposes of Regional Reservation under the Metropolitan Region Scheme. The conservation category wetland located to the south of the structure plan has been reserved and has already been acquired (mostly) by the Crown for conservation/wetland purposes. The land located within the structure plan requires the City to consider appropriate land uses to accommodate the private development of the land in a manner that minimises the impacts on the environment.</li> <li>• The Bed and Breakfast land use can be accommodated within a range of existing zones in this locality (outside of the Drovers Place Structure Plan area). A Bed and Breakfast use can be considered within the Residential Zone, Mixed Use Zone, Business Zone, Commercial Zone, Private Clubs/Recreation Zone, General Rural, Rural Resource, Special Rural and Special Residential zones. The Southern Precinct within the structure plan is defined as a Special Residential Zone, however the Bed and Breakfast use has been specifically excluded by provision 2.2 of Table D. However, the City supports increasing the opportunity for tourism related uses and therefore the 'Bed and Breakfast' land use should be identified as a discretionary use within the Southern Precinct.</li> <li>• The structure plan discourages uses such as 'beauty parlor (day spa)' because these uses could compete with uses that are desirable within the designated activity centres, such as the Carramar Local Centre and the future Banksia Grove District Centre. However, it is possible that some of the allowable uses in the structure plan (such as a hotel or motel) could (if developed) include aspects of this service industry.</li> </ul>	<p>Modify the provisions associated with the Southern Precinct to define Bed and Breakfast as a 'D' use by deleting dot point 1 of Table D – 2.2.</p>



No.	Submitter	Sub No	Comment	Response	Recommended modification
8	Havel Family	8.1	Objecting to through-road access because of shortcutting by vehicles to the commercial uses located within the Central Precinct.	This issue is discussed in the comments section of the report ' <i>southern precinct road</i> '.	The structure plan map modified to depict a cul-de-sac at the northern end of the road, with a comment specifying that the ultimate road layout will be subject to further consideration as part of a DAP, prepared by the landowners to the satisfaction of the City.
		8.2	If the Council insists on these provisions then please zone the southern precinct the same as the central precinct to allow some financial compensation for the fifty years of responsible management of the land.	The further expansion of the Central Precinct is not desirable and would result in an extremely large area defined as 'out of centre' development. The WAPC has expressed concerns to the expansion of uses that could compete with other designated activity centres. The expansion into lots 1 and 132 has been considered a 'natural expansion' to the existing uses and facilities the establishment of traffic signals at the intersection of Clarkson Avenue and Wanneroo Road. Further expansion is not considered to be desirable. There is also a recently constructed drainage facility along the southern boundary of lot 132, which provides a logical boundary to the central precinct.	Nil

No.	Submitter	Sub No	Comment	Response	Recommended modification
		8.3	The proposed Special Residential provisions will limit the use of the land and impose excessive financial burdens on the land resulting in a negative cost/benefit ratio.	The finalisation of the structure plan will provide a framework for future subdivision and development. The intent of the Southern Precinct is to provide for single dwellings in a natural setting. Based on the submission, the City has reviewed the need for a minimum average lot size. Consideration has been given to a previous subdivision approval granted for Lots 1 and 132 Wanneroo Road for Special Residential (WAPC 136518), which was granted on appeal to the State Administrative Tribunal. In the determination, a minimum of 2,000m <sup>2</sup> was approved, however no minimum average was defined. It is also recognized that the provision of a subdivisional road on these landholdings would reduce the subdivisible areas by approximately 20%. In this instance, it is recommended that the minimum average lot size of 3,000m <sup>2</sup> be deleted to ensure consistency with previous decisions, whilst maintaining the intent of the structure plan (note: minimum lot size of 2,000m <sup>2</sup> would still be required).	Modify Part 1 – Table D – ‘Planning Requirements for the Southern Precinct - Part 3 – Special Residential Provisions, as per the following - <i>Point 3.1 – A minimum lot size of 2,000m<sup>2</sup> shall be provided. Subdivision shall be in accordance with the Development Guide plan to be developed as part of a Detail Area Plan for the precinct</i> ’.

No.	Submitter	Sub No	Comment	Response	Recommended modification
		8.4	<p>Seeking the inclusion of the following additional uses in the Southern Precinct.</p> <ul style="list-style-type: none"> <li>• Bed &amp; Breakfast</li> <li>• Retirement Village</li> <li>• Nursing Home; and</li> <li>• Art Gallery.</li> </ul>	<p>Bed &amp; Breakfast is considered to be an acceptable use in the Special Residential Zone of the Southern Precinct and therefore can be included.</p> <p>The request to include 'Art Gallery' is not supported as this use is best described as a 'niche business' and should be promoted within the Central Precinct.</p> <p>The 'Retirement Village' and 'Nursing Home' uses are residential in nature and will require further investigation to determine their suitability. The objective of the Southern Precinct is to protect and enhance the value of the adjacent wetland area through retaining natural vegetation and larger lifestyle lots</p> <p>The introduction of higher density residential uses will require further consideration of other landowner aspirations, environmental impact, servicing, road layout, impact of midge, access and traffic circulation.</p> <p>It is not recommended that these uses be included in SP 80 at this stage, as no justification or examination of their merit has been undertaken. However, it is open to the landowners within the Southern Precinct to submit a request to amend SP 80 to incorporate additional uses, providing the necessary technical details in support of their proposals.</p>	<p>Modify Part 2 – Table D</p> <p>Part 2 – Land Use Permissability to add Bed &amp; Breakfast.</p>
		8.5	<p>Seeking to cul-de-sac the road connection from the Southern Precinct through to the Central Precinct and providing only for emergency access onto Wanneroo Road. This reiterates the previous submission on this matter, refer to 8.1 above.</p>	<p>Refer response to submission 8.1.</p>	<p>Refer to response provided to 8.1</p>
		8.6	<p>Objects to need for an average lot size of 3000m2 to be achieved.</p>	<p>Refer response to submission 8.3</p>	<p>Refer recommended modification in response to submission 8.3</p>

No.	Submitter	Sub No	Comment	Response	Recommended modification
		8.7	Has requested that building envelopes, where required, are able to be separated into two to three areas rather than one envelope only.	This submission seeks to maintain an overall area of 800m <sup>2</sup> which can be built upon but rather than limiting it to one area, that it can be separated into two to three areas to reflect existing development over the existing lot. Administration has no objection to this proposal.	Modifying Part 2 – Table D Part 3 to permit the area of the building envelope to be distributed over no more than three separate areas rather than being contained in one consolidated area.
9	Luke Simpkins MP	9.1	Supports the inclusion of additional commercial uses similar to the existing shopping complex (Drovers Market etc) to promote competitive shopping options, and maximum employment opportunities.	The existing commercial development is located on lots 810 and 811 Wanneroo Road. The revised structure plan proposes to included Lots 1 and 132 Wanneroo Road into the Central Precinct, which provides for niche businesses and cultural uses that will not compromise the viability of nearby activity centres. The further expansion of the Central Precinct south into Lots 500, 501, 2 and 406 Wanneroo Road is not supported. Refer response to submission 8.2.	Nil

No.	Submitter	Sub No	Comment	Response	Recommended modification
		9.2	The design of the future centre should promote car parking to Wanneroo Road (similar to the existing development) to improve surveillance and security, not enclosed behind the building as indicated in Figure 7 of the structure plan. Locating the parking behind the building would be contrary to the principles of crime prevention and surveillance (CPTED).	Figure 7 is located in the Part 2 section of the structure plan and has been developed as a concept only. The specific detail of the centre will be considered as part of a Detailed Area Plan to be prepared by the landowner and considered by the City. In accordance with Table C – Parts 4 and 5, the Detailed Area Plan shall address a range of design and development criteria, which will be assessed by the City on its merits. The DAP will address a number of specific design criteria to ensure that the development of the site occurs in the most environmentally sensitive and functional manner possible. Table C – Part 5.1 specifies that the DAP should consider 'Built form and landscape concept requirements to ensure passive surveillance of the public realm and integration with Yellagonga Regional Park'.	Modify Part 1 – Table C –Part 5.1 Detailed Area Plan Requirements for the Central Precinct, as per the following;  <i>(Dot Point 4) –Built form and landscape concept requirements to be developed to ensure passive surveillance of the public realm (including Yellagonga Regional Park and Wanneroo Road), proposed car parking areas and promote the integration of the development with the Yellagonga Regional Reserve.</i>

No.	Submitter	Sub No	Comment	Response	Recommended modification
10	TPG	10.1	Request that the range of uses within the Central Precinct be increased to allow greater diversity and flexibility within the development. The following uses have been suggested for inclusion into the Part 1 provisions of the structure plan – Hardware Store, Service Station, Drive-through Food Outlet, Take Away Food Outlet, Educational Establishment, Place of Worship, and Reception Centre.	<p>Also 'Central Precinct Uses', subsection of this report</p> <p>Administration considers that the inclusion of Service Station, Drive through Food Outlet, Takeaway Food Outlet and Educational Establishment to be inconsistent with the intent of this precinct. The commercial based land uses should be provided within the nearby 'designated' activity centres. The intent of this Central precinct is - <i>"to provide for niche business and cultural uses that benefit from high exposure to Wanneroo Road but do not compromise the viability of nearby centres and encourage land uses that respect and recognise the environment of Yellagonga Regional Park"</i>.</p> <p>Administration supports the inclusion of Place of Worship (as an 'A' use), and Reception Centre as these uses can be interpreted to be 'niche uses' and could support cultural and tourism related businesses.</p> <p>The consent orders of SAT include a definition for 'showroom' that is different to that of the City's scheme. The SAT order refers to a 'hardware store' as being a 'showroom' use and therefore can be accommodated in this precinct.</p>	<ul style="list-style-type: none"> <li>Modify Part 1 in accordance with the recommendations of the 'Central Precinct Uses', subsection of this report</li> </ul>
		10.2	Amend the 'intent' of the Central precinct to include the homemakers and renovators market. The intent of the Central Precinct appears to be watered down and should be regarded as per the following; "The Central Precinct provides for the restricted business uses to create a centre of niche businesses catering to the home builders and renovator market.	The intent of the Central Precinct is to provide for a range of 'niche business' and not just the homemakers and renovators market. It would be inappropriate and undesirable to place unnecessary emphasis on this particular use.	Nil
		10.3	Disconnect the road access between the Southern and Central precinct to ensure that the commercial traffic does not use the future residential use as a short cut and to ensure the commercial and residential traffic is separated.	Refer response to submission 8.1	Refer to administrations response to 8.1

No.	Submitter	Sub No	Comment	Response	Recommended modification
		10.4	Amend Figure 7 of SP 80 to only demonstrate view corridors and pedestrian access and that building envelopes be established in the DAP phase of development	Figure 7 is located in the Part 2 section of the structure plan and has been developed as a concept only. The specific detail of the centre will be considered as part of a Detailed Area Plan to be prepared by the landowner and considered by the City. In accordance with Table C – Parts 4 and 5, the Detailed Area Plan shall address a range of design and development criteria, which will be assessed by the City on its merits.	Nil
		10.5	The compatible use wetlands buffer and internal road verges should be included in the required 8% landscaping amount for the Central Precinct so that landowners are encouraged to landscape and provide ongoing maintenance to these areas.	In accordance with Part 8.3 and Table E, the developer/subdivider is required to prepare and implement a wetland rehabilitation plan for the land within the wetland buffer area. This requirement is in addition to the provision of 8% landscaping. The structure plan promotes a range of specific requirements, investigations and management plans in addition to the standard development requirements of Part 4 of District Planning Scheme Number 2.	Nil
		10.6	Previous discussions with the City have indicated that a 'Bunnings' type development may be considered as a 'showroom' land use. However, Part 2 of the structure plan indicates that smaller format showrooms are noted as suitable. Can the City confirm that the 'Bunnings' type showroom would be acceptable in the Central Precinct?	<p>Showrooms have been identified as a discretionary use within this precinct (also refer 10.1) and the City has previously considered Bunning's developments as showroom. The City can consider the use, however it is unlikely that the Bunning's type of buildings would be acceptable given its typical scale, nature and form.</p> <p>Table A and C of Part 1 include general and specific development provisions to ensure a character and visual relationship to Yellagonga Regional Park. Careful consideration will be given to the implications of any development in this area and whilst the City may be prepared to consider a 'Bunning's' use, an improved built form outcome would be required to reflect the design and development provisions of the structure plan.</p>	Nil



No.	Submitter	Sub No	Comment	Response	Recommended modification
11	Turner Master Planners Australia	11.1	Table C – Planning Requirements for the Central Precinct. The reference to 'cultural' is too limiting, Suggest substituting the words 'cultural' with 'recreational and social'.	In addition to 'niche businesses', the City has identified a number of land uses that are of a 'cultural' nature, including Art Gallery and Public Exhibition facility. The inclusion of 'recreational and social' into the intent of the Central Precinct is not considered justified given the limitations being imposed in relation to specific uses.	Nil
		11.2	Strongly support reference to showrooms as a discretionary use in the Central Precinct.	Showrooms are currently identified as a discretionary use within the Central Precinct.	Nil
		11.3	Suggest that the list of permissible uses is too limiting, and the following are included: <ul style="list-style-type: none"> <li>• Medical centre and pharmacy</li> <li>• Post office</li> <li>• Take-away foods</li> <li>• Private recreation</li> <li>• Tavern</li> <li>• Convenience store</li> </ul>	The suggested uses are those better suited to a pedestrian based activity centre. The uses suggested are commonly found within designated activity centres and therefore not considered appropriate within the Central Precinct. The inclusion of these uses may compete with nearby centres and do not represent 'niche businesses' as required by the intent of this precinct.	Nil
		11.4	Growers Mart should not be excluded from the list of land uses that may occur within the central precinct. Rather to address Councils concerns regarding the growers mart definition, the following should be included into SP80. <i>"Growers mart which means any land or buildings used for the wholesale distribution and retail sale of primary products limited to food and beverages for human consumption including fruit and vegetables, meat, fish and bread"</i> .	Also refer to the 'Central Precinct Uses' subsection of this report.  The advertised version of SP80 excluded Growers Mart. Administration is prepared to include the use on the basis that a clear definition is prepared to better represent the 'Growers Mart' use. The definition will need to clarify the specific nature of goods that are appropriate as 'primary products' to ensure the use represents 'niche business' and does not 'product creep' over time to a use better defined as 'shop'.	Refer use class definition included into Central Precinct Uses subsection of this report.
		11.5	Objecting to the recommendation of the DHD traffic report, which requires the existing access on Lot 810 and 811 to be modified to remove access from car parking spaces.	Refer the 'Movement Network' subsection of this report.	
12	Department of Health	12.1	All lots are required to connect to sewer.	Noted.	Nil
13	Water Corporation	13.1	Concerns regarding access and protection of the wastewater pump station and the associated pressure main. Access to the sewer pump station located in the corner of Lot 1 Wanneroo Road is currently via a temporary access	The original Structure Plan 47 identified a road interface between the rears of all lots where they abut the 50-metre wetland buffer (or regional reservation) of the Yellagonga Wetland. The revised	Modify Part 1 – Table C –Part 4.6 - Planning Requirements for the Central Precinct, as

No.	Submitter	Sub No	Comment	Response	Recommended modification
			easement and was created as an interim measure until a dedicated road access and frontage was provided as part of the subdivision and construction of a road along the western boundary of lot 1 (as per previous structure plan). The design indicated in Figure 7 of the structure plan does not adequately define the arrangements between the landowner and the Water Corporation to ensure permanent access.	<p>structure plan proposes to delete the road interface. The City agrees that physical and legal access needs to be preserved to ensure that the Water Corporation has easy and permanent access to the site to maintain and carry out routine and emergency repairs to the sewer pump station. Table C – part 4.6 of the draft structure plan includes the following provision “4.6. <i>Permanent vehicular access shall be provided to the Water Corporation sewer pumping station</i>”.</p> <p>In response to the Water Corporation’s submission, it is recommended that this provision be expanded to ensure either a dedicated road access is constructed or other arrangements made to the satisfaction of the Water Corporation.</p>	<p>per the following:</p> <p><i>4.6 – The owner of Lot 1 Wanneroo Road shall provide dedicated road access and frontage to the existing sewer pumping station and pressure main located along the northern boundary of the site. Any alternative arrangement for access will require the consent of the Water Corporation in writing, prior to the City approving any Detailed Area Plan, or supporting any Subdivision or Development for the site.</i></p>
14	FESA	14.1	Does not support the ‘Educational Establishment’ land use in close proximity to the fire station for safety reasons, such as greater concentration of people moving along the adjacent roads and pathways.	The issues associated with traffic and safety has been considered as part of the traffic assessment commissioned by the City and prepared by GHD. The issues raised have been addressed in the ‘Movement Network’ subsection of this report.	Nil
		14.2	Objection to the Educational Establishment because of the impact the fire station would have on students and teachers as a result of fire crew, lights/sirens, public address system, training and testing of equipment and general operations of the fire station.	The fire station is located amongst private landholdings and irrespective of whether it is an Education Establishment or an alternative use approved for the site, FESA is required to comply with the Noise Regulations. In this regard, the school will not have students in attendance after school hours or during school holidays and may represent a land use that is less sensitive than other possible uses such as residential, a caravan park or hotel.	Nil

No.	Submitter	Sub No	Comment	Response	Recommended modification
		14.3	Existing traffic modeling undertaken to support the proposal for the high school is not based on recent traffic counts and does not consider the increased traffic movements as a result of the Mitchell Freeway extension	The City has commissioned GHD to review, investigate and make recommendations on traffic impact. The issues raised have been included into 'Movement Network' subsection of this report.	Nil
		14.4	Location of a school adjacent to the Joondalup Fire Station will result in increased traffic movements along nearby roadways and therefore reduce traffic flow and hinder the egress of emergency response vehicles and increase response times during peak periods.	The City has commissioned GHD to review, investigate and make recommendations on traffic impact. The issues raised have been included into 'Movement Network' subsection of this report.	Nil
		14.5	Further consultation with FESA in the consideration of additional data and possible traffic solutions such as a dedicated access and clear zone for emergency vehicles, emergency vehicle lanes on Joondalup and Wanneroo Road and the closure of commercial vehicle movements from the Central (commercial) precinct.	Refer 'Movement Network' subsection of this report.	Nil
15	Chappell Lambert Everett	15.1	Submission in support of the proposed structure plan and the introduction of signalised traffic control on Joondalup Drive and Wanneroo Road. The commissioning of a comprehensive traffic management and impact assessment is also supported.	Noted	Nil
16	Department of Environment and Conservation	16.1	The EPA recommends that all Conservation Category Wetlands and their buffers be fully protected. Any development, which is deemed to potentially adversely affect a Conservation category Wetland, or an EPP Lake is likely to require formal assessment by the EPA. The Structure Plan depicts a 'Compatible Use' wetland buffer of approximately 50 metres which is supported, however Table A – Point 2 indicates that the buffer may include car-parking or other low impact uses. DEC considers that car parking is an incompatible use as with most uses, with the exception of limited facilities for passive recreation.	The conservation category wetland is reserved under the Metropolitan Region Scheme and has been acquired (for the most part) by the WAPC. The proposed Compatible Use Wetland Buffer (refer Plan 1 of structure plan) incorporates mechanisms to consider and assess the suitability of development within the 50-metre buffer to enhance the wetland as a passive recreational node associated with the development of the land outside of the buffer. To facilitate the request of the DEC it is recommended that Table A – 2.1 (a) be deleted as a compatible the low impact use.	Modify by deleting reference to - Part 1 – Table A –Part 2.1 (a) <i>'Limited car-parking using pervious paving/design'</i>

No.	Submitter	Sub No	Comment	Response	Recommended modification
		16.2	A Wetland Management Plan (WMP) should be prepared to emphasise the rehabilitation of the wetland buffer. The WMP should incorporate the Re-vegetation Plan (point 2.2b). The Fertiliser and Irrigation management Plan (point 2.2d) and the Midge Management Plan (2.2c) and other associated aspects of the wetland including weed control, re-vegetation of wetland buffers, fencing and pedestrian/cycle access paths.	Noted. Table E – Part 2.2 requires the subdivider/developer to prepare a range of management plans to enhance the wetland. Administration supports the modification of this section to require the developer to prepare a consolidated WMP that incorporates the initiatives of part 2.2 (a) to (e).	Modify Part 1 – Table E –Part 2.2 as per the following;  <i>“Any application for development or subdivision within or adjacent to the compatible use wetland buffer shall be supported by a Wetland Management Plan that incorporates the following to the satisfaction and specification of the City of Wanneroo and Department of Environment and Conservation”.</i>
		16.3	Table A, Point 2.2(b) refers to a five metre screen of vegetation adjacent to the wetland. This is inadequate and should be modified in line with the above.	Agreed. Table A - Part 2.2 should be modified to delete reference to a 5-metre vegetation screen and generally refer to the re-vegetation of the wetland buffer.	Modify Part 1 – Table A –Part 2.2(b) as per the following;  <i>“A re-vegetation plan to provide for the planting of native vegetation within the wetland buffer area”.</i>
		16.4	The DEC supports the initiatives proposed by the City to provide for view corridors and orient development to overlook the park and minimising the visual impact on the park.	Noted	Nil

No.	Submitter	Sub No	Comment	Response	Recommended modification
		16.5	The DEC recommends that a hard edge be provided at the interface of the wetland using either a perimeter road or dual use paths.	The original Structure Plan 47 identified a road interface between the rear of all lots where they abut the 50-metre wetland buffer (or regional reservation) of the Yellagonga Wetland. The revised structure plan proposes to delete the road interface due to physical and environmental constraints in connecting the road. Plan 1 of the structure plan identifies a dual use path along the edge of the 50-metre wetland buffer. The precise location of the dual use path will be determined through the preparation of a Wetland Management Plan (refer 16.2) and will be coordinated with pedestrian cyclist links associated with the development of the abutting land. Table A – part 1.4(d) requires the developer to prepare Detailed Area Plans that include pedestrian/cyclist path connections into Yellagonga Reserve.	Nil
		16.6	The concept of a continuous dual use path is supported, however field assessment and investigation will be required to determine the most appropriate location, however its location in the outer eastern side of the wetland adjacent to the Central Precinct is supported.	Noted	Nil
		16.7	DEC notes that scattered vegetation exists across the site, which should be retained within the development where possible.	Noted	Nil
		16.8	An unmapped wetland/damp land exists on Lots 1 and 132, consideration should be given to incorporating the wettest part of this area into the proposed wetland buffer.	Lots 1 and 132 Wanneroo Road were granted subdivision approval on appeal to the State Administrative Tribunal (WAPC 136518). The subdivision approval was based on the creation of Special Residential Lots. The landowner has subsequently obtained development approval for the filling of the land and, as such, only the land identified as being within the 50-metre wetland buffer can be incorporated into buffer. Table A – Part 3 includes specific provisions to ensure flood securing of the future developments and urban water management plans to ensure that no negative impacts occur in regard to the abutting wetland area.	Nil

No.	Submitter	Sub No	Comment	Response	Recommended modification
		16.9	The issue of drainage and nutrient management will be significant to the long term ecological health of the lake and an Urban Water Management Plan will be required. Advice should be sought from the DoW in this regard.	Noted. Refer comments from and in response to DoW in submission 17.1.	Nil
		16.10	Other comments received regarding the need to address the following issues; Midge management Acid Sulphate Soils Site Contamination Assessment Weed Control Fire management	Noted. Part 1 -Table E requires the subdivider/developer to prepare and implement various management plans regarding the issues raised.	Nil
17	Department of Water	17.1	Department of Water has reviewed the proposed Drivers Place Precinct Structure Plan and notes that a Water Management Framework was submitted with the document. The Water Management Framework provides insufficient information to be considered a draft Water Management Strategy. Under the Western Australian Planning Commission's <i>Better Urban Water Management</i> framework, a Local Water Strategy is required to be submitted with the structure plan.	The City has prepared an 'Urban Water Management Framework' to provide some guiding principles for landowners in the preparation of the more detailed 'Water Management Plans, which are required prior to the subdivision or development of the land. The City accepts that the Commission's policy on 'Better Urban Water Management (BUWM)' suggest that all new structure plans require a Water Management Strategy, however in this instance the City is reviewing an existing 'Agreed' structure plan. The BUWM document has primarily been developed for new green field structure plans and the City considers that the incorporation of the Water Management Framework into the Part 2 section of the structure plan is adequate to ensure that the Water Management Plans can address the issues associated with urban water management.	Nil
18	Department of Planning	18.1	The structure plan abuts Bush Forever Area 299 – Yellagonga Regional Park, and any proposal should recognise and show due consideration of the high conservation values of the site. From the information provided it appears the proposed development will not have a direct impact on the Bush Forever Site.	Noted	Nil

No.	Submitter	Sub No	Comment	Response	Recommended modification
		18.2	It is recommended that a 50-metre buffer is designated around the wetland until an assessment of the proposed land uses and its affect to the wetland values has been completed.	The generic 50-metre wetland buffer is represented by the compatible use wetland provisions in Table A – Part 2. The provisions restrict the development of any land within the buffer and places strict mandates ion the developer in the preparation of a Wetland Management Plan (refer modifications recommended in response to submissions 16.1 and 16.2).	Nil
		18.3	Prior to compatible use being considered the rehabilitation of the wetland buffer should be encouraged. Please consult with the Department of Environment and Conservation for any further information relating to wetlands.	Noted	Nil
		18.4	The site contains potential Carnaby's Black Cockatoo breeding and roosting areas. It is recommended that the structure plan be referred to the Department of Environment. Water Heritage and the Arts (DEWHA) for a decision on whether assessments and approvals are required under the EPBC Act.	Individual landowners are responsible for seeking and obtaining approvals for clearing vegetation from DEWHA under the EPBC Act. Approval of SP 80 does not constitute an action, which will cause vegetation to be cleared. Whilst the City has prepared SP 80 it is not the 'proponent' for action under the EPBC Act and therefore should not be responsible for seeking, obtaining and complying with any DEWHA clearing approval under that Act.	Nil
		18.5	DoP mapping indicates that a portion of the subject site is situated within a registered Aboriginal site and consultation with the Department of Indigenous Affairs may be required.	Refer response to submission 3.1.	Refer 3.1

No.	Submitter	Sub No	Comment	Response	Recommended modification
19	Rocca Family	19.1	Prefer for minimum lot size of 5000m <sup>2</sup> to minimise the City's rates bill and minimise the impact on the environment through additional fertilisers, vegetation removal and impact on the ground water.	<p>The timing and development of the land is at the discretion of the landowner. The calculation of rates is based on a set rate in the dollar and the City is provided with a valuation of property from the Valuer General's Office. These two figures are used to calculate rates.</p> <p>Lots proposed within this precinct will be required to connect to sewer and the subdivider shall prepare a water management plan to consider and manage drainage, including infiltration and cross surface flows to minimise any potential impacts on the wetland. The outcomes of the water management plan should consider techniques to restrict the use of fertilisers and educate landowners on responsible land management in the use of pesticides and fertilisers.</p>	Nil
		19.2	An 800m <sup>2</sup> Building Envelope is too restrictive and should be increased to 1,000m <sup>2</sup> to allow for bigger rural style homes and associated structures.	Lot sizes are proposed to be a minimum of 2,000m <sup>2</sup> . Increasing in the size of the envelope is not supported, as this would undermine the intention of the envelope, which encourages the retention of the natural landscape. Whilst no development will be approved outside of the envelope the envelope size of 800m <sup>2</sup> is considered adequate to accommodate a 'single dwelling', within a natural landscape setting.	Nil
		19.3	Object to the 5-metre wide landscape buffer along the boundary of Yellagonga Park as this would impact on views to the lake.	<p>Also refer response to submissions 16.1 to 16.3 and comments provided by the Department of Environment and Conservation.</p> <p>The City will consider the landscape plan at the time of development. The City has not prescribed the extent or nature of the landscaping, however it will be necessary to include species native to the locality. The landscaping buffer will assist in reducing the midge numbers blown onto the property by the prevailing winds and will improve the amenity of the residents. The City will consider any landscaping proposals on its merits and the design of the landscaping may take into consideration plant species and orientation to preserve view corridors from the land.</p>	Nil



No.	Submitter	Sub No	Comment	Response	Recommended modification
		19.4	Object to the central road and would prefer that the road runs parallel to Wanneroo Road.	<p>Also Refer response to submission 8.1.</p> <p>The proposed central road provides the greatest efficiency in the subdivision of the land based on minimum lot sizes. The location of a subdivision road running parallel to Wanneroo Road would not facilitate the correct module depth. The creation of a road along the eastern boundary of the lots would necessitate the construction of an additional road along the western boundary to achieve the suggested lot size.</p> <p>The City previously considered a road along the western boundary, however has subsequently modified the plan at the request of landowners to avoid existing structures and dwellings. Importantly, the alignment of this road in SP 80 is not signed and the City may be prepared to consider alternative road design through a Detailed Area Plan, however any variation will require agreement by affected landowners and must represent a logical and effective road pattern.</p>	Nil

No.	Submitter	Sub No	Comment	Response	Recommended modification
		19.5	<p>Objecting to the inclusion of the following land use:</p> <ul style="list-style-type: none"> <li>• Child Care Centre</li> <li>• Costume Hire</li> <li>• Mast and Antenna</li> <li>• Office</li> <li>• Telecommunications Centre</li> <li>• Storage Units</li> </ul> <p>The above uses do not respect the environment of Yellagonga Regional Park and are not in keeping with the historically rural nature of the area. The varied range of land uses is incompatible given the environmental sensitivity of the area.</p>	<p>The proposed 'Mast and Antenna' use is a discretionary use within all zones in the City of Wanneroo and the 'Telecommunications Centre' is a discretionary use within all zones with the exception of zones of a residential nature. These uses are considered acceptable as discretionary uses and further consideration will be given to the suitability of the use at the development application stage to minimise any adverse impacts.</p> <p>Child Care Centre and Costume Hire are considered to be 'niche business' that can occur outside of designated activity centres and are considered acceptable in this precinct.</p> <p>Storage Units have been included into the Central Precinct for Lot 811 only and can compliment the existing commercial activity that exists in this location (Growers Market). Careful consideration will be given the ultimate built form of the storage units to minimise the industrial appearance normally associated with this form of use in accordance with the development Provisions for the Central Precinct – Table C, Part 4 and 5.</p> <p>The Office use is normally associated with either a Business or Commercial zone. Refer the comments section of this report for further information on the list of uses being recommended within the Central Precinct. Given the proposed expansion of these types of uses, further public consultation has been recommended.</p>	Nil

No.	Submitter	Sub No	Comment	Response	Recommended modification
21.	Iain Worrall	21.1	<p>The traffic congestion around the suburb has increased markedly. Joondalup Drive east of Wanneroo Road made the RACWA top 10 red spot list last. The accident statistics are mercifully low at the junctions of Houghton Drive, Cheriton Drive, Golf Links Drive etc with Joondalup Drive / Wanneroo Road but feel that is more a matter of luck than anything else. People are waiting up to 10 minutes to turn right on to Joondalup Drive at peak times and up to three changes of lights to cross Wanneroo Road westbound.</p> <p>Dualling of these roads is mooted, but will only serve to increase traffic flows on to the area near Drovers Place. The GHD Traffic Report refers to further increases in traffic being expected and that, for example, access via the roundabout at Burns Beach Road was not fully considered. I would like to suggest that the scope needs to be extended further to a more holistic approach to traffic in the whole area. The forecast increases in traffic seem light to me considering all the house building planned, Meridian Park, Drovers Place development etc.</p> <p>The most obvious way in which to improve traffic flow in this area, is the much needed freeway extension north. If traffic, especially the heavy vehicles can be routed to Meridian Park, Wanneroo Road and even the Brand Highway / Great Northern Highway by Flynn Drive, Neerabup Road, Hester Avenue etc a significant reduction in traffic should result. I appreciate that City does not have control over the Mitchell Freeway but I suggest Council should strongly urge MRWA/the state government to commence the extension, in which case the traffic issues around Drovers Place will be much less significant and maybe less drastic changes will be required for Drovers Place access.</p>	<p>The scope of the review by GHD included the following;</p> <ul style="list-style-type: none"> <li>• Review specified documents.</li> <li>• Prepare a transport assessment in accordance with the Western Australian planning Commission Transport Guidelines.</li> <li>• Liaise with Main Roads WA.</li> <li>• Review existing traffic counts and available models and undertake any additional traffic monitoring.</li> <li>• Prepare traffic modelling based on proposed land uses within the structure plan area.</li> </ul> <p>Whilst the traffic report considers the implications of development within the structure plan area on abutting road systems, consideration of the broader traffic are outside of the scope of this process. The GHD report indicated that the traffic signals proposed along Joondalup Drive and Wanneroo Road can work effectively based on the estimated traffic figures for this area.</p> <p>The regional planning and longer term development of regional infrastructure such as the extension of the train line and Mitchell Freeway requires funding by the relevant state government department and whilst the City has placed political pressure on the relevant stakeholders the decision to extend that infrastructure ultimately rests with the relevant agency. Strategic planning initiatives include Directions 2031, which recognises the benefits of a more consolidated city while working from historic patterns of urban growth. The framework will also encourage a long-term approach to the provision of infrastructure in an economically sustainable way.</p>	

No.	Submitter	Sub No	Comment	Response	Recommended modification
22.	Brian McCubbing	22.1	<p>Representing the interests of BMC Properties as the owner of the proposed local centre on Lot 19 Clarkson Avenue (corner Wanneroo Road), Tapping.</p> <p>Why does SP80 include a restaurant and a tavern in the western precinct, when such uses do not represent 'niche business' and are uses commonly found within designated activity centres and would clearly compete with nearby activity centres.</p>	<p>The Agreed Structure Plan 47, already includes a range of uses associated with low scale tourism and includes Restaurants/Café as discretionary uses.</p> <p>SP80 has retained these uses and expanded the types of uses to include a more flexible range of uses including 'Tavern' and 'Educational Establishment' as discretionary uses. A discretionary 'D' use is not permitted, unless Council grants its approval after considering the application in accordance with clause 6.6.2 of DPS 2. The Tavern use is discretionary within the Business zone, Commercial zone and Private Clubs and Recreation zone of DPS 2. The use can occur outside of land zoned 'Commercial' and outside of land identified for the purposes of a 'local centre'. Further, the only use that is specific to the commercial zone is 'Shop' and this use classification will not be included into any of the precincts within SP80.</p>	Nil
		22.2	Does the City have any practical perspective on whether a liquor license would be granted on Lot 19 if a tavern was approved within Drovers Place?	The City does not regulate liquor licensing. This issue would require a response from the Department for Racing, Gaming and Liquor. Notwithstanding, any application for planning approval for a 'Tavern' on either Lot 19 or within the western precinct of SP80, would be considered on its merits, where consideration would be given to the suitability of the use within its setting and may require consultation with nearby residents and the general public to gauge any impacts on the local area.	

No.	Submitter	Sub No	Comment	Response	Recommended modification
		22.3	<p>Council should reconsider the report recommendations to exclude the following uses from tSP80.</p> <ul style="list-style-type: none"> <li>• Tavern</li> <li>• Restaurant</li> <li>• Video store</li> <li>• Medical centre</li> <li>• Pharmacy</li> <li>• Post office</li> <li>• Takeaway food outlet</li> <li>• Convenience store</li> <li>• Service station</li> </ul>	<p>Tavern/Restaurant – Refer to response to 22.1 (above)</p> <p>The following uses are not included into any precinct within SP80.</p> <ul style="list-style-type: none"> <li>• Video store</li> <li>• Medical centre</li> <li>• Pharmacy</li> <li>• Post office</li> <li>• Takeaway food outlet</li> <li>• Convenience store</li> <li>• Service station</li> </ul>	Nil

**ATTACHMENT 4**  
**Page 1 of 4****4.9 Conclusions**

The following conclusions are drawn from the investigation and analysis:

- ▶ In view of the high peak hour traffic volumes forecast to be generated by the Catholic School within the western precinct it is likely to be necessary to maximise capacity at a new signalised intersection with Joondalup Drive to include an additional westbound through lane.
- ▶ The analysis indicates that it is possible to achieve reasonable operating conditions for both 2010 and anticipated 2031 traffic volumes subject to an appropriate intersection configuration.
- ▶ The current traffic volumes on Joondalup Drive are estimated to be in excess of 40,000vpd and peak hourly volumes are close to capacity. Traffic volumes are forecast to increase to 45,000vpd by 2021 and 49,000vpd by 2031 (source Main Roads WA)
- ▶ The analysis indicates it is necessary for a good road connection to be available to the central precinct and southern precinct to distribute traffic volumes from the western precinct and Catholic School, to include a road connection on the east side of the school site connecting to Drovers Place and Drovers Place connecting through to Clarkson Ave signals and Ashley Road signals.
- ▶ A road connection from Drovers Place to Clarkson Avenue should preferably be arranged with no parking accessible on this road, rather an access into parking areas.
- ▶ An additional access to Joondalup Drive incorporating left in/out to allow some redistribution of school traffic at peak times, whilst desirable is not supported by Main Roads WA in view of a proposed free flow left turn lane from Wanneroo Road south associated with a proposed interchange.
- ▶ It is necessary to provide a separate FESA access onto Drovers Place and Joondalup Drive with appropriate treatment to overcome impacts of likely congestion at school peak times. It is likely to be necessary to incorporate transponder/sensor into the traffic signal system.
- ▶ Good access must also be achieved to the central and southern precinct to distribute traffic movements.
- ▶ It is considered important to maintain a left in/out access (existing) to Wanneroo Road from the Growers Market.

## ATTACHMENT 4

## Page 2 of 4

- Existing and forecast traffic volumes are summarised in the following table.

Locations	2010 (vpd)	2021 (vpd)	2031 (vpd)
Joondalup Dr, west of Wanneroo Rd	41,000	36,500 - 45,000	40,000 - 49,000
Wanneroo Rd, south of Joondalup Dr	27,000	23,000 - 28,000	26,000 - 32,000

- The analysis is for the peak school periods and traffic generated by the various precincts will be considerably less during the day outside of peak hours and therefore the operation of the access points and intersections is likely to be significantly improved at off peak times. However peak traffic on the adjacent roads extends over a number of hours i.e 7-9am and 3-6pm.
- Pedestrian facilities will need to be included at new traffic signals.
- The structure plan area is currently well served by public transport and the planned signalised intersections into the precinct will facilitate future bus movements associated with the school.
- Initiatives to increase bus patronage of school buses should be pursued to reduce the number of students arriving by car.
- The analysis indicates that the likely traffic generation from the three precincts based on the proposed land use is likely to be accommodated by the proposed access strategy.
- The impact of any queuing in the longer term on the operation of the Burns Beach roundabout has not been included in the scope for this study and should be considered as part of any future major upgrade to Joondalup Drive.

## 5. Recommendations

### ATTACHMENT 4

#### Page 3 of 4

The following recommendations are made in relation to the Drovers Place Precinct Structure Plan:

The following recommendations are made to achieve a preferred access strategy based on the current Structure Plan.

- ▶ It is recommended that access is provided to the Drover Place precinct as shown on the plan over leaf. Drawing No 61-25227-C002.
- ▶ It is recommended that traffic signals are provided at the location of the Drovers Place cul de sac and incorporate double right turns into and out of the site together with the provision of an additional short westbound lane on Joondalup Drive.
- ▶ It is recommended that a traffic management plan is prepared for the proposed Catholic School as part of the detailed planning to minimise queuing within Drovers Place and adjacent to the FESA access, to include adequate drop off and pick up facilities and circulation roads.
- ▶ It is recommended that a special access is provided for FESA to access Joondalup Drive at peak school activity times to include 'Keep Clear' markings in Drovers Place adjacent to their access and in Joondalup Drive together with a driveway across the verge to Joondalup Drive and a median gap. A transponder/sensor should also be included into the traffic signals system at the new intersection with Joondalup Drive to facilitate emergency vehicle access.
- ▶ It is recommended that an access road is constructed along the proposed schools eastern boundary to intersect with Drovers Place.
- ▶ It is recommended that access is available from the central precinct to the southern precinct and traffic signals at Ashley Road to allow distribution of traffic at peak times.
- ▶ It is recommended that the existing commercial access to Wanneroo Road is retained to operate left in/out only.
- ▶ It is recommended that traffic signals are installed at the proposed 4 way intersection with Clarkson Avenue to facilitate all movements and include a double right turn from the precinct access road approach.
- ▶ It is recommended that traffic signals are installed at the proposed 4 way intersection with Ashley Road to facilitate all movements.
- ▶ It is recommended that the link between the central precinct and the southern precinct is traffic calmed to discourage traffic other than Drovers precinct traffic.





**ATTACHMENT 5**  
**19 Pages**



**DROVERS  
PLACE  
PRECINCT**

**STRUCTURE PLAN No. 80**  
**JANUARY 2011**



This Structure Plan was prepared under the provisions of  
Part 9 of City of Wanneroo District Planning Scheme No. 2

CERTIFIED THAT AGREED STRUCTURE PLAN NO.80:

DROVERS PLACE PRECINCT LOCAL STRUCTURE PLAN

WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING

COMMISSION ON .....

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose, in the presence of:

..... Witness

..... Date

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF

WANNEROO ON .....

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT  
TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE  
PRESENCE OF:

.....  
Mayor, City of Wanneroo

.....  
Chief Executive Officer, City of Wanneroo

..... Date



### RECORD OF AMENDMENTS MADE TO THE AGREED STRUCTURE PLAN No. 80

Amendment No.	Description of Amendment	WABC Adopted	Council Adopted

# Part 1

## STATUTORY PROVISIONS

### 1.0 STRUCTURE PLAN AREA

The Drovers Place Precinct Structure Plan ("the Structure Plan") shall apply to the area located within the "Structure Plan Boundary" as depicted on Plan 1 – Structure Plan.

### 2.0 PURPOSE

The purpose of the Structure Plan is to provide a planning framework for the structure plan area that is responsive to environmental features and facilitates a range of suitable development and land use options.

### 3.0 INTERPRETATION

Unless otherwise specified in this Clause, the words and expressions used in the Structure Plan shall have the respective meanings given to them in the City of Wanneroo District Planning Scheme No. 2. In the interest of brevity, the following abbreviations are used in this Part 1:

City	The City of Wanneroo
DAP	Detailed Area Plan
Plan 1	Structure Plan Map
Scheme	The City of Wanneroo District Planning Scheme No. 2

### 4.0 RELATIONSHIP WITH THE SCHEME

Pursuant to Clause 9.8 of the Scheme, the provisions, standards and requirements specified in the Structure Plan shall have the same force and effect as if they were a provision, standard or requirement of the Scheme. Subject to Clause 9.8.3 f) of the Scheme and Clause 8.1 of this structure plan, in the event of there being any inconsistency or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of the Structure Plan, the provisions, standards or requirements of the Scheme shall prevail.

### 5.0 STRUCTURE PLAN CONTENT

#### *Part 1 – Statutory Provisions*

Part 1 includes Plan 1 to illustrate the planned development of individual precincts that make up the Structure Plan, and contains provisions, requirements, and standards that have effect as if included in the Scheme.

All subdivision and development shall be carried out in accordance with Plan 1 and the Part 1 Statutory provisions of the Structure Plan text.

#### *Part 2 – Explanatory Report*

Part 2 contains supporting information to clarify aspects of Part 1 and provide an indication of future planning for the Structure Plan area.

### 6.0 OPERATION

In accordance with clause 9.8.1 of the Scheme, the Structure Plan shall come into operation on the later date when it is either certified by the Western Australian Planning Commission pursuant to subclause 9.6.3 or adopted signed and sealed by the Council pursuant to subclause 9.6.5.

## 7.0 GENERAL OBJECTIVES

The general objectives of the Structure Plan are to:

- (a) Guide subdivision and provide for a variety of appropriate land uses and development in the three distinct precincts, where proposals will have high exposure to Yellagonga Regional Park, Wanneroo Road, Drovers Place and Joondalup Drive;
- (b) Complement surrounding activity centres through provision of niche business uses reliant on highway exposure;
- (c) Facilitate adaptive built form that maintains a visual relationship with and provides pedestrian access to Yellagonga Regional Park; and
- (d) To protect and enhance the environmental, heritage, and landscape values of the Structure Plan area and adjacent regional park.

## 8.0 TABLES

- 8.1 Tables A-F form part of the statutory provisions of the Structure Plan and prescribe the standards, requirements and prerequisites for subdivision and development in the corresponding precincts designated on Plan 1. Where any inconsistency arises between any provision of these Tables and a provision of the Scheme, then the provision of the Table shall prevail to the extent of that inconsistency and shall apply as an intended variation for the purposes of Clause 9.8.3 (f) of the Scheme.
- 8.2
  - Table A – General Planning Requirements.
  - Table B – Planning Requirements for the Western Precinct.
  - Table C – Planning Requirements for the Central Precinct.
  - Table D – Planning Requirements for the Southern Precinct.
  - Table E – Planning Framework for Drovers Place.
  - Table F – Infrastructure Provision.
- 8.3 Prior to any subdivision or development being supported in the Central, Western or Southern Precincts, the City will require the preparation and approval of the strategies and plans specified in Table E at the corresponding stage.

TABLE A – GENERAL PLANNING REQUIREMENTS

1. Detailed Area Plans	<p>1.1. Subdivision and development of land within the Structure Plan shall be in accordance with DAPs approved by the City pursuant to clause 9.14 of the Scheme. The City shall not accept a DAP that is geographically smaller than the area of a Precinct, as illustrated on Plan 1.</p> <p>1.2. The City will not support subdivision or approve development within the Structure Plan in the absence of a DAP, unless it is satisfied that:</p> <ul style="list-style-type: none"> <li>(a) The subdivision proposed is for the amalgamation of lots or part lots, or is for the consolidation of land for "superlot" purposes to facilitate land assembly for development.</li> <li>(b) The development proposed is of a scale and permanence that will not prejudice the design of the DAP, the timely provision of infrastructure and services to the area; or other development in the Structure Plan area.</li> </ul> <p>1.3. In accordance with Clause 9.14.4 of the scheme, Council may at its discretion require a DAP to be advertised. Advertising (if required) shall be undertaken in accordance with the provisions of Clause 6.7 of the scheme.</p> <p>1.4. In addition to any general matters required to be included within a DAP under Clause 9.14.2 of the Scheme and any specific matters required to be included under Tables A – F, a DAP shall illustrate the following things if they are applicable:</p> <ul style="list-style-type: none"> <li>(a) Detailed site analysis including topography, vegetation, tree survey, view corridors, and microclimate;</li> <li>(b) Final road alignments, open space, and indicative lot configuration;</li> <li>(c) Streetscape details including cross sections showing dimensions of pavement, parking, verge, paths, road reserve, and indicative landscaping;</li> <li>(d) Footpaths and shared paths, linking with Yellagonga Regional Park;</li> <li>(e) Special road treatments, such as shared spaces and pedestrian crossings;</li> <li>(f) Integration of landscaping and public realm with Yellagonga Regional Park;</li> <li>(g) Maintenance of visual relationship with Yellagonga Regional Park;</li> <li>(h) Permitted setbacks;</li> <li>(i) Built form envelopes showing mandatory and desirable active frontages, access locations, and main entries;</li> <li>(j) Built form requirements relating to solar passive design, such as cross ventilation, shading, access to winter sun, etc;</li> <li>(k) Residential and noise sensitive buildings to be designed in accordance with the values listed in Australian Standard 2107 – Acoustics – Recommended design</li> </ul>
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Detailed Area Plans Continued...	<p>sound levels and reverberation times for building interiors.</p> <ul style="list-style-type: none"> <li>(l) Fencing;</li> <li>(m) Signage;</li> <li>(n) Any variations to the R-codes;</li> <li>(o) Earthworks plan with indicative design levels and likely extent of retaining walls;</li> <li>(p) Principles for landscaping design;</li> <li>(q) Other requirements as provided by Table E – Planning Framework.</li> </ul>
2. Compatible-Use Wetland Buffers	<p>2.1. Areas designated as a compatible-use wetland buffer in Plan 1 shall preclude development, however will allow low-impact uses, including:</p> <ul style="list-style-type: none"> <li>(a) Water sensitive urban design best management practices;</li> <li>(b) Passive recreational facilities as deemed appropriate by the City;</li> <li>(c) Amenity landscaping utilising locally native species; and</li> <li>(d) Other low-impact uses as deemed appropriate by the City in consideration of the advice of the Department of Environment and Conservation.</li> </ul> <p>2.2 Any application for development or subdivision within or adjacent to the compatible use wetland buffer shall be supported by a Wetland Management Plan that incorporates the following to the satisfaction and specification of the City of Wanneroo and Department of Environment and Conservation”.</p> <ul style="list-style-type: none"> <li>(a) A concept plan showing the location of wetland compatible uses to be included within the buffer area, and those areas to be rehabilitated with native vegetation;</li> <li>(b) A re-vegetation plan to provide for the planting of native vegetation within the wetland buffer area.</li> <li>(c) Midge management plans;</li> <li>(d) Fertiliser and irrigation management plan; and</li> <li>(e) Urban Water Management Plan demonstrating: <ul style="list-style-type: none"> <li>• Onsite retention and treatment of all stormwater up to the one year critical duration rainfall event;</li> <li>• Attenuation of peak flows to pre-clearing levels; and</li> <li>• The use of appropriate water sensitive urban design structural controls to achieve above design criteria.</li> </ul> </li> </ul>



<p>3. High Groundwater Areas</p>	<p>3.1. The City will not support subdivision or approve development in the Structure Plan on land that is shown on Plan 1 as a high groundwater area, unless it can be demonstrated to the City's satisfaction that:</p> <ul style="list-style-type: none"> <li>(a) Finished floor levels, without the use of a controlled groundwater level, can be achieved that have 1.2 metre separation from historical maximum groundwater levels and 0.5 metre separation from 100 Year ARI Top Water Level in flood storage areas;</li> <li>(b) The introduction of fill to achieve (a) will not present any interruption to flood water flows in the 100 Year ARI flood event;</li> <li>(c) The introduction of fill to achieve (a) will coordinate with natural levels at the common boundary with Yellagonga Regional Park;</li> <li>(d) Batters arising from introduced fill shall result in no retaining walls greater than one metre required, and that batters can be revegetated to prevent future erosion;</li> <li>(e) Fill introduced to the site shall be clean of <i>Phytophthora</i> dieback, weeds and accredited as such;</li> <li>(f) All stormwater up to and including the 1 Year ARI critical duration event shall be infiltrated at source and not conveyed through the drainage network to infiltration areas in open space or drainage reserves;</li> <li>(g) Stormwater leaving the development site shall not exceed pre-development flow rates. All post development stormwater shall be attenuated on the development site and off-line from overland flow paths.</li> </ul> <p>3.2. The conditions above shall be demonstrated to the City in the form of Urban Water Management Plans that incorporate an indicative earthworking plan, indicative design levels and Modelling of 100 year flood levels for Lake Joondalup in addition to the requirements of the <i>Drovers Place Water Management Framework (City of Wanneroo, 2009)</i> and <i>Urban Water Management Plans - Guidelines for preparing plans and for complying with subdivision conditions (Department of Water, 2008)</i>.</p> <p>3.3. Draft Urban Water Management Plans shall be submitted with the lodgement of subdivision or development applications.</p> <p>3.4. Urban Water Management Plans shall be finalised by the applicant and approved by the City of Wanneroo and Department of Water as a condition of subdivision or development prior to commencement of site works.</p>
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**TABLE B – PLANNING REQUIREMENTS FOR THE WESTERN PRECINCT**

<b>1. Intent</b>	1.1. The intent for the Western Precinct is to provide a diverse precinct of community, education, and private recreation uses that integrate with the environment of Yellagonga Regional Park.
<b>2. Zoning - Lot 5 Drovers Place</b>	2.1. The Residential zone shall apply to Lot 5 Drovers Place, as shown on Plan 1. 2.2. The Residential Density Code of R20 shall apply to Lot 5 Drovers Place. 2.3. Development and land use permissibility within Lot 5 Drovers Place shall be in accordance with Clause 3.4 'the Residential Zone' of the Scheme.
<b>3. Zoning - Lots 6, 7 &amp; 8 Drovers Place</b>	3.1. Special Use Zone –Discretionary 'D' uses within the Special Use Zone for Lots 6, 7 and 8 shall include: <ul style="list-style-type: none"> <li>• Educational Establishment</li> </ul> 3.2. All other uses shall be Prohibited 'X'.
<b>4. Zoning – Lot 4 Drovers Place</b>	4.1. Special Use Zone - Discretionary 'D' uses within the Special Use Zone for Lot 4 shall include: <ul style="list-style-type: none"> <li>• Holiday village/resort</li> <li>• Mast or antenna</li> <li>• Private recreation</li> <li>• Public exhibition facility</li> <li>• Reception Centre</li> <li>• Restaurant</li> </ul> 4.2. All other uses shall be Prohibited 'X'.
<b>5. Zoning – Lot 12462 Drovers Place</b>	5.1 Local Scheme Reserve – Public Use
<b>6. Conditions Lots 4 Drovers Place</b>	6.1. The design of development adjacent to the Yellagonga Regional Park shall limit the visual impact of site levels, retaining walls, and fencing. Visually impermeable fencing and/or retaining walls above 1 metre in height shall be prohibited adjacent to Yellagonga Regional Park. 6.2. Development shall be designed at a scale and level that would render it unobtrusive from the Yellagonga Regional Park boundary and shall be screened from the park by way of local native vegetation.
<b>7. Conditions – Lot 6, 7 and 8 Drovers Place</b>	7.1. The design of development adjacent to the Yellagonga Regional Park shall limit the visual impact of site levels, retaining walls, and fencing. Visually impermeable fencing and/or retaining walls above 1 metre in height shall be prohibited adjacent to Yellagonga Regional Park. 7.2. Development shall be designed at a scale and level that would render it unobtrusive from the Yellagonga Regional Park boundary and shall be screened from the park by way of local native vegetation.

	<p>7.3. A traffic management plan shall be prepared and implemented by the owner/s of Lots 6, 7 and 8 Drovers Place (proposed school site), to demonstrate the safe and effective movement of traffic associated with the proposed use, including access, parking, drop off and collection of students and include any upgrading or modifications necessary to accommodate a dedicated emergency access from the Fire and Emergency Services Authority building onto Drovers Place and Joondalup Drive.</p>
<p>8. Detailed Area Plan requirements</p>	<p>8.1. In addition to the general requirements of Table A, a DAP for the Western Precinct shall include:</p> <ul style="list-style-type: none"> <li>• Parking Controls</li> <li>• Built form requirements to provide passive surveillance of the public realm and Yellagonga Regional Park</li> <li>• Built form requirements for reduction of impervious area to facilitate water sensitive urban design</li> </ul>

TABLE C – PLANNING REQUIREMENTS FOR THE CENTRAL PRECINCT

1. Intent	1.1. The intent of the Central Precinct is to provide for niche business and cultural uses that benefit from high exposure to Wannon Road but do not significantly compromise the viability of nearby activity centres and encourage a built form that respects and recognises the environment of Yellagonga Regional Park
2. Zoning	<p>2.1. Special Use Zone –Discretionary 'D' uses within the Special Use Zone for Lots 810, 811, 1 and 132 shall include:</p> <ul style="list-style-type: none"> <li>• Art Gallery</li> <li>• Auction Room</li> <li>• Bakery</li> <li>• Bank</li> <li>• Butcher (Lots 810 and 811 only)</li> <li>• Car Park</li> <li>• Caretaker's Dwelling</li> <li>• Child Care Centre</li> <li>• Civic Building</li> <li>• Consulting Room</li> <li>• Costume Hire</li> <li>• Drive –Through Food Outlet</li> <li>• Dry Cleaning Premises</li> <li>• Education Establishment</li> <li>• Fish Monger (lots 810 and 811 only)</li> <li>• Funeral Parlour</li> <li>• Growers Mart (Lots 810 and 811 only).</li> <li>• Hairdresser</li> <li>• Hall</li> <li>• Hardware Store</li> <li>• Laundromat</li> <li>• Laundry</li> <li>• Liquor Store</li> <li>• Lunch Bar</li> <li>• Mast or Antenna</li> <li>• Medical Centre</li> <li>• Office</li> <li>• Park</li> <li>• Place of Assembly</li> <li>• Place of Worship</li> <li>• Plant Nursery</li> <li>• Private Recreation</li> <li>• Public Exhibition Facility</li> <li>• Reception Centre</li> <li>• Recreation Centre</li> <li>• Restaurant</li> <li>• Showroom – (Lots 810 and 811 Maximum NLA 5,500 m<sup>2</sup>)</li> <li>• Showroom – (Lots 1 and 132 Maximum NLA 11,500 m<sup>2</sup>)</li> <li>• Self Storage Units (lot 811 only)</li> </ul>



- Take-Away Food Outlet
- Telecommunications Infrastructure
- Veterinary Consulting Rooms
- Veterinary Hospital
- Video Hire
- Warehouse

2.2. Self Storage Units shall be a Discretionary 'D' use for Lot 811 Wanneroo Road only.

2.3. The maximum total combined floor space for Showroom (including Hardware Store) shall be as follows:

- Lots 810 and 811 – maximum NLA of 5,500 m<sup>2</sup>
- Lots 1 and 132 - maximum NLA of 11,500 m<sup>2</sup>

2.4. Growers Mart – The Growers Mart land use shall be a Discretionary 'D' use for Lots 810 and 811 Wanneroo Road.

Growers Mart – means land or buildings used for the wholesale distribution or sale by retail of:

(a) fruit, vegetables, nuts, grains, beans and herbs which are in a raw, unprocessed and unrefined state ("raw products"), save for any minimal processing and packaging undertaken off the premises necessary to bring the raw products to market; and

(b) milk, cheese and yoghurt,

and may include the washing and further limited preparation or packaging of the raw products on the premises in order to make them suitable for sale, provided that any such preparation or packaging on the premises may not result in a new or different product. The use does not extend to the sale of cooked, refined, canned or processed goods (such as potato chips or other processed foods normally associated with a shop or take way food outlet) and excludes any use or activity that falls within the Scheme definitions of take away food outlet or restaurant, and the sale of any goods or products other than those expressly listed in this definition.

Showroom Definition – Means the land or premises used to display, sell by wholesale or retail, or hire, automotive parts and accessories, camping and sporting equipment, electrical light fitting, pet supplies, floor coverings, furnishings, furniture, household appliances (where such household appliances are not of a bulky nature, or otherwise permitted by this definition, the display of such household appliances is not to exceed 10% of the NLA of an individual showroom premises area), party supplies, hardware, or goods of a bulky nature but excludes open air displays.

2.5. All other uses shall be Prohibited 'X'.

<p><b>3. Development Provisions</b></p>	<p>3.1. Development adjacent to the Yellagonga Regional Park shall coordinate with natural levels at the common boundary with Yellagonga Regional Park to minimise the visual impact of site levels, retaining walls, and fencing to the satisfaction of the City of Wanneroo. Retaining walls above 1 metre in height shall be discouraged.</p>
	<p>3.2. The location and design of buildings, access ways and footpaths shall provide for view corridors to the Yellagonga Regional Park.</p>
	<p>3.3. The bulk and scale of any future development shall have regard for preserving the views, significance and character of and visual relationship to Yellagonga Regional Park. Building height shall not exceed 6 metres above finished floor level.</p>
<p><b>Development Provisions continued....</b></p>	<p>3.4. A connected access road shall be provided at the time of subdivision/development between the southern intersection of Wanneroo Road and Clarkson Avenue and Drovers Place, generally as shown on Plan 1. The applicant shall prepare and implement an easement in gross in favour of the public at large to specification and satisfaction of the City of Wanneroo.</p>
	<p>3.5. Development proposals shall be accompanied by an assessment undertaken by the proponent, which demonstrates to the satisfaction of the City of Wanneroo that the proposed uses will complement rather than compete with or compromise the viability of nearby activity centres.</p>
	<p>3.6. The owner of Lot 1 Wanneroo Road shall provide dedicated road access and frontage to the existing sewer pumping station and pressure main located along the northern boundary of the site. Any alternative arrangement for access will require the consent of the Water Corporation in writing, prior to the City approving any Detailed Area Plan, or supporting any Subdivision or Development for the site.</p>
	<p>3.7. Facilitated access across the site to the controlled access intersection between Drovers Place and Joondalup Drive, generally as shown on Plan 1, to be preserved by an easement in gross in favour of the public.</p>
	<p>3.8. Service areas shall be integrated within the development and designed to minimise any negative visual impacts along the interface with the Yellagonga Regional Park and Wanneroo Road. All service areas are to be appropriately screened from the public realm to the satisfaction of the City of Wanneroo.</p>
	<p>3.9. Hardscape shall provide for reduction of impervious area to facilitate water sensitive urban design.</p>
	<p>3.10. Building facades shall be of a high architectural standard utilising brick, masonry and glazing and include colour schemes sympathetic to the natural environment to the satisfaction of the City of Wanneroo.</p>
	<p>3.11. Buildings are to be designed to allow for adaptation and flexibility to facilitate changing use over time. Ensuring that the internal layout, method of construction, position of entrances and stairs allows for flexibility in use over time and enhance long term value to the satisfaction of the City of Wanneroo.</p>



	<p>3.12. Buildings are to provide higher floor-to-ceiling heights to allow for alternative use of space and convenient routing of new services.</p> <p>3.13. Buildings are to be designed to suit local climatic conditions, be energy efficient and designed to help reduce the risk and fear of crime.</p> <p>3.14. New buildings are to be of a quality of architectural design that is consistent with the role, setting and natural character of the precinct.</p> <p>3.15. Buildings are to provide opportunities for passive surveillance and be sited to enable and encourage pedestrian access to Yellagonga Regional Park. This may include glazing and seating or alfresco areas to integrate development with the Park, enabling the community to enjoy the natural setting.</p> <p>3.16. A minimum of eight (8)% of the site shall be provided as landscaping in addition to the Compatible-Use Wetland Buffer defined in Plan 1.</p>
4. Detailed Area Plan Requirements	<p>4.1. In addition to the general requirements of Table A, a DAP for the Central Precinct may include to the satisfaction of the City:</p> <ul style="list-style-type: none"> <li>• Floorspace allocation controls/restrictions</li> <li>• Parking Controls</li> <li>• Permitted building heights</li> <li>• Built form and landscape concept requirements to be developed to ensure passive surveillance of the public realm (including Yellagonga Regional Park and Wanneroo Road), proposed car parking areas and promote the integration of the development with the Yellagonga Regional Reserve.</li> <li>• Robust built form to facilitate adaptable use over time</li> <li>• Interface between Business and Special Residential zones</li> <li>• Opportunities to retain heritage buildings within development</li> <li>• Opportunities to locate surface stormwater flows and areas suitable for stormwater infiltration</li> <li>• Service area locations and access/egress arrangements.</li> </ul>

**TABLE D – PLANNING REQUIREMENTS FOR THE SOUTHERN PRECINCT**

<b>1. Intent</b>	1.1. The intent of the Southern Precinct is to provide for single dwellings in a natural landscape setting, whilst protecting adjacent natural assets.
<b>2. Land Use Permissibility</b>	<p>2.1. The Special Residential zone of the Scheme shall apply to the Southern Precinct, as shown in Plan 1.</p> <p>2.2. Land use permissibility within the Southern Precinct shall be in accordance with Part 3.19 of the Scheme - Special Residential Zone except as follows:</p> <p>Prohibited ('X') Uses:</p> <ul style="list-style-type: none"> <li>• Cattery</li> <li>• Child Care Centre</li> <li>• Consulting Room</li> </ul>
<b>3. Special Residential Provisions</b>	<p>3.1. A minimum lot size of 2,000m<sup>2</sup> shall be provided. Subdivision shall be in accordance with an approved Detailed Area Plan for the precinct".</p> <p>3.2. Detailed Area Plans shall identify building envelopes with a maximum area of 800 sq m on all lots. Multiple building envelopes may be proposed within a single lot to accommodate structures such as outbuildings, sheds and gazebos providing the total land area of all envelopes does not exceed 800 m<sup>2</sup> and no more than three separate envelopes are proposed.</p> <p>3.3. All lots shall be connected to a reticulated sewage system.</p> <p>3.4. With the exception of a suitable access driveway, development (including earthworks) shall be located within the building envelope identified on the approved Development Guide Plan.</p> <p>3.5. No vegetation shall be cleared or removed outside the building envelope, or that area used for an approved vehicular access, without the prior approval of the City.</p> <p>3.6. An application for development approval shall be supported by a revegetation plan, to provide vegetation screening of a minimum of 5 metres along the boundary with Yellagonga Regional Park to ameliorate midge nuisance.</p>
<b>4. Detailed Area Plan requirements</b>	<p>4.1. In addition to the general requirements of Table A, a DAP for the Southern Precinct shall include:</p> <ul style="list-style-type: none"> <li>• Interface between Business and Special Residential zones</li> <li>• Opportunities to retain heritage buildings within development</li> </ul>



TABLE E – PLANNING FRAMEWORK

- Framework and/or indicative plan with clear explanation of how issue to be resolved  
 ● Issue to be resolved

ISSUE	IN DROVERS PLACE PRECINCT STRUCTURE PLAN	IN DETAILED AREA PLAN	WITH LODGEMENT OF SUBDIVISION/ DEVELOPMENT APPLICATION	SUBDIVISION/ DEVELOPMENT CONDITION	DURING DEVELOPMENT	COMMENT
<b>CONTEXTUAL ANALYSIS</b>						
Strategic planning context	●					In Part 2
Overall site analysis	●					In Part 2
Detailed precinct site analysis		●				Structure Plan to clarify matters to be addressed in DAP
<b>STATUTORY PLANNING</b>						
Zoning	●					
Precincts	●					
Land use	○	○			●	
Building design		○			●	
Landscape design		○			●	
Vehicle access		○			●	
Parking		○			●	
<b>MOVEMENT</b>						
Traffic Reports	●	●		●		In particular, to demonstrate how traffic generated by school development in the Western Precinct can be satisfactorily handled
Dual Use Path	○	○		●		
<b>ENVIRONMENT AND ECOLOGY</b>						
Wetland Management				●	●	Wetland rehabilitation plans shall be developed and implemented as a condition of subdivision.
Soil Contamination				●		A preliminary soil contamination investigation shall be carried out to determine the presence or otherwise of soil contamination on Lots 1, 500, and 132 Wanneroo Road, and Lot 55 Drovers Place. Should any contamination be identified, remediation works shall be required in accordance with Department of Environment and Conservation guidelines.
Acid Sulphate Soils		○		●	●	Preliminary acid sulphate soil investigations shall be undertaken as part of detailed area planning.  Should potential acid sulphate soils be identified, an acid sulphate soil management plan shall be required as a condition of subdivision.  Any disturbance of potential acid

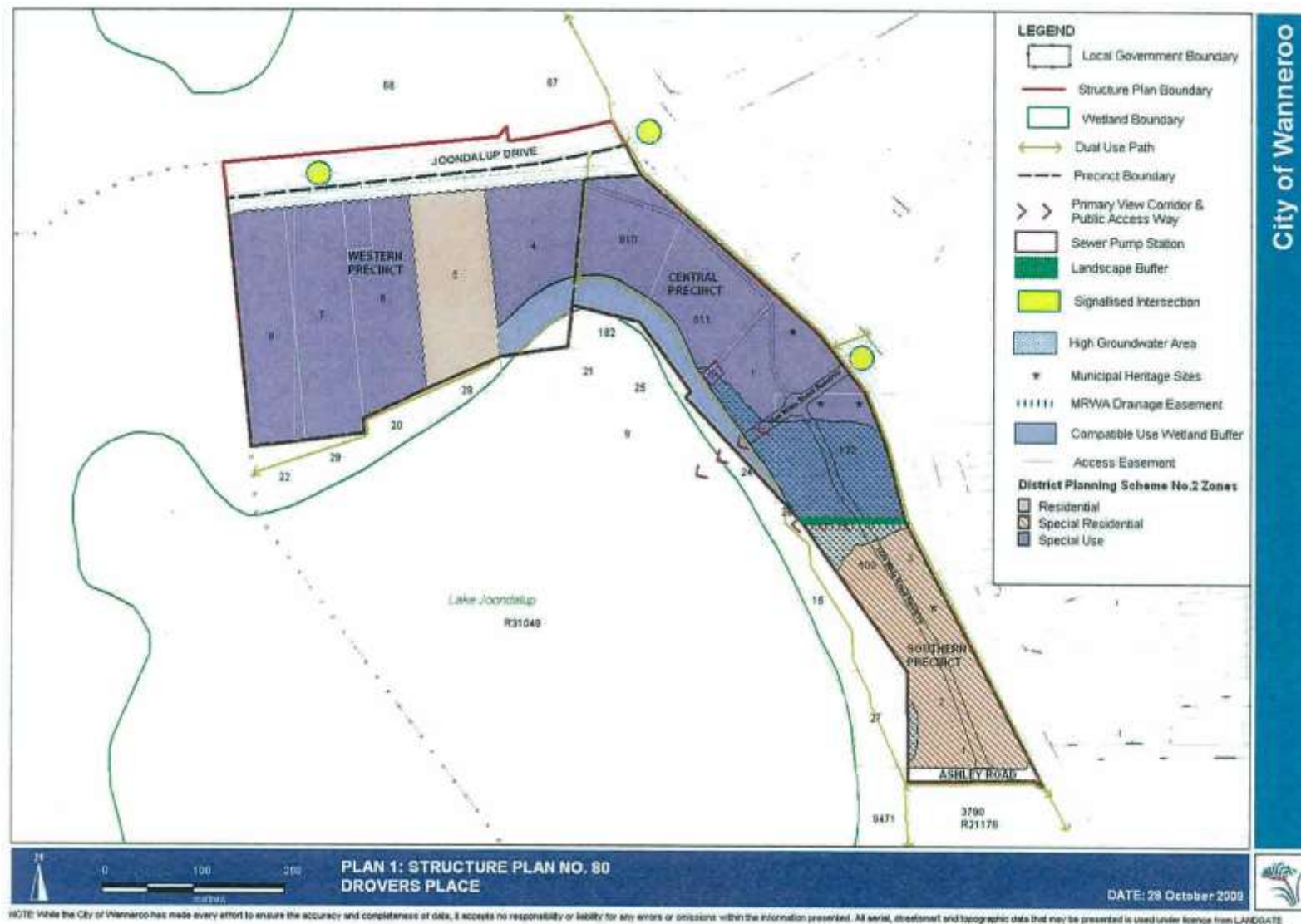
ISSUE	IN DROVERS PLACE PRECINCT STRUCTURE PLAN	IN DETAILED AREA PLAN	WITH LODGEMENT OF SUBDIVISION/ DEVELOPMENT APPLICATION	SUBDIVISION/ DEVELOPMENT CONDITION	DURING DEVELOPMENT	COMMENT
						sulphate soils shall be managed in accordance with the endorsed management plan.
Urban Water Management	○	○	●		●	Draft Urban Water Management Plans shall be developed prior to lodgement of subdivision or development applications in accordance with <i>Urban Water Management Plans – Guidelines for preparing plans and for complying with subdivision conditions (DoW, 2008)</i> and the Drovers Place Water Management Framework
Dieback Management Plan				●	●	The Dieback Management Plan shall include protocols and guidance to prevent construction works introducing dieback to Yellagonga Regional Park.
Fire Management Plan				●	●	
Midge Management Plan				●	●	The Midge Management Plan is to include control measures, provisions for signage to be maintained during lot sales, and notifications on title to warn of midge nuisance in the area.
Landscaping				●	●	Landscaping plans, excluding pre-existing domestic gardens within building envelopes in the Southern Precinct, shall ensure that Yellagonga Regional Park is not adversely affected by weed invasion, fertilisers or the spread of dieback from their lots. Flora species known to be invasive or environmentally damaging are not to be used and only local native plants may be used for landscaping.
INFRASTRUCTURE						
Earthworks and Contours				●	●	Earthworking plans shall avoid retaining walls greater than one metre in height, and provide for landscaping to soften the impact of retaining walls facing Yellagonga Regional Park.
Uniform Fencing				●	●	Uniform fencing for special residential lots adjacent to Yellagonga Regional Park and Wanneroo Road shall be provided to the satisfaction of the City and the Department of Environment

ISSUE	IN DROVERS PLACE PRECINCT STRUCTURE PLAN	IN DETAILED AREA PLAN	WITH LODGEMENT OF SUBDIVISION/ DEVELOPMENT APPLICATION	SUBDIVISION/ DEVELOPMENT CONDITION	DURING DEVELOPMENT	COMMENT
						and Conservation/Main Roads respectively (as appropriate).
<b>HERITAGE</b>						
Ethnographic Survey				○	●	Site protocols shall be developed to manage archaeological sites or assets should they be identified
Historical Buildings		○		●	●	Any development or subdivision likely to impact upon Ashby House, Henry Chitty House, Ernie Chitty House and/or Charles Aubrey Gibbs House shall be considered in accordance with the recommendations of the City's Municipal Inventory.

**TABLE F – INFRASTRUCTURE PROVISION**

<b>5. Infrastructure Provision</b>	<p>5.1. If business development of Lots 1 and 132 is proposed, in accordance with the structure plan, a condition of such development shall be that the subdivider/developer of Lots 1 and 132 Wanneroo Road in the Business Precinct, in consultation with MRWA, shall design and construct a four-way signal controlled intersection at the junction of Clarkson Avenue and Wanneroo Road, as indicated on Plan 1, to the specification and satisfaction of the City of Wanneroo.</p> <p>5.2. The subdivider/developer of Lots 6, 7, &amp; 8 in the Western Precinct shall, in consultation with MRWA, design and construct a three-way signal controlled intersection linking Drovers Place to Joondalup Drive, as indicated on Plan 1 and construct an emergency vehicle access to the existing fire station on Lot 12462 to the specification and satisfaction of the City of Wanneroo.</p>
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## PS04-02/11 Adoption of Amendment No. 113 to District Planning Scheme No. 2 - Lot 3 Franklin Road, Wanneroo

File Ref: 4130  
 Responsible Officer: Director Planning and Sustainability  
 Disclosure of Interest: Nil  
 Attachment(s): 3

### Issue

To consider adoption of Amendment No. 113 to District Planning Scheme No. 1 (DPS 2) following the close of advertising.

Applicant	Drescher & Associates
Owner	Colin Hamilton Griffiths
Location	Lot 3, Franklin Road, Wanneroo
Site Area	8.0930 hecatares
DPS 2 Zoning	Rural Resource

### Background

Council, at its meeting on 24 August 2010 (refer Item PS02-08/10), resolved to prepare Amendment No.113 to DPS 2 to rezone Lot 3 Franklin Road, Wanneroo from Rural Resource to Special Rural and to modify the Development Guide Map relating to Special Rural Zone No. 3 (SRZ 3) to include subdivision of the subject land into five Special Rural Lots.

### Detail

#### Site

The subject site is 8.0930 ha in area and gains access from Franklin Road in the east and Casuarina Way in the south. A plan showing the location of the subject site is included as **Attachment 1**. The site contains a disused citrus orchard, a dwelling and sheds related to the orchard. The land falls away significantly from Casuarina Way towards the north by some 15 metres.

**Attachment 2** contains the amendment plan showing the existing and proposed DPS 2 zoning.

**Attachment 3** contains the proposed Development Guide Plan (DGP) for the subject land depicting subdivision of the property into five lots, of which three are 1.01ha in area and the remaining two are 1.06 and 4.0ha in area respectively. The average lot area proposed is 1.61ha.

### Consultation

A 42-day public advertising period was carried out between 26 October and 7 December 2010, by way of two on-site signs, an advertisement in the local newspaper, display on the City's website and letters to affected and nearby landowners.

The City did not receive any submissions on the proposed amendment.

## Comment

The subject land originally formed part of Swan Location 1805. In January 1979, when this land was rezoned to SRZ 3, the subject site was excluded as it contained a citrus orchard. The landowner at the time did not intend to subdivide the land, as the orchard was his business and sole source of income. The current owner is, however, now unable to maintain the orchard due to ill health and has proposed to rezone the subject land to include it within the surrounding Special Rural Zone, with a view to subdividing the land. The rezoning would result in its inclusion as part of SRZ 3.

The proposal complies with the special provisions of SRZ 3 contained in DPS 2 in relation to the proposed size of the minimum and average lots proposed.

It is recommended that the amendment be adopted and forwarded to the Western Australian Planning Commission for its consideration.

It is also worth noting that in future the City will require land from proposed Lot 5 for widening Franklin Road. This widening can occur at the time of subdivision of the 'parent lot', Lot 3. Nevertheless, it is considered appropriate to foreshadow that requirement to the owner and Western Australian Planning Commission (WAPC) in finalising amendment No. 113.

## Statutory Compliance

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

## Strategic Implications

The proposal satisfies the following Outcome Objectives of the City's Strategic Plan for 2006 – 2021:

- “1.4 Minimise Impact of development on natural landform; and
- 2.1 Increase choice and quality of neighbourhood and lifestyle options.”

## Policy Implications

Nil

## Financial Implications

Nil

## Voting Requirements

Simple Majority

## Recommendation

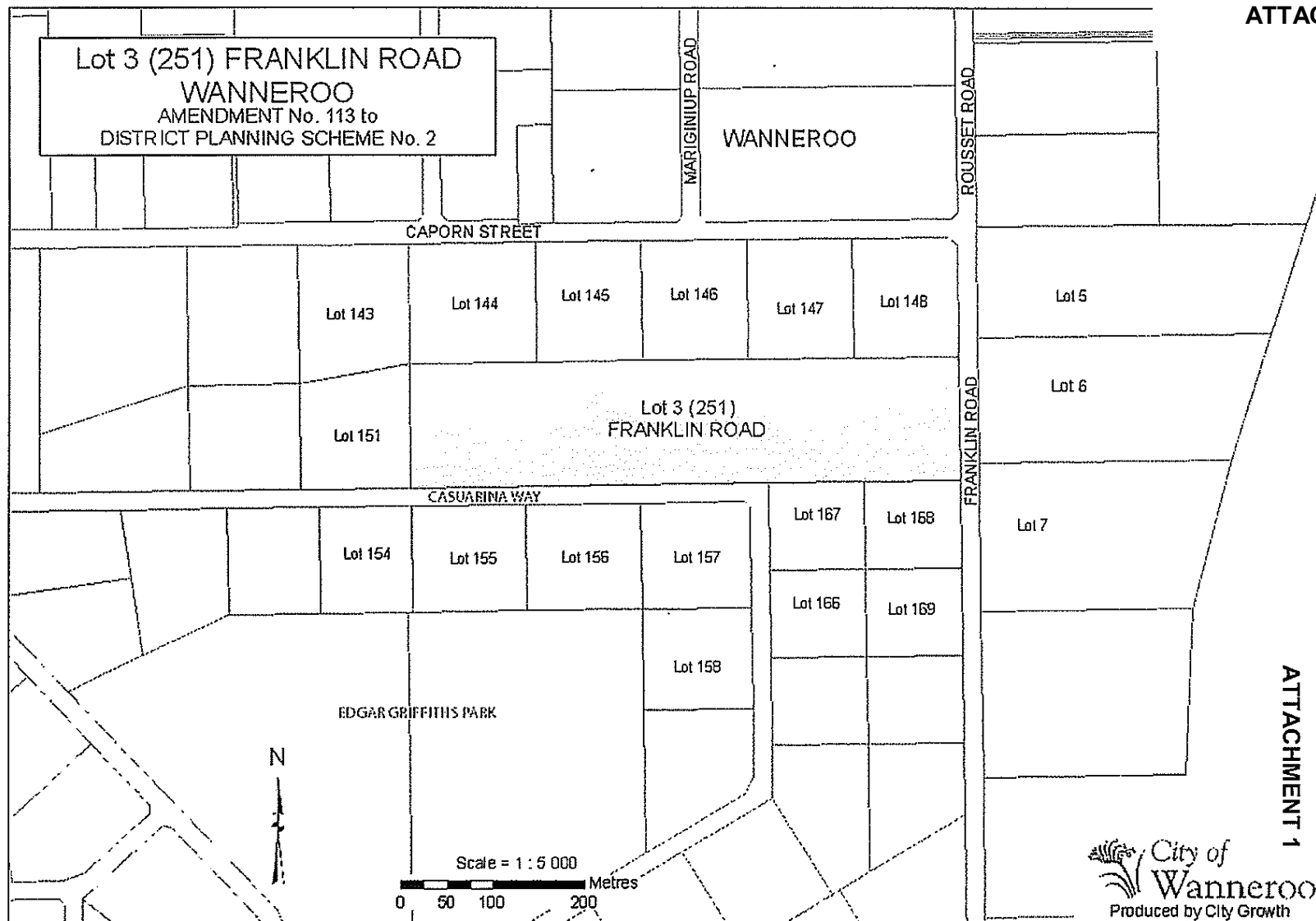
That Council:-

1. Pursuant to Town Planning Regulation 17(2) **ADOPTS**, without modification, Amendment No. 113 to District Planning Scheme No.2 to:

- a) **Rezone Lot 3 Franklin Road, Wanneroo from Rural Resource Zone to Special Rural Zone and to include that lot in Special Rural Zone No. 3; and**
  - b) **Modify the Development Guide Map relating to Special Rural Zone No. 3 to include subdivision of Lot 3 Franklin Road, Wanneroo into five Special Rural lots as shown on Attachment 3 to this report;**
2. **Pursuant to Town Planning Regulations 22 and 25 (1) (g) AUTHORISES the affixing of the common seal to, and endorses the signing of, the amendment documentation; and**
3. **FORWARDS the amendment documentation to the Western Australian Planning Commission for its consideration REQUESTING the Hon Minister for Planning grant final approval to the amendment.**
4. **ADVISES the owner of Lot 3 Franklin road, Wanneroo and the Western Australian Planning Commission that the City will, in future, require land to be given up from proposed Lot 5 for the widening of Franklin Road, at the time of subdivision of Lot 3.**



## ATTACHMENT 1



CITY OF WANNEROO  
TOWN PLANNING SCHEME No. 2

## ATTACHMENT 2



## LEGEND

## LOCAL SCHEME RESERVES

PARKS AND RECREATION

## ZONES

GENERAL RURAL

RURAL RESOURCE

SPECIAL RURAL

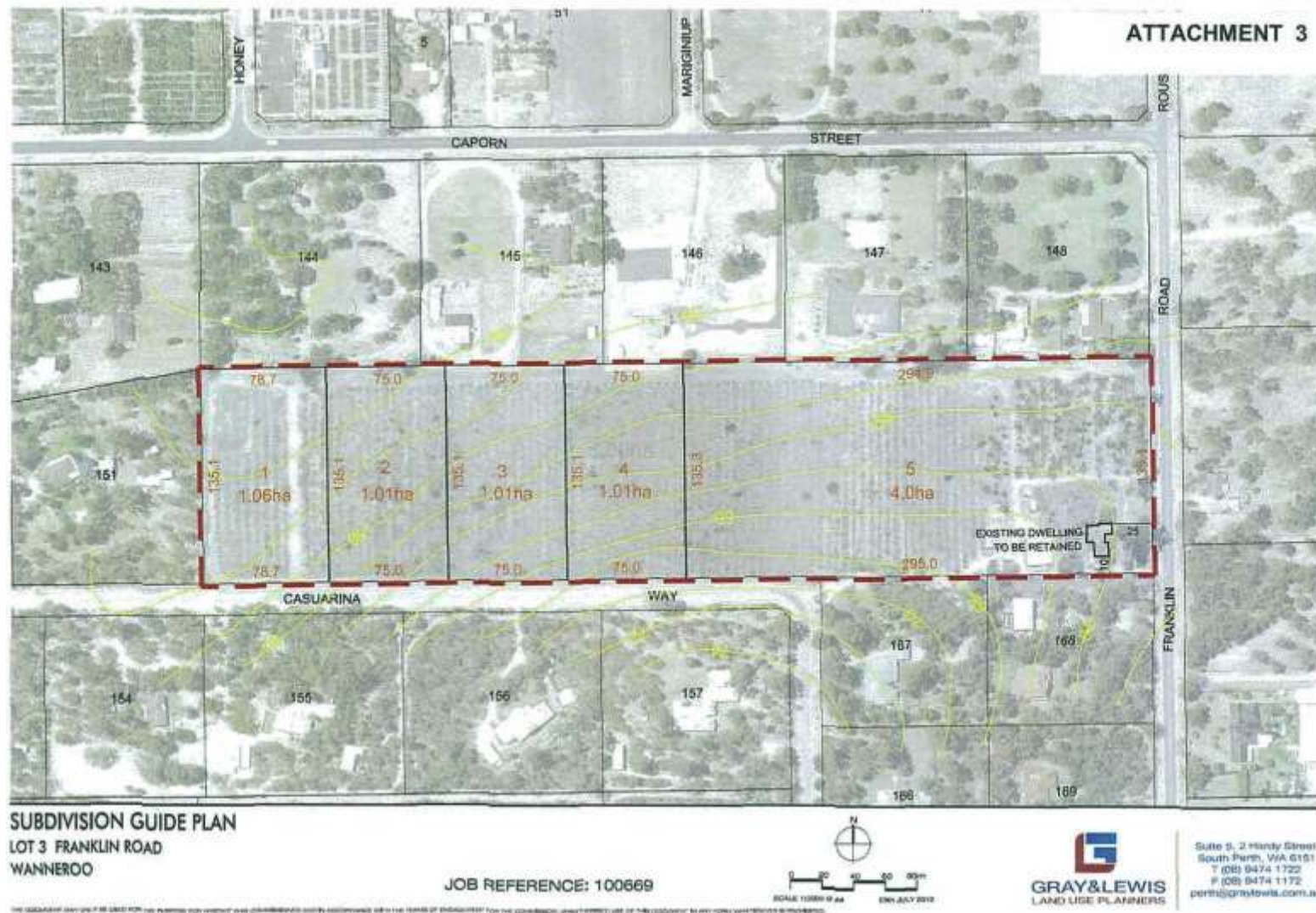
## OTHER

AMENDMENT AREA



N  
SCALE: 1:7000  
DATE: 29.07.2010

Amendment No.



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**PS05-02/11      Deferral of Infrastructure Contributions for Lot 338 (6) Parri Road, Wangara**

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File Ref:	SD137221
Responsible Officer:	Director, Planning and Sustainability
Disclosure of Interest:	Nil
Attachment(s):	Nil

**Issue**

To defer payment of infrastructure contributions on the subdivision of Lot 338 Parri Road, Wangara until settlement of the third lot, on the proviso that regardless of any settlement the deferment is for a maximum of twelve months.

**Background**

The subject property is located within Agreed Structure Plan No. 9 (ASP9)(Cell 7 – East Wanneroo). The landowner has advised that two sale contracts have been accepted but because of the current downturn in business do not have sufficient funds to complete the subdivision. To enable the on-sale and subsequent development of these two lots the landowner has requested deferment of payment of the infrastructure contributions until settlement of the third lot, provided that in any event the contribution will be paid within twelve months.

**Detail**

The City's District Planning Scheme No 2 (DPS 2) enables the Council, under clause 10.10.8 to agree (but is not required) to allow an owner to defer payment of infrastructure contributions to a date acceptable to the Council subject to the payment of interest. Interest is payable in accordance with DPS 2 clause 10.10.9.

The landowner's request for the deferment of the payment for a maximum period of twelve months will enable them to settle the existing two sale contracts. The payment of the required infrastructure contribution is detailed in a Deed that has been prepared which legally requires the landowner to pay the City upon settlement of the third lot. Should there be no settlement on sale of the third lot, the infrastructure contribution is to be paid at the end of a twelve month period. The deferred payment is to be secured by an absolute caveat on the remaining lots, at the landowner's cost.

**Comment**

The deferment of the infrastructure contribution will enable the landowner to complete the subdivision without adversely affecting the East Wanneroo Cell 7 accounts. Interest will be paid on the outstanding contribution until paid. The subsequent development of these pre-sold lots will have a beneficial impact on development in this Cell.

**Statutory Compliance**

The deferment of the infrastructure contributions is permitted by clause 10.10.8 of DPS2.

**Strategic Implications**

The deferral of the payment of infrastructure contributions to enable the landowner to create lots to be sold, thus permitting development thereon, complies with Council's Strategic Plan 2006 – 2021 as follows:

*“3.2.1 Maximise opportunities for new business and industry development”***Policy Implications**

Nil

**Financial Implications**

The deferral of infrastructure contributions, for up to twelve months, will offset any loss of income for the Cell 7 East Wanneroo accounts by the payment of interest by the landowner. The future payment of the contributions is secured by absolute caveat placed on the title of the remaining lots. There will be no impact on any other area of the City's operations.

**Voting Requirements**

Simple Majority

**Recommendation**

**That Council:-**

- 1. Pursuant to clause 10.10.8 of District Planning Scheme No. 2 AGREES to the deferment of payment of the infrastructure contributions for Lot 338 (6) Parri Road, Wangara, subject to the owner of that land entering into a Deed with the City to:**
  - a) secure payment of the requisite infrastructure contribution upon the earlier of either settlement on sale of the third lot, or within 12 months of the date of this decision; and**
  - b) agree to an absolute caveat being applied to the four remaining lots to secure compliance with a) above.**

**to the satisfaction of the Director Planning and Sustainability; and**
- 2. AUTHORISES the Chief Executive Officer and Mayor to affix the common seal of the City of Wanneroo and endorse the signing of the Deed referred to in 1 above and any other associated documentation.**

## Subdivision Applications

### PS06-02/11      Subdivisional Retaining Walls Over 3.0 Metres in Height - Lots 127, 128 Kingsway, Lots 129 and 162 Landsdale Road and Lot 130 Marginson Drive, Landsdale (WAPC 142339 and 141832)

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File Ref:	SD142339 & SD141832
Responsible Officer:	Director, Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	8

#### Issue

To consider the approval of subdivisional retaining walls over 3.0 metres in height for Lots 127, 128 Kingsway, Lots 129 and 162 Landsdale Rd and Lot 130 Marginson Drive, Landsdale (refer **Attachment 1**).

#### Background

Council's 'Retaining Walls' policy provides that subdivisional retaining walls over 3.0 metres in height require consideration and approval by Council.

The subject land is located within the East Wanneroo Cell 9 Structure Plan. On 21 September 2010, the Western Australian Planning Commission (WAPC) granted subdivision approval for 118 residential lots ranging in size between 442 m<sup>2</sup> and 752 m<sup>2</sup> (WAPC 142339) for Lots 127, 128, 129 and 162. On 23 December 2010, the WAPC granted subdivision approval for 21 lots ranging in size between 421m<sup>2</sup> and 8780m<sup>2</sup> (WAPC 141832) for Lot 130. The WAPC imposed a number of conditions on these subdivision approvals, including the following.

*"The finished ground levels at the boundaries of the lot(s) the subject of this approval are to match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting (local government)".*

Council is now required to consider the heights of the proposed retaining walls with regard for the specific site constraints of this land, the justification provided by the applicant and any comments submitted by the adjoining landowners.

#### Detail

McDowall Affleck, on behalf of the subdividers, Riverside Developments Co Pty Ltd and Mr Mario Casella, has prepared detailed design drawings, which include retaining walls exceeding 3.0m in height (refer **Attachments 2 – 5** Retaining walls over 3m in height are shown highlighted). The retaining walls form part of a subdivision approval covering Lots 127 and 128 Kingsway, Lots 129, Lot 162 Landsdale Rd (WAPC 142339) and Lot 130 Marginson Drive, Landsdale (WAPC 141832).

The majority of retaining walls requiring approval by Council range in height between 3.0m and 4.0m, however one of the retaining walls is approximately 6.7 metres at it highest point. This retaining wall is located along the southern boundary of proposed Lot 25, 26 and 27 (refer **Attachment 6**) and forms part of the subdivision of Lot 130 Marginson Drive (Casella).

The applicant has provided the following justification for approval of the retaining walls exceeding 3.0m in height:



- The road design follows the natural surface as best as possible while conforming to Urban Road Design Manuals.
- This design dictates the levels to be set for the lots, which in turn dictate the heights of the retaining walls.
- The ultimate levels are constrained by the existing development to the west (abutting Lot 127) and the natural ground levels of the undeveloped landholdings to the east of Lots 128 and 162.
- There are 20 lots with retaining walls are over 3m. None of these retaining walls will be fronting a subdivisional road, hence will not create any visual impact from the road.
- Maintaining 1 in 6 batters to the lot - The lots throughout the subdivision (located on the low side of the road), have been designed to be up to 1m lower than the road level. This design maintains the maximum allowable batter within the proposed lots of 1 in 6. This maximum allowable batter is also used where the lots are on the high side (up to 1m higher than the road level). Changing the design levels would result in batters greater than the maximum 1 in 6.
- Coordination of levels with adjoining lots - The altering of road profiles would create problems for the future subdivision of neighboring sites and effect the continuation of the roads, drainage and retaining walls.
- One-way road cross fall - The roads have been designed with one-way cross fall to reduce the height difference and therefore the retaining wall heights between the lots.
- Road Profiles - Meeting the minimum road design criteria as set out in the Urban Road Design Manuals.

The applicant has also provided letters of consent from the owners of adjoining properties where retaining walls are proposed in excess of 3m in height. One of the letters is from the owner of Lot 130 Marginson Drive, Landsdale, which includes walls that form part of the subdivision application (refer **Attachments 7 and 8**).

In reviewing the above justification provided by the applicant, Administration sought further clarification from the applicant, regarding why the 6.7m high retaining wall could not be lowered to below 6m in height. In response, the applicant provided the following additional information:

- We have been advised by City engineers that the road design for Road C (see Attachment 6, page 1 of 2) must accommodate a 50km/hr design speed. That road was originally designed for a 42km/hr design speed, which was deemed unacceptable for a range of reasons. To achieve the 50km/hr design speed, the finished level of Road C was lowered by 0.9m. This in turn resulted in the finished level for Lot 25 being lowered from 60.65 to 59.75 (lowered by 0.9m), for Lot 26 down from 58.90 to 58.00 (lowered by 0.9m), Lot 27 down from 58.80 to 58.00 (lowered by 0.8m), Lot 46 down from 57.80 to 57.30 (lowered by 0.5m), and Lot 47 up from 56.40 to 56.50 (increased by 0.1m).
- The height of the 6.7m high retaining wall section between Lots 25 and 1002 wall would have previously only been only 5.80m at its highest point, whilst still maintaining the lot levels for the adjoining landowner (Casella). The next section of retaining between Lots 25 and 1003 would have been reduced in height from 5.45m to 4.55m, and the section between Lots 26 and 1004 would have been reduced from 5.70m to 4.80m, and between Lots 27 and 1005 from 4.40m to 3.60m.
- The finished levels designed for Lots 1001 – 1005 were set by extending the design of Road D (refer Attachment 6, page 1 of 2) to tie into Marginson Drive.



We cannot lower the section of road fronting Lot 1002 any more, as it is too close to the intersection with Marginson Drive. We also designed the levels of the lots so that the verge was allowed to drop down at 2% from the kerb rather than go up by 2% as is typically required. If a 2% 'verge up' is applied to the design of Road D, the finished level of Lot 1002 would (ideally, to maintain parity with the adjacent road) need to be increased by 0.2m, resulting in a corresponding increase to the height of the subject retaining wall. Conversely, if the finished level of Lot 1002 is maintained as shown in Attachment 6 and a 2% 'verge up' applied, a 'crest' would be created at the front property boundary, which would be undesirable from a traffic safety viewpoint, particularly considering the proximity to the Marginson Drive intersection.

- If the proposed 6.7m high retaining wall is lowered to 6m in height, the finished level of Lot 1002 will need to be reduced from 66.45 to 65.75. This will result in the finished level of that lot being 0.75m lower at its mid-point than the adjacent road level, and up to 1.25m lower near the eastern boundary of that lot. This would require the road to be retained along the front property boundary of Lot 1002. While this would reduce the height of the retaining wall between Lots 1002 and 1003, it would increase the height of the retaining wall between Lots 1001 and 1002 to 1.35m.
- The subdivider has made every effort to reduce the retaining wall heights, particularly as the cost of the walls increases significantly for every extra block higher it goes. The difference between a 5.8m high wall and a 6.7m high wall is approximately \$900 per lineal metre.
- Based on all of the constraints of the site and the need to achieve road levels and design speeds set by the City's engineers, it is impractical to lower the height of the proposed 6.7m any further.

In view of the above, Administration is satisfied that the applicant has made every effort to reduce the height of retaining walls in the proposed subdivisions and, as such, there is considered to be little or no value in attempting to require the proposed 6.7m high retaining wall to be further reduced in height.

### Comment

This proposal includes a significant number of retaining walls to accommodate the established and natural ground levels surrounding the site. The subdivision needs to accommodate nearly 25 metres of fall between the south-western corner and north-eastern corner of the site. The subdivider has proposed retaining walls on nearly all lots and included steep road gradients (within acceptable road standards) to minimise the extent of retaining wall height. Most of the retaining walls exceeding 3.0 metres have been positioned at the rear boundary of lots to minimise the impact on the streetscape and preserve amenity from other public spaces, such as public open space.

The majority of retaining walls requiring consideration are between 3.0 and 4.0 m in height, however, one of the retaining walls is approximately 6.7 metres at its highest point. This retaining wall is located along the southern boundary of proposed Lot 25, 26 and 27 and forms part of the subdivision of Lot 130 Marginson Drive. Whilst this lot is not being formally subdivided at this stage, the landowner has received subdivision approval and the works are being considered as subdivisional works under that approval. The subdivider has provided an indicative design drawing for the site (refer **Attachment 6**), which involves the creation of lots fronting a future subdivisional road and additional fill along this rear boundary. The combination of cutting by one subdivider and the filling by the abutting subdivider to achieve the coordination of levels between proposed lots and future road levels has created the need for the large retaining wall.

Given the difficulties in coordinating levels between these landholdings (Lots 127 and 130) and limited design options available to address the level difference, Administration is prepared to support the proposal. It is also noted that, whilst the wall is considered extremely high, it has been positioned at the rear of the boundary, where the future dwelling will predominantly screen it. It is also noted that any purchaser will be aware of the retaining wall height, prior to purchasing.

Subdivisional Works – Council's consideration of the retaining walls proposed above 3.0 metres is required in accordance with Councils 'Retaining Wall' policy. It is worth noting that the retaining walls are being considered as subdivisional works and not development applications requiring approval under the City of Wanneroo District Planning Scheme No. 2 (DPS 2). In this regard, the City has recently been involved in a State Administrative Tribunal (SAT) matter regarding a retaining wall approved by Council as subdivisional works over 3.0 metres in height on Lot 9006 Landsdale Road, Landsdale (Alessi verses the City of Wanneroo – DR 207 of 2010).

The salient issue considered by SAT was whether the retaining walls should have been determined as development under the scheme rather than subdivisional works. Whilst a final decision on the matter, which in this instance is required to be made by the Minister for Planning is yet to be made, SAT has advised the Minister that pursuant to s211 of the Planning and Development Act, the retaining wall does not require development approval under DPS 2. The same principle and interpretation applies in the case of the proposed retaining walls subject of this report.

### **Statutory Compliance**

The applicant would have a right of review (appeal) to the State Administrative Tribunal (SAT) against Council's decision.

### **Strategic Implications**

The construction of the retaining walls over 3m in height is consistent with the following City of Wanneroo Strategic Plan (2006-2021) outcomes and objectives:

*“Environmental*

- 1.4 Minimise impact of development on natural landform*
- 1.5 Improve the physical quality of the built environment*

*Social*

- 2.1 Increase choice and quality of neighbourhood and lifestyle options”.*

### **Policy Implications**

Application for approval to construct retaining walls exceeding 3m in height has been processed in accordance with Council's policy.

### **Financial Implications**

Nil

### **Voting Requirements**

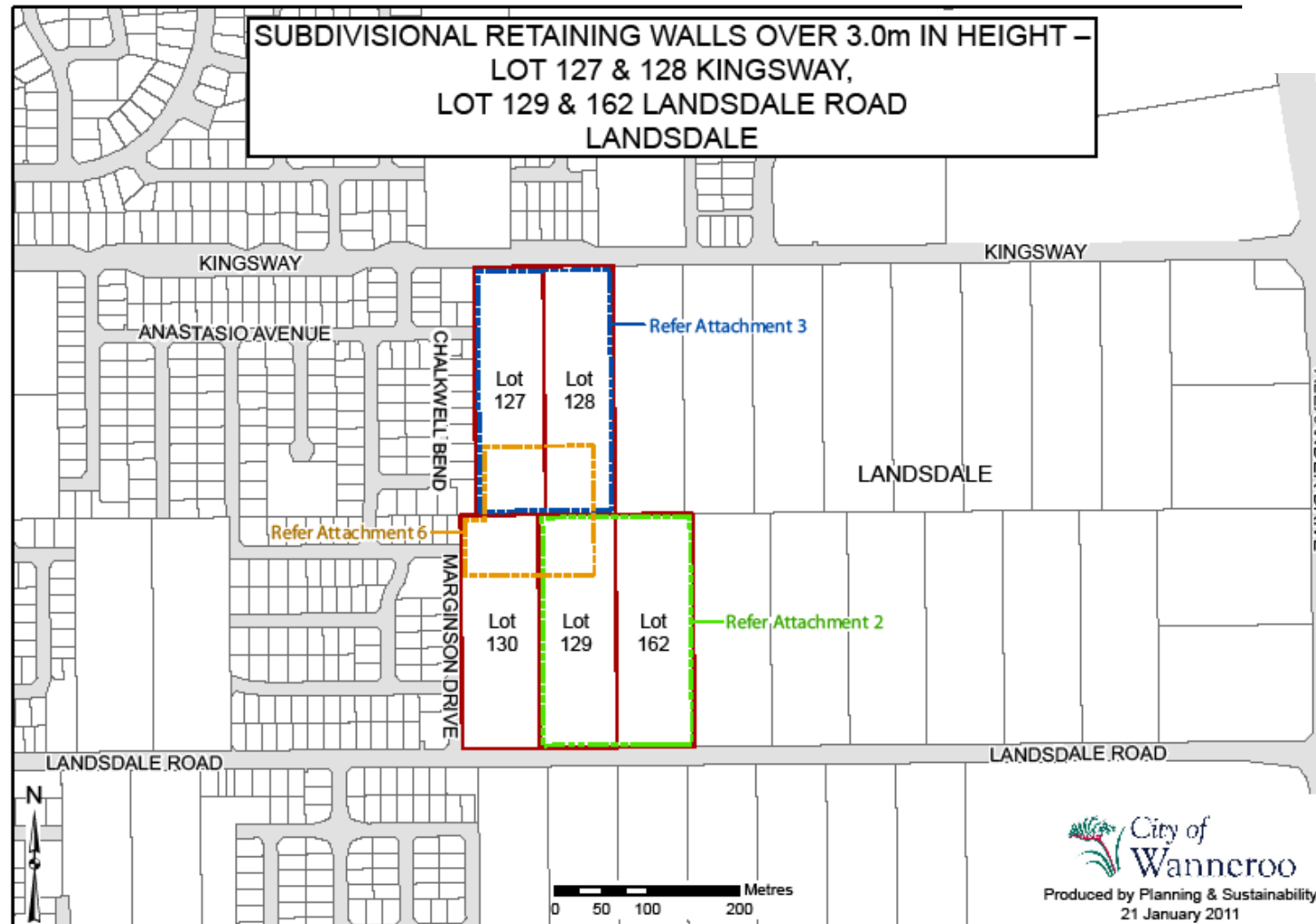
Simple Majority

**Recommendation**

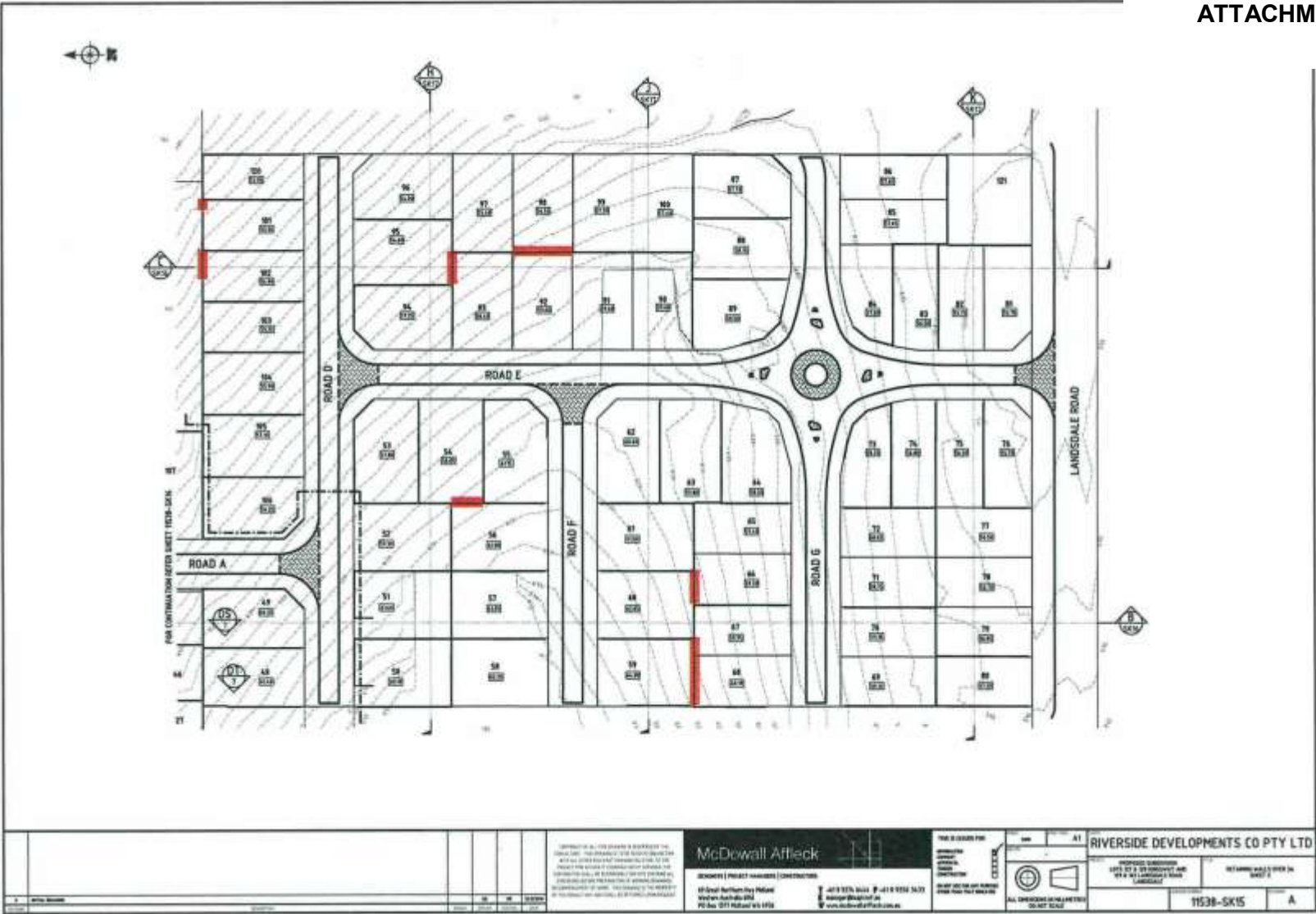
**That Council AUTHORISES approval of subdivisional works drawings for the retaining walls proposed on Lots 127 and 128 Kingsway, Lots 129 and 162 Landsdale Rd (WAPC 142339) and Lot 130 Marginson Drive, Landsdale (WAPC 141832), as depicted on the application drawings included as Attachments 1 to 6, SUBJECT to:**

- a) A building licence being obtained before construction can commence.**

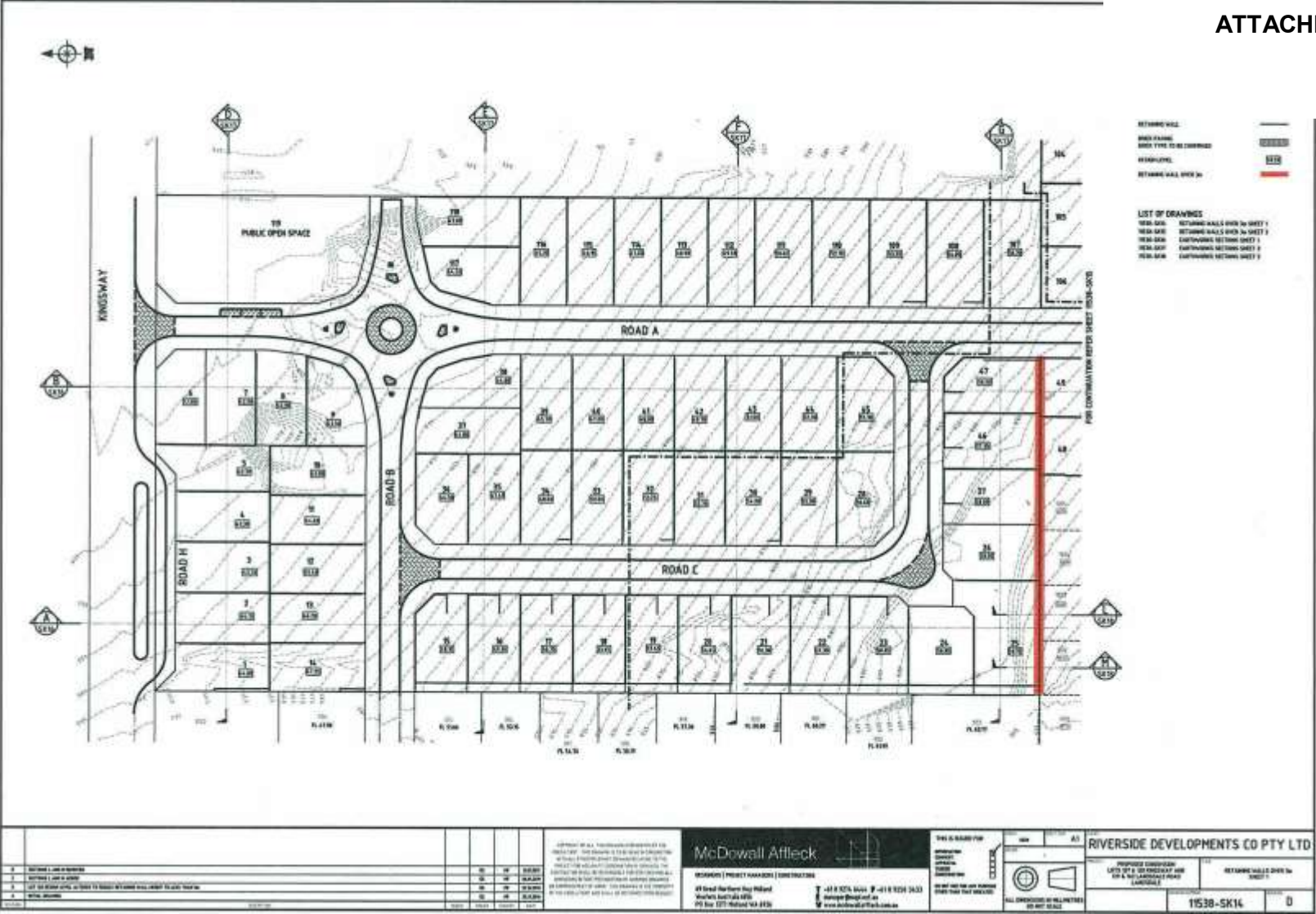
## ATTACHMENT 1

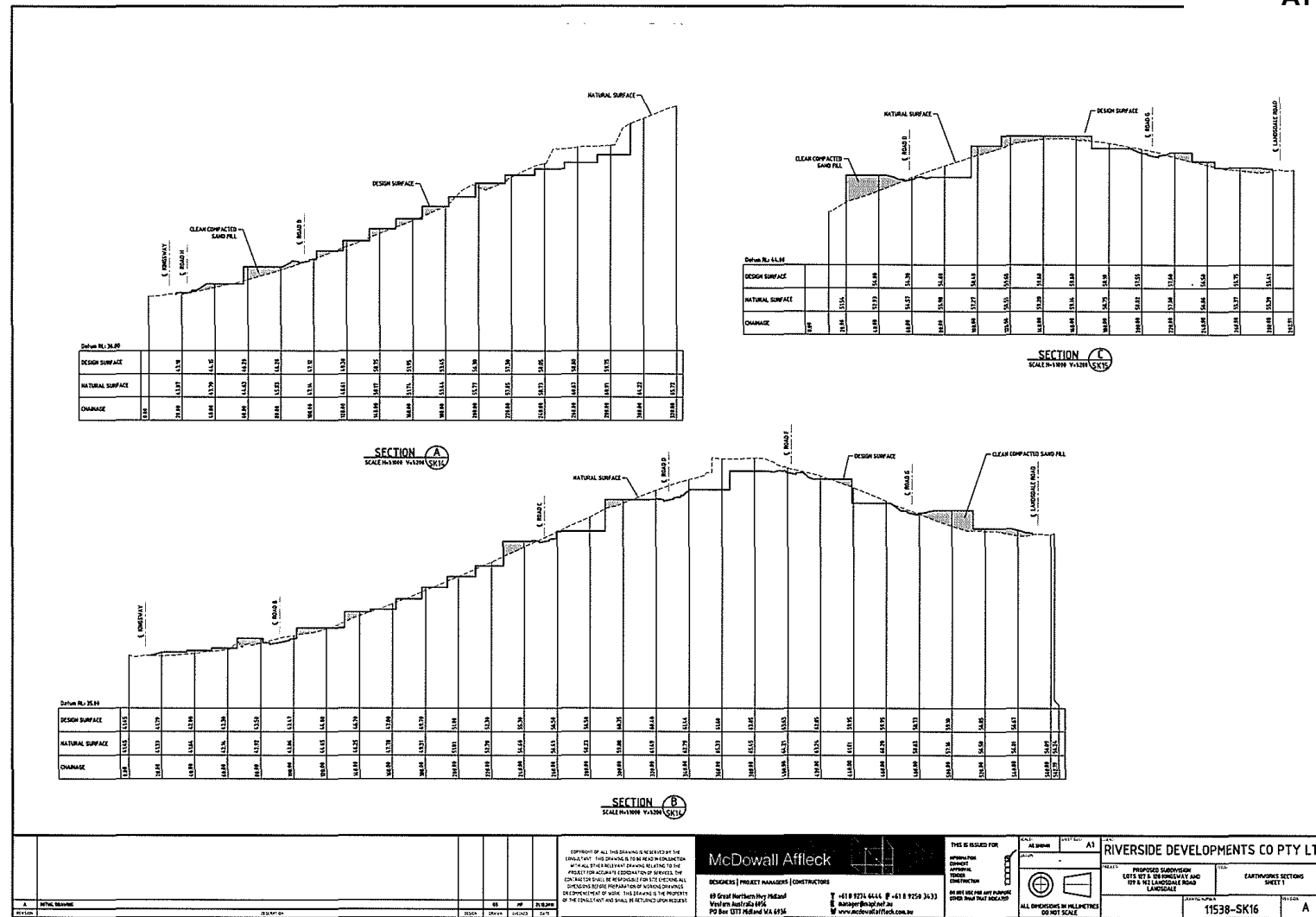


ATTACHMENT 2

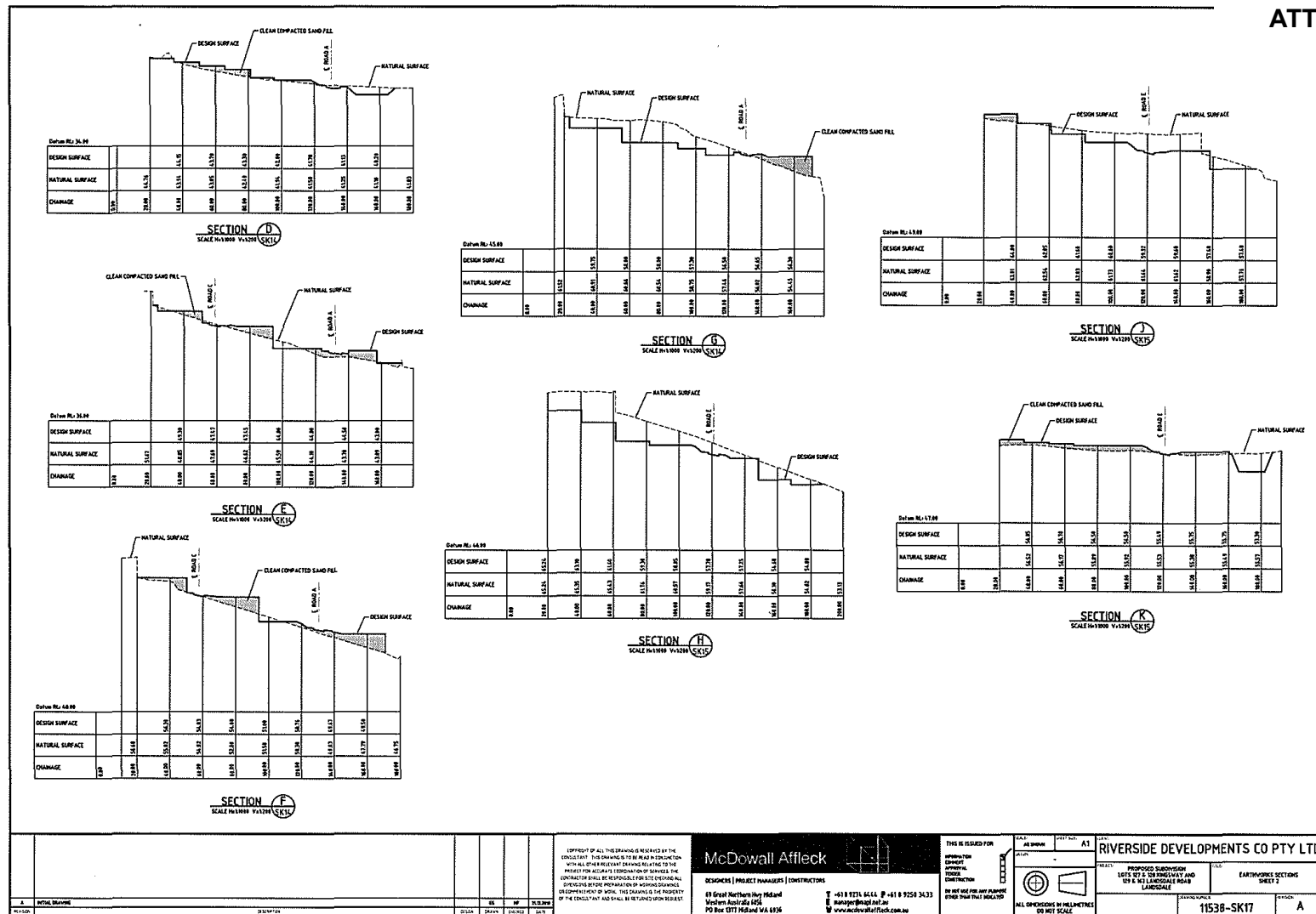


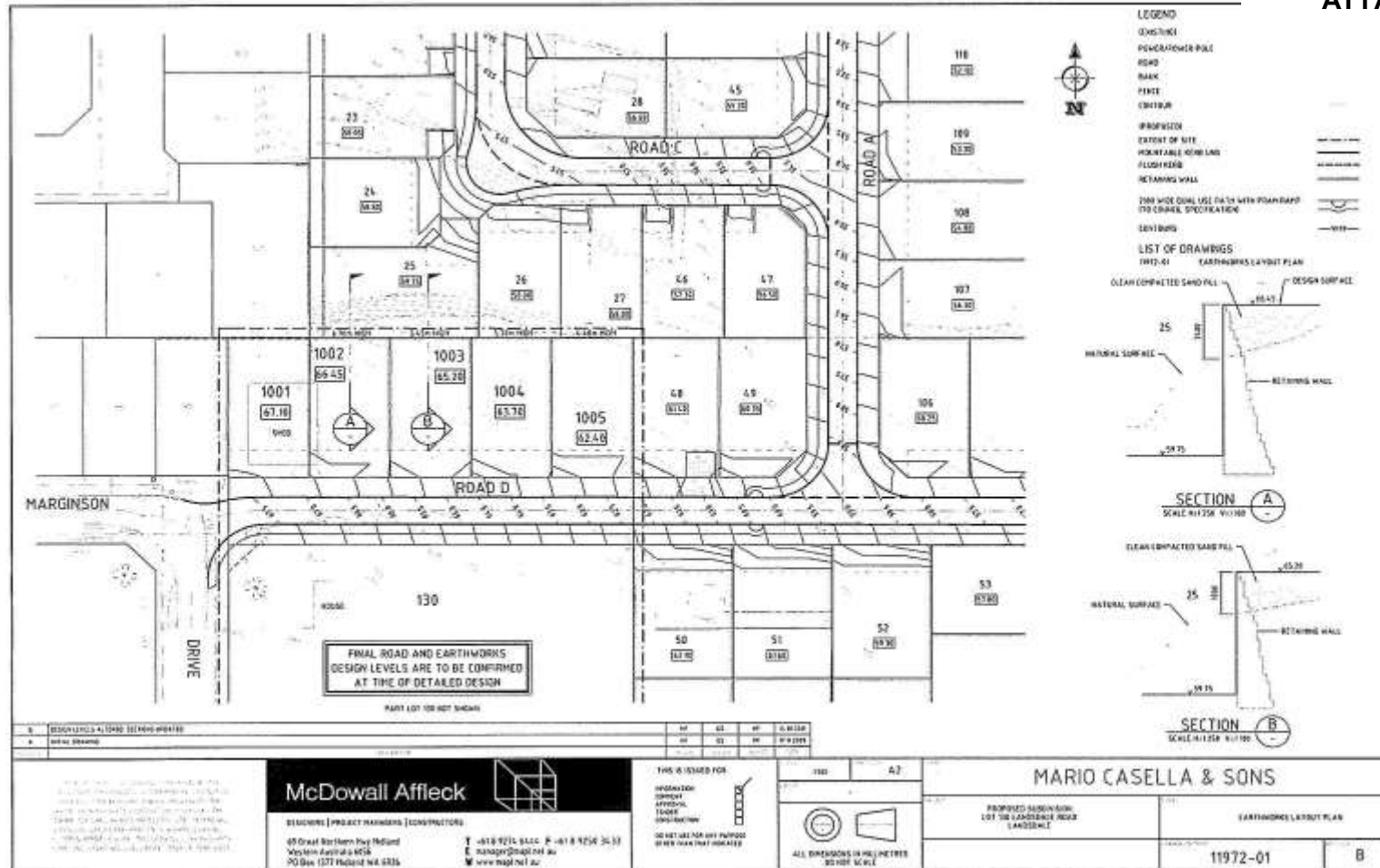
ATTACHMENT 3

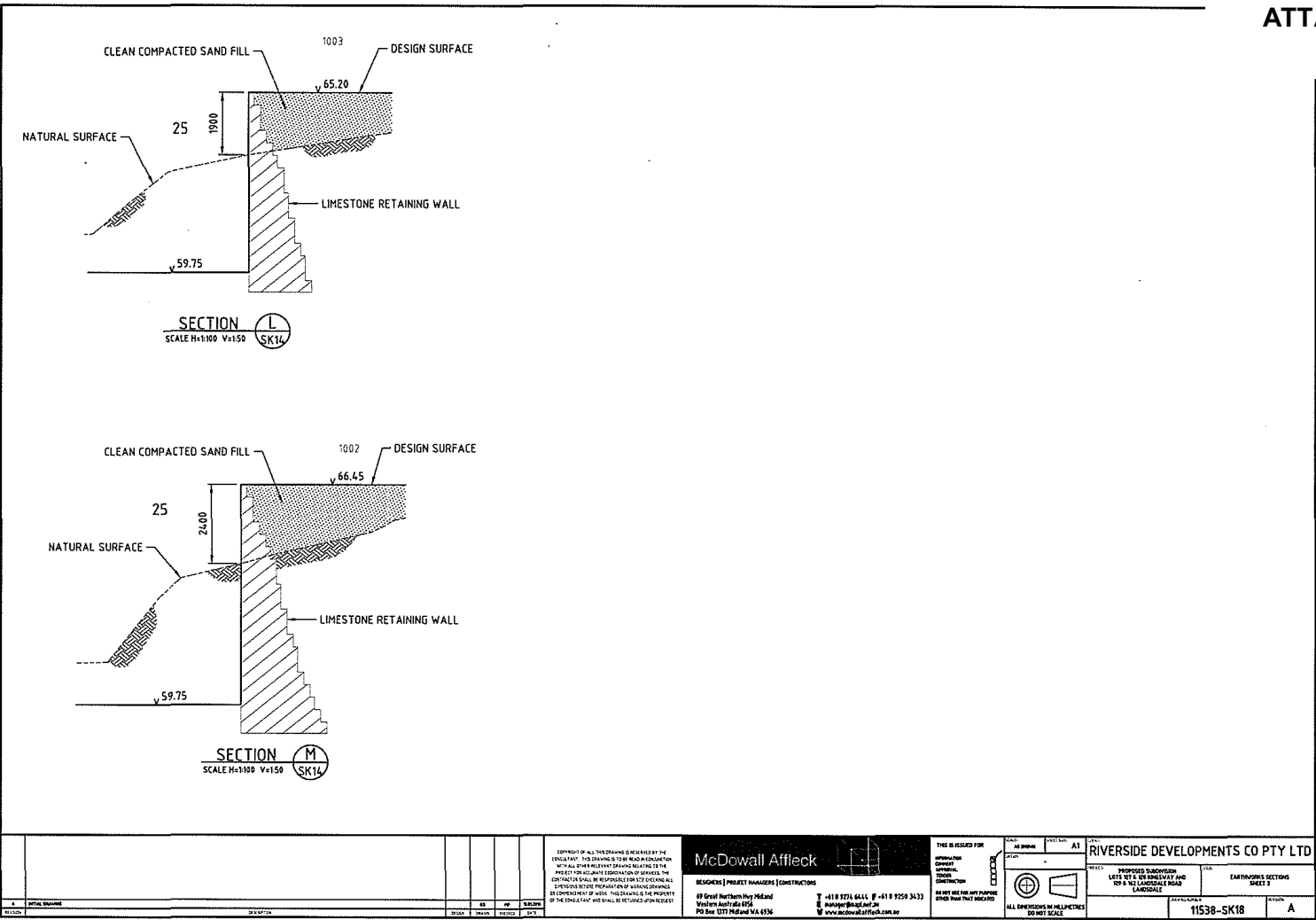












10-JAN-2011 13:54 From: THE SALVATION ARMY 0892277134

To: 92503433

## ATTACHMENT 7



# *The Salvation Army*

Divisional Headquarters Western Australia

Chief Executive Officer  
CITY OF WANNEROO  
Locked Bag 1  
Wanneroo WA 6946

Dear Sir/Madam

**Proposed Subdivision Lots 127 and 128 Kingsway and Lots 129 and 162 Landsdale Rd, Landsdale – Retaining Walls Greater Than 3m in height**

The undersigned, as owners of Lot 163 (No. 460) Kingsway, Landsdale, are aware of the proposed earthwork and retaining wall designs for the adjoining subdivision of Lots 127 and 128 Kingsway and Lots 129 and 162 Landsdale Rd, Landsdale.

We have been provided with drawings 11538-SK14B, SK15A, SK16A, and SK17A showing the extent of walls greater than 3m along our rear boundary.

We have no issues with the height of the retaining walls at the rear of proposed lots 101 and 102 being greater than 3m due to the topography of the land.

Yours faithfully

For and on Behalf of Salvation Army WA

Date: 10/1/2011

## ATTACHMENT 8

Mario Carmelo Casella a .....  
32 Landsdale Road Landsdale WA 6065

Chief Executive Officer  
CITY OF WANNEROO  
Locked Bag 1  
Wanneroo WA 6946

Dear Sir/Madam

**Proposed Subdivision Lots 127 and 128 Kingsway and Lots 129 and 162  
Landsdale Rd, Landsdale – Encroachment Into Lot 130 Landsdale Rd Landsdale**

The undersigned, as owners of Lot 130 (No. 32) Landsdale Road, Landsdale, are aware of the proposed earthwork designs for the adjoining subdivision of Lots 127 and 128 Kingsway and Lots 129 and 162 Landsdale Rd, Landsdale.


We have no objections to the earthworks battering into our land for the road construction of Roads D, F and G as per drawings 11538-19, 23 and 24 respectively.

We also agree to allow the retaining walls at the rear of lots 25, 26, and 27, and side boundaries of lots 48, 50 and 68 to be built within our land as it will retain our land on our side of the boundary.

We have no issues with the height of the retaining walls at the rear of lots 25, 26, and 27 as we understand that the wall heights are required due to the change in road configuration we agreed to as part of the latest WAPC approval for the site.

Yours faithfully

  
Mario Carmelo Casella

  
Rina Casella

Date: 24/11/2010

## Development Applications

### PS07-02/11 Development Application - Temporary Banner Sign on Anchorage Drive Road Reserve, Mindarie (DA2010/1273)

File Ref:	DEV10/734
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	2

## Issue

To consider a development application for a temporary banner sign to be installed to promote 'A Toast to the Coast – Food, Beer and Wine Festival' to be held at the Mindarie Marina on Sunday, 20 March 2011.

Applicant	Mindarie Marina
Proposed Location	Anchorage Drive road reserve, Mindarie
Owner	City of Wanneroo
DPS 2 Zoning	Residential (R20)

## Background

The managers of Mindarie Marina have applied to Administration on numerous occasions in recent years for banner signage to be installed at the north-westernmost corner of the Marmion Avenue and Anchorage Drive/Neerabup Road intersection. Most recently, applications for banner signage were made in October 2009 (for the 2009 Mindarie Festival and the 2009 Oceana Festival) and September 2010 (for the 2010 Mindarie Festival), all of which were approved under Delegated Authority.

Administration had previously received some complaints regarding the erection of banner signs at this intersection and therefore Coastal Ward Councillors were advised of this current proposal, by way of a memorandum on 15 December 2010. In response to the memorandum, it was requested by an Elected Member that the application be presented to Council for determination.

## Detail

Approval is sought to erect a banner sign on the Anchorage Drive road reserve, Mindarie, at the north-westernmost corner of the Marmion Avenue and Anchorage Drive/Neerabup Road intersection. The location of the proposed banner sign is depicted in **Attachment 1**. The proposed banner sign will promote 'A Toast to the Coast - Food, Beer and Wine Festival' to be held at the Mindarie Marina on Sunday, 20 March 2011. The proposed banner sign is 7.8 metres wide and one metre in height, and to be erected using steel 'star' pickets placed in front of the existing Mindarie Keys entry statement. A copy of the submitted images and drawings depicting the size and detail of the proposed signage is included as **Attachment 2**.

The request is for the signage to be temporarily displayed from Friday, 4 March to Sunday, 20 March 2011 (inclusive).

## Comment

Sub Clause 5.1.4 of District Planning Scheme No. 2 (DPS 2) applies to this proposal and states:

*“Without limiting the generality of the matters which may be taken into account when making a decision upon an application for Planning Approval to erect, place or display an advertisement, Council shall examine each such application in the light of the objectives of the Scheme and with particular reference to the character and amenity of the locality within which it is to be displayed, including its historic or landscape significance and traffic safety and the amenity of adjacent areas which may be affected.”*

Further to the above statement, the ‘objectives’ for the control of advertisements are listed in clause 5.1 of DPS 2, and are as follows:

- (a) *“to ensure that the visual quality and character of particular localities and transport corridors are not eroded;*
- (b) *to achieve advertising signs that are not misleading or dangerous to vehicular or pedestrian traffic;*
- (c) *to minimise the total area and impact of outdoor advertising commensurate with the realistic needs of commerce for such advertising;*
- (d) *to prohibit outdoor advertising which is considered to be superfluous or unnecessary by virtue of their number, colours, height, prominence, visual impact, size, relevance to the premises on which they are located, number and content;*
- (e) *to reduce and minimise clutter; and*
- (f) *to promote a high standard of design and presentation in outdoor advertising.”*

Administration has examined the proposal and given regard to the appropriateness of the location, its positioning in front of an existing entry statement, and the frequency of requests for signs in this location previously and the likelihood that further requests will be received in the future.

Administration is supportive of signage promoting events at the Mindarie Marina, which is a significant facility within the City of Wanneroo that provides employment and tourism opportunities. It is appropriate, however, that the proposed signage does not obscure or detract from the existing entry statement and, accordingly, should be repositioned. It is recommended that the proposed sign be located above (no more than three metres above the natural ground level of the adjacent road reserve) and within two metres behind (northwest of) the existing ‘Mindarie Keys’ entry statement.

Should Council endorse this alternative location, it would be within the Anchorage Park reserve (Lot 12647), a ‘Parks and Recreation’ reserve under DPS 2 that is also vested in the City. By locating the signage in this reserve, the signage would be abutting but not encroaching onto the Anchorage Drive road reserve itself.



### Signage Installation/Removal Dates

The applicant has requested that the signage be temporarily displayed from Friday, 4 March to Sunday, 20 March 2011 (inclusive). However, the provisions of the City's Signage Local Planning Policy restrict banner signage to be installed for no more than one week prior to the event it is advertising.

Considering the possibility for this event to be advertised through other means of media, Administration is of the view that the installation of the proposed banner sign more than one week prior to the event is unnecessary and that the display and removal should therefore conform to the Policy provisions. It is therefore recommended that the signage should only be installed seven days prior to the event (13 March 2011), and removed within 24 hours of the conclusion of the event (by 21 March 2011).

### Proposed Banner Sign Size

The provisions of the City's Signage Local Planning Policy restrict the dimensions of banner signage to a maximum of one metre in height by three metres in width.

Administration acknowledges that the proposed banner sign exceeds the maximum dimensions prescribed by the Signage Local Planning Policy, but supports the proposal in this case. The proposed banner is similar in size to the existing entry statement and will not be detrimental to the amenity of the locality, particularly considering the temporary duration of its display on site.

Further, the size of the banner will be more easily visible, which is desirable for passing motorists to be able to readily read its contents and message.

### Conclusion

Should Council be satisfied with the banner signage installed at the alternative location discussed above, then all future signage applications adjacent to the Marmion Avenue and Anchorage Drive/Neerabup Road intersection should only be considered in a similar configuration, that is above the entry statement. Administration is prepared to support signage applications on their individual merits, depending on the form and content of such applications, providing that the signage relates to a tourism or community-based initiative (such as a local festival), and not for the sole purpose of advertising individual businesses or products.

### **Statutory Compliance**

The application has been processed in accordance with the provisions of the City of Wanneroo's District Planning Scheme No. 2 and the City's Signs Local Planning Policy.

### **Strategic Implications**

The proposal satisfies the following Outcome Objectives of the City's Strategic Plan for 2006 – 2021 (Revised 2010):

- “2.2 *Improve the City's identity and community well-being through arts, culture, leisure and recreation; and*
- 2.3 *Improve the capacity of local communities to support each other.”*

## **Policy Implications**

The application has been processed in consideration of the City of Wanneroo's Signs Local Planning Policy.

## **Financial Implications**

Nil

## **Voting Requirements**

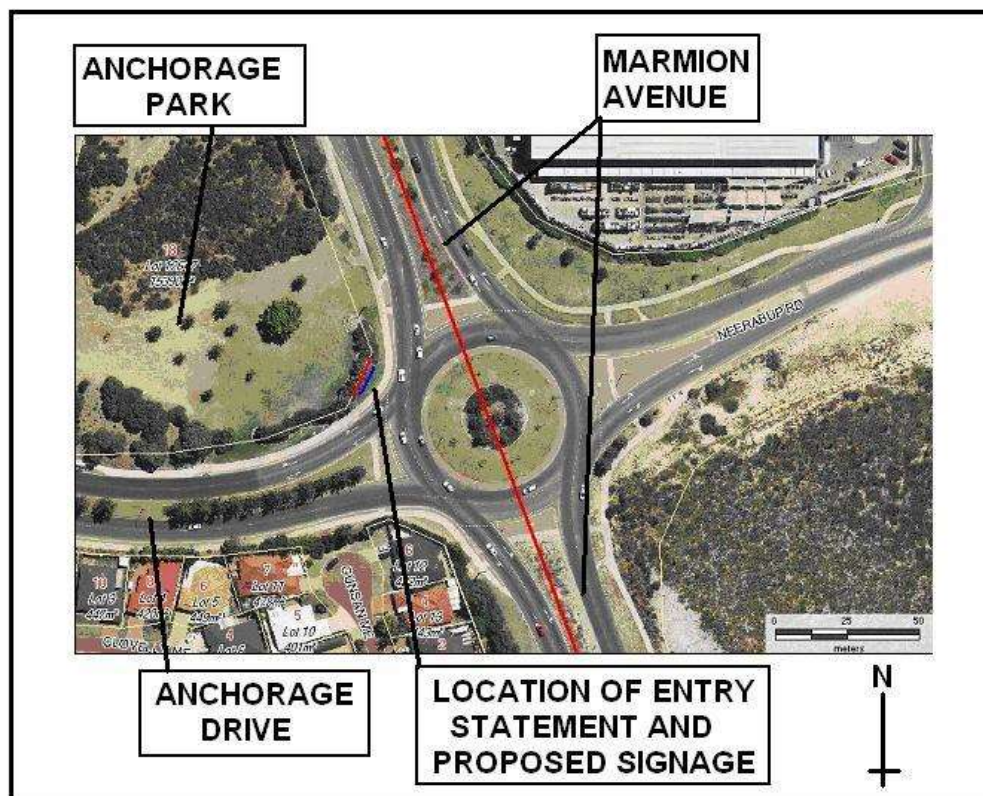
Simple Majority

## **Recommendation**

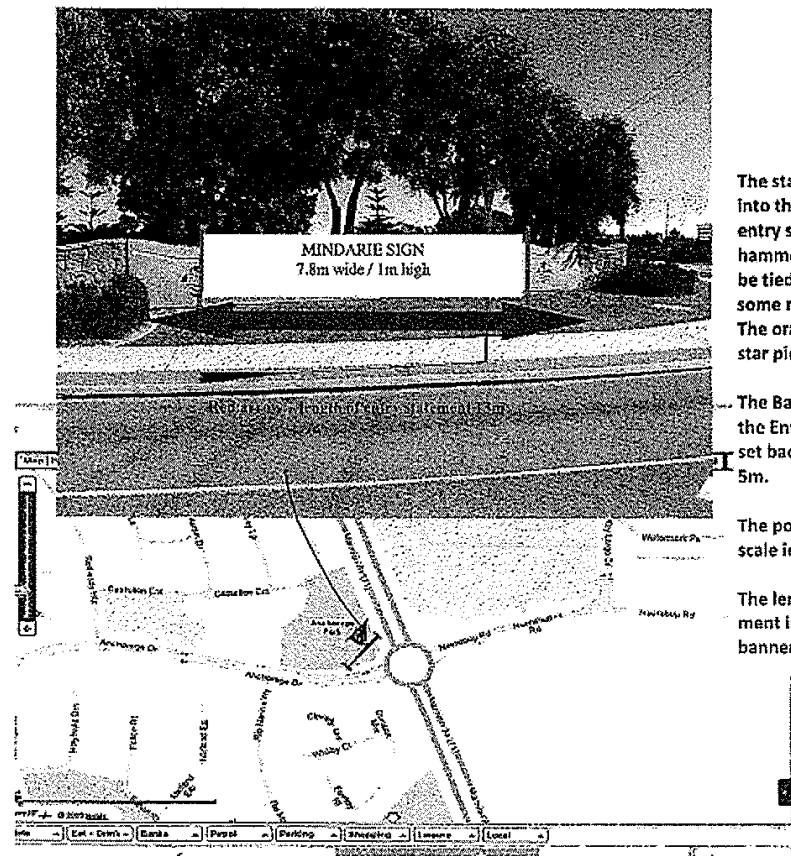
That Council, under the provisions of the City of Wanneroo's District Planning Scheme No. 2, **APPROVES** the application for a temporary banner sign submitted by the Mindarie Marina, subject to the following conditions:

1. The proposed banner sign shall be located on Lot 12467 above and within two metres behind (to the northwest of) the existing 'Mindarie Keys' entry statement, and wholly within the 'Anchorage Park' site (Lot 12647), in a position to be agreed with and to the satisfaction of the Manager Planning Implementation;
2. The proposed banner sign shall not encroach into the adjoining road reserves;
3. No part of the proposed banner sign shall be positioned more than 3.0m above the ground level of the land immediately beneath it;
4. The proposed banner sign shall be installed in the approved location referred to in condition 1 no earlier than 6am on 13 March 2011 and removed no later than 6pm on 21 March 2011;
5. The proposed banner sign shall be installed with suitable fixtures and air holes to prevent dislocation to the satisfaction of the Manager Planning Implementation; and
6. The Mindarie Marina shall provide its written confirmation and acceptance of the following, to the satisfaction of the Manager Planning Implementation:
  - a) Agreement to indemnify and keep indemnified the City of Wanneroo against any and all claims for compensation, costs, liability, loss and damage arising from the installation of the temporary banner sign for the entire duration of its display on site; and
  - b) That its public liability insurance policy is current and will provide coverage for the indemnity referred to in a) above.

## ATTACHMENT 1

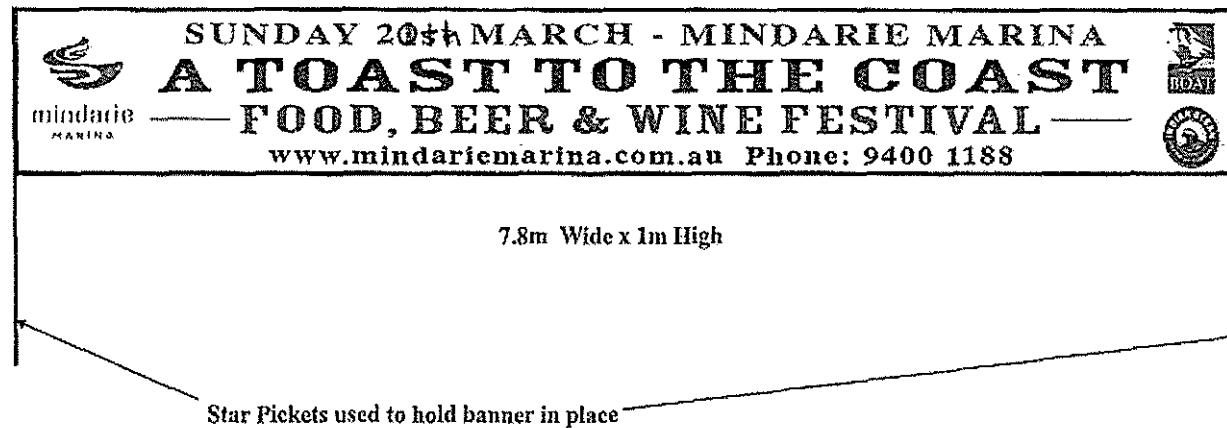


**ATTACHMENT 2**  
**Pg 1 of 2**



BANNER FORMAT AND WORDING

ATTACHMENT 2  
Pg 2 of 2



## Other Matters

### PS08-02/11 Proposed Right of Way Closure – Lot 66 (15R) Hastings Street, Wanneroo

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File Ref:	3023
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachment(s):	2

#### Issue

To consider the permanent closure of an un-constructed Right of Way (ROW) at 15R Hastings Street, Wanneroo and the submissions received during public consultation.

#### Background

The subject ROW was created as part of the historic subdivision of the land. The ROW was intended to form part of a cul-de-sac to facilitate the subdivision of several large lots bounded by Shaw Road, Keane Street, Frederick Street and Hastings Street, Wanneroo (refer **Attachment 1**).

A number of these large lots were subsequently developed with grouped dwellings in accordance with the residential density coding (R20) of the land (refer **Attachment 2**). Due to the construction of these dwellings, the dedication of additional land to accommodate the full road reserve width is no longer possible, and as such, the existing ROW is no longer required.

The abutting landowner has requested the City to initiate the closure process and intends to acquire the land from the Crown and incorporate the closed ROW into their property - Lot 2 (15) Hastings Street, Wanneroo.

#### Detail

The ROW is not required and Administration supports the closure and amalgamation of the land into Lot 2 (15) Hastings Street, Wanneroo.

The formal process to close the existing ROW is defined by the Land Administration Act and the associated practice manuals of the Department of Planning (DoP). In this regard, the closure of the ROW would not have a detrimental impact on local pedestrian/cycle connectivity, vehicle movements on the residents' safe access to neighbourhood and district facilities, including:

- schools and other educational facilities;
- shopping facilities;
- parks and recreation facilities;
- community facilities;
- employment;
- public transport services, including bus stops and train stations; or
- aged person and disabled facilities.

The ROW is un-constructed and does not form part of a connected road system or pedestrian/cyclist route and, as such, will not impact on existing walkable catchments.

### **Consultation**

Administration advertised the proposal for a period of 35 days. Advertising was carried out by way of the following.

- Sign on site;
- Letters to adjoining and nearby landowners;
- Publication in a newspaper circulating in the district; and
- Display on the City of Wanneroo website.

At the conclusion of the advertising period no submissions were received from members of the public. Four (4) submissions were received from government agencies and servicing authorities, including Western Power, Department of Planning, WA Gas Networks and Water Corporation. No infrastructure was identified within the proposed closure area and no objections to the closure were raised.

### **Comment**

The proposed closure of the ROW is supported by Administration for the following reasons:

- There is no prospect of achieving an ultimate road dedication and construction in the manner previously anticipated for this area;
- A significant number of the lots within this area have already been developed with grouped dwellings, thereby preventing the construction of a road in place of the ROW;
- No services exist within the ROW;
- The ROW does not (and will not) provide any benefit to the community in regard to access, traffic circulation or pedestrian/cyclist movement;
- No physical modification to the road pavement, footpath or kerbing is necessary; and
- No objections were raised from nearby residents or government agencies.

A resolution of Council recommending closure of a ROW is required prior to the Minister for Land's consideration for closure.

### **Statutory Compliance**

Council is required to follow the guidelines defined by the DoP in relation to closing the ROW. The general practice for closing this type of ROW involves consideration of the broader pedestrian/cyclist access and permeability assessment. Public consultation, servicing authority referrals and consultation with the DoP has been undertaken.

The Department of Regional Development and Lands will not progress any closure until the DoP has consented and the Council has resolved to close the ROW. In this regard, it should be noted that the Minister for Lands retains the final statutory discretion on the disposition of the ROW under the powers contained in the Land Administration Act.

### **Strategic Implications**

The proposed closure of the ROW is consistent with the following 'Outcome Objectives' of the City of Wanneroo Strategic Plan 2006-2021:

- "1.4 - Improve the quality of the built environment*
- 2.1 - Increase choice and quality of neighbourhood and lifestyle options"*



## **Policy Implications**

Nil

## **Financial Implications**

Significant staff time and resources are expended in the assessment, reporting and processing of Right of Way and Pedestrian Access Way closure requests in accordance with (onerous) State Government guidelines. These costs are presently not recoupable, despite the City's pivotal and primary role in these processes. As such, it will be recommended that Council request the Department of Planning and the Western Australian Planning Commission to make provision for these costs to be recouped by local government's and to charge an application fee to perform these functions.

## **Voting Requirements**

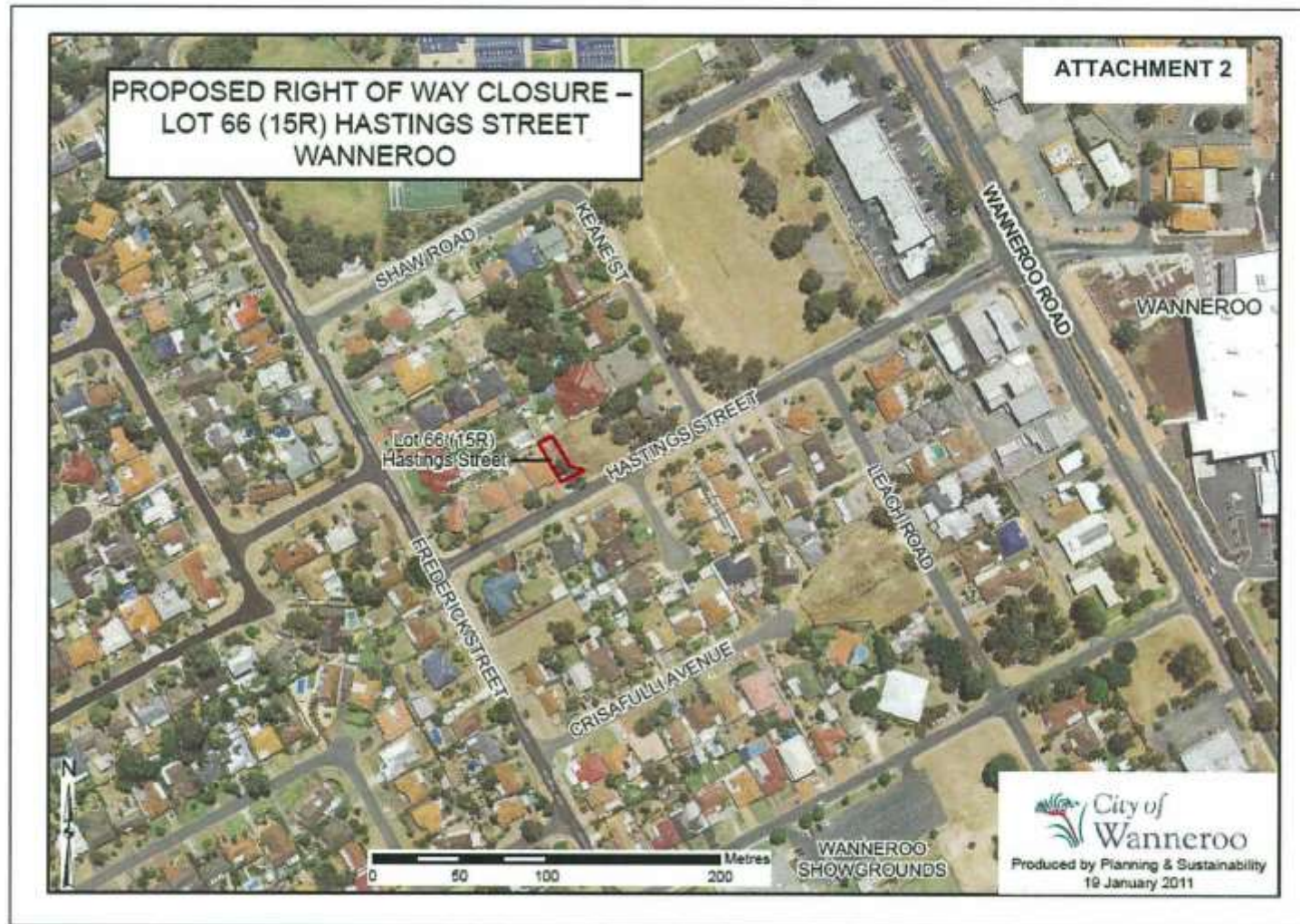
Simple Majority

## **Recommendation**

**That Council:-**

- 1. SUPPORTS the closure of the existing Right of Way at Lot 66 (15R) Hastings Street and its amalgamation with Lot 2 (15) Hastings Street, Wanneroo;**
- 2. ADVISES the applicant of Council's decision;**
- 3. FORWARDS to the Department of Planning a REQUEST for endorsement of the proposed closure of the existing Right of Way at Lot 66 (15R) Hastings Street, Wanneroo, including the following information:**
  - a) A copy of the Council report and associated resolution; and**
  - b) Copies of all submissions received following public consultation; and**
- 4. REQUESTS the Department of Planning and Western Australian Planning Commission to introduce provisions for local government to recover the substantial administration costs associated with assessing, reporting on and processing Right of Way and Pedestrian Access Way closure requests in accordance with State Government guidelines and to charge an application fee to perform these functions.**





## **City Businesses**

### **Regulatory Services**

#### **CB01-02/11 Applications for More than Two Dogs**

File Ref: 2323  
 Responsible Officer: Director City Businesses  
 Disclosure of Interest: Nil  
 Attachment(s): Nil

### **Issue**

To consider two applications for an exemption under section 26(3) of the *Dog Act 1976* to keep more than two dogs.

### **Background**

Clause 14 of the City of Wanneroo Animals Local Law 1999 (Amendment 2008 GG 508) stipulates:

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

- a) 2 dogs over the age of 3 months and the young of those dogs under that age; or*
- b) 6 dogs over the age of 3 months and the young of those dogs under that age if the premises are situated on a lot having an area of 4 hectares or more,*

*unless the premises are licensed as an approved kennel establishment or have been granted exemption pursuant to section 26(3) of the Dog Act and have planning approval under the town planning scheme."*

### **Detail**

The following applications have been made under the *Dog Act 1976* and are submitted for consideration:

<b>Address of Applicants</b>	<b>Description of Dogs</b>
14 Janga Court, Wanneroo	1.Male sterilised black and tan German Shepard 2.Female unsterilised black and tan Rottweiler cross 3.Female sterilised black and tan Rottweiler cross
3 Minda Place, Wanneroo	1.Male sterilised tan and fawn Doberman 2.Male sterilised cream Poodle 3.Male sterilised black and tan Kelpie cross

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

<b>Address of Applicants</b>	<b>Property Zonings</b>	<b>Size of Properties</b>
14 Janga Court, Wanneroo	Residential	0.0686 hectares
3 Minda Place, Wanneroo	Residential	0.0772 hectares

### **Consultation**

Where applications have been received by the City to keep more than two dogs, residents immediately adjoining the applicant's property in question are consulted by letter to ascertain if they have any objections.

On this occasion the following objections have been received:

<b>Address of Applicant</b>	<b>Number of Objection Forms Received</b>
14 Janga Court, Wanneroo	Nil
3 Minda Place, Wanneroo	Two objection forms received

### **Comment**

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

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

#### ***Application One: 14 Janga Court, Wanneroo***

The applicant is seeking permission from the City to keep three dogs at 14 Janga Court, Wanneroo. The third dog was purchased to provide companionship for the younger of the two currently registered dogs, as the older dog can no longer maintain physical fitness. A check of the City's records reveals that prior to this application being made, no previous complaints have been lodged with Regulatory Services. Upon consultation with neighbouring properties no objections were received.

A Ranger has inspected the property and confirmed it is adequate for the confinement and exercise of the dogs. The rear fences are 1.8 metres in height and the front gate is 1.6 metres in height and are as such in compliance with the *Dog Act 1976*. The dogs are kept in a medium sized yard and sleep under the patio at night. It is recommended that an exemption under section 26(3) of the *Dog Act 1976* be granted.

#### ***Application Two: 3 Minda Place, Wanneroo***

The applicant is seeking permission from the City to keep three dogs at 3 Minda Place, Wanneroo. The applicants would like to temporarily house the additional dog on behalf of their sister, who has left her marital home and currently does not have appropriate accommodation suitable for the dog.

A Ranger has inspected the property and confirmed it is adequate for the confinement and exercise of the dogs. All fences are 1.8 metres in height with a gate of 1.5 metres in height in compliance with the *Dog Act 1976*. The dogs are kept in a large sized yard and sleep inside at night. Due to the two lodged objections in this instance relating to excessive noise, it is not recommended that an exemption under section 26(3) of the *Dog Act 1976* be granted.

### **Statutory Compliance**

The exemptions sought to Council's Animals Local Law 1999 are permissible under Section 26(3) of the *Dog Act 1976*.

## Strategic Implications

Consideration of this report is in accordance with the City of Wanneroo Strategic Plan 2006-2021 (Revised 2010) strategic outcomes:

*“2.4 Improve Community Safety*

*2.4.3 Develop and implement a range of activities that promote community inclusiveness, safety and well being.”*

## Policy Implications

Nil

## Financial Implications

Nil

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **GRANTS** an exemption under the City of Wanneroo Animal Local Laws 1999 made under Section 26(3) of the *Dog Act 1976* to keep three dogs at the property at 14 Janga Court, Wanneroo;
2. **ADVISES** that the exemption is subject to the following specified conditions:
  - a) If any one of the dogs die or is no longer kept on the property, no replacement is to be obtained;
  - b) Any barking by the subject dogs is to be kept to a minimum; and
  - c) This exemption may be varied or revoked if any complaints are received which are considered reasonable;
3. **ADVISES** the applicant and adjoining neighbours of this decision in relation to the property at 14 Janga Court, Wanneroo;
4. **REFUSES** an exemption to the City of Wanneroo Animal Local Law 1999 made under Section 26(3) of the *Dog Act 1976* for the applicants at the property at 3 Minda Place, Wanneroo;
5. **ADVISES** the applicant that they may appeal Council's decision by writing to the Hon Minister for Local Government; Heritage; Citizenship and Multicultural Interests within 28 days of receiving notice of Council's decision; and
6. **ADVISES** the adjoining neighbours of this decision in relation to the property at 3 Minda Place, Wanneroo.

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**CB02-02/11 Branding of Ranger and Community Safety Vehicles**

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File Ref: 2760  
Responsible Officer: Director City Businesses  
Disclosure of Interest: Nil  
Attachment(s): 2

**Issue**

To seek Council's endorsement of a revised branding for Ranger and Community Safety vehicles.

**Background**

In October 2009 Council considered a report with regard the advertising of a tender for the provision of a Community Safety Patrol service. The report also considered the branding of the Community Safety Patrol vehicles in a distinctive blue chequered or livery design to increase the visual impact of the service to residents within the City.

In 2010 the City conducted its bi-annual Community Perceptions Survey. In the survey residents voted safety and security the number one area to address and as such, it seemed current safety services were not meeting residents' needs or expectations. As a result of this survey the City commissioned a follow-up postal survey on safety in October 2010 as a means of exploring the reasons for the dissatisfaction and concern in the community. One of those concerns was the visibility of the Rangers and Community Safety vehicles in the community.

**Detail**

In the survey residents were asked to comment on whether they had noticed three specific types of vehicles in their local area over the past few months (refer **Attachment 1**). The three types of vehicles and results of the survey were as follows:

- a) Type 1 (traditional ranger livery) – 73% of respondents had noticed these vehicles in their local area within the past few months;
- b) Type 2 (new safety patrol livery – Ranger branding) – 20%; and
- c) Type 3 (new safety patrol livery – Community Safety branding) – 8%

The vehicles branded with the traditional Ranger livery, fluorescent yellow striping along the side, appears to be the most effective design for raising awareness within the community. A recommendation of the survey report was to improve the visibility of safety patrol services and it seems this could be achieved by branding the Ranger and Community Safety vehicles with the traditional Ranger livery (refer **Attachment 2**).

**Consultation**

Consultation with the community has occurred through the second Community Perceptions Survey on safety in October 2010. The survey was mailed to 3,172 randomly selected households across the City of Wanneroo with a return rate of 13% (421 surveys). As stated above, 73% of respondents had noticed the vehicles branded with the traditional Ranger livery compared to 20% noticing the new safety patrol livery with the Ranger branding, and 8% noticing the new safety patrol livery with the Community Safety branding.



The traditional fluorescent yellow striping that is recommended for use on the City's fleet of Ranger and Community Safety vehicles is endorsed and registered by the WA Rangers Association (WARA). As indicated in the Community Perceptions Survey it is highly recognised within the City and provides Rangers with a high profile and visibility within our community. This style of branding also has the support of the majority, if not all of the City's Ranger workgroup.

### **Comment**

Council may be aware that a review of the Rangers, Community Safety and Emergency Management service unit has commenced. Whilst it had been intended to address and report on the issue of vehicle branding as part of this review there is some urgency in seeking Council's endorsement of the preferred style of branding now. This urgency has arisen out of the findings of the Community Perceptions Survey on Safety in relation to the visibility of services, and the following:

- a) the City has taken delivery of three new vehicles to replace three of the existing community safety vehicles; the commissioning of these vehicles into use has been delayed pending a decision of the branding; and
- b) the City's fleet of existing Ranger vehicles is relatively new and to date these have not been branded. This means that Rangers are driving unmarked vehicles and as such this service is not highly visible to the community as it should be.

It should be noted that the examples of vehicle branding provided at **Attachment 2** are indicative only, and that the style or font of the writing on the vehicles will be similar to that used on the existing community safety vehicles. The striping will be manufactured from 100mm diamond grade luminous material, the City logo will be a decal on the sides of the vehicle, and the logo on the rear window of the vehicle manufactured from a see through graphic skin. Eyes on the Street logos will also be fitted.

It is also recommended that wording for the new branding is changed from "serving *the* community" to "serving *our* community". By changing this wording we are engaging the community and making it more inclusive.

Pending the review of the Ranger, Community Safety and Emergency Management service unit, the words "Rangers", "Community Safety", or "Rangers and Community Safety" have been purposely left off the design for the branding of the vehicles. It is considered premature to include these words until such time as Council has resolved the mix of service provision in this area (eg. in-house, or a mix of in-house/contract). The final decision on the mix of service provision will impact on the name of the service and the branding of the vehicles.

As a part of this review, possible branding options for all, or part of, the wider fleet of the City will be explored.

### **Statutory Compliance**

Nil

### **Strategic Implications**

Aligns with the City of Wanneroo Strategic Plan 2006-2021 (Revised 2010) outcome objective:

*“Social*

*2.4 Improve community safety”.*

## **Policy Implications**

Nil

## **Financial Implications**

Currently there is no dedicated budget allocation either for the branding of Ranger and Community Service vehicles, or for the changeover of the CCTV units to the new vehicles. Officers’ recommend meeting the cost of these works through GL 717292-9399-256 Provide Safety Services – General Expenditure – Promotional Items. To date the City has spent \$33,930 of the original budget allocation of \$62,770; leaving a balance of \$28,840.

It will also be recommended that the cost of vehicle branding and CCTV changeover be included in the budget consideration/allocation for the purchase of replacement Ranger and Community Safety vehicles in the future.

The cost to brand the existing Community Safety vehicles in the chequered blue and white livery was \$2,170 per vehicle. To brand our fleet with the 100mm diamond grade luminous striping, with associated wording and decals, including the 1300 138 393 phone number, is likely to cost between \$700 and \$1,000 per vehicle although at this stage no firm quotes have been sourced.

Currently, the fleet of Ranger and Community Safety operational vehicle comprises four CCTV vehicles, seven Ranger vehicles, and one Ranger van.

The City has sourced a quote from the supplier and installer of the mobile CCTV units to change over the camera units from one vehicle to another. At the time of writing this report they had provided a verbal estimate of \$2,500 per changeover however, this will be confirmed later in writing.

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council:-**

- 1. ENDORSES the branding of the Ranger and Community Services vehicles as depicted in Attachment 2 of this report;**
- 2. NOTES that funding for the branding of the Ranger and Community Services vehicles and the changeover of the mobile CCTV unit will be costed to General Ledger 717292-9399-256; and**
- 3. NOTES that funding for the future branding of the Ranger and Community Services vehicles and the changeover of the mobile CCTV units will be included in the budget for the replacement vehicle.**



**Type 1 (traditional Ranger livery) – noticed by 73% of respondents.**



**Type 2 (new safety patrol – Ranger) – noticed by 20% of respondents.**



**Type 3 (new safety patrol – Community Safety) – noticed by 8% of respondents.**

ATTACHMENT 2  
Page 1 of 1



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**CB03-02/11 Request for Funding to Manage Stable Fly in Crop Waste and Other Organic Waste**

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File Ref:	2355
Responsible Officer:	Director City Businesses
Disclosure of Interest:	Nil
Attachment(s):	Nil

**Issue**

To consider approving a contribution of \$20,000 over a two year period (2011/2012 and 2012/2013) for funding an intensive field program to implement effective management of Stable fly in crop and other organic waste within affected local government areas.

**Background**

A meeting arranged and chaired by the Department of Agriculture and Food was held at the Shire of Gingin Offices on Monday 6 December 2010, with representatives from the City of Wanneroo and Swan, Shires of Chittering, Dandaragan and Gingin and the Stable Fly Action Group. It was agreed at this meeting that a cooperative field program was needed to educate vegetable growers and farmers on management practices needed to minimise and prevent Stable fly breeding in crop waste, intensive animal production, crop processing and in situations where organic waste is being fed to livestock.

It was recognised that the current program initiated by the Shire of Gingin would provide a model for the approach to be taken. The program would continue in the Shire of Gingin this season and be expanded to cover all the aforementioned Local Government areas where Stable fly can be a problem.

**Detail**

Based on the Gingin program that employs an Entomologist and a Shire Ranger for two days a week from October to May, it is estimated that the expanded program would cost over \$200,000 per year and that it would include:

- Regular visits to growers and farmers to identify breeding, explain management practices and follow up on results;
- Educational programs for Local Government staff;
- Two field programs for growers and community groups per year – this would involve up to three locations and therefore six events;
- Collation of data on incidents, types, and effectiveness of recommended practice change;
- Preparation of written materials for use and distribution by Local Government; and
- Production of an updated Stable fly management guidelines to replace the current Good practice management of manures and crop residue' in the vegetables WA Good Practice Guide.

**Comment**

The Stable fly (*Stomoxys calcitrans*), is a common fly which mainly bites horses and cattle, but also humans, dogs and pigs. The most common areas that the flies breed in are manures (mainly chicken manure) and vegetable crop waste. The Shire of Gingin has, ever since the introduction of market gardening to the area, suffered plague proportions of these insects and receives hundreds of complaints each year.

Complaints to the City of Wanneroo regarding Stable flies have fallen over the years as the number of market gardens and animal stock in the area decrease.

Although it could be argued that because the City receives very few Stable fly complaints there is no real need to contribute to the program, it is however a good opportunity to tackle this problem from a regional and multi-level government perspective. The Shire of Gingin has for many years put an extensive amount of funding and staff hours into surveillance and enforcement in an attempt to control Stable fly, however with a rate base of less than 5000 residents it has been unable to raise enough funds needed to adequately provide resources required to resolve the issue.

Currently, one issue of significance to the City is the stockpiling of manures on market garden properties causing odour complaints due to the stockpiles not being covered, or being placed too close to neighbouring dwellings. As this program proposes to include regular visits to growers and hold field programs, it may be beneficial to Council if it does decide to support the program and provide funding, to do so on the proviso that education on the appropriate management of odours from manures is included in the program.

Inquiries into the intent of the other local governments invited to participate in the program were undertaken, with Shire of Serpentine-Jarrahdale and City of Swan officers indicating their support, however their respective Councils had not yet decided on the matter. No other responses were forthcoming from the remaining local governments.

### **Statutory Compliance**

The following legislation is used by City Officers to manage Stable fly breeding:

*Health (Poultry Manure) Regulations 2001*

*Fly Eradication Regulations 1961*

### **Strategic Implications**

The proposed program of reducing the numbers of Stable fly aligns with the City's Strategic Plan 2006 - 2021 (revised 2010) as it will ensure that:

*"Objective 2.2 Improve the City's identity and community well-being through arts, culture, leisure and recreation.*

*Strategy 2.2.1 Encourages, support and provide a range of accessible recreation and leisure opportunities, both active and passive."*

### **Policy Implications**

Nil

### **Financial Implications**

The Department of Agriculture and Food, Local Government and Vegetables WA (VGA) are the key funding sources and contributions from Local Government and VGA could be matched from Horticulture Australia Ltd. (HAL) through the Voluntary Contribution (VC) funding program.

The Department of Agriculture and Food will provide \$35,000 and the Shire of Gingin \$30,000, commencing this 2010/11 season. The Shire of Gingin will also contribute an additional \$25,000pa over three years from a recent ratepayers levy.

In addition to these pledges, local government representatives at the meeting in December indicated support for the program but advised that they would need to seek Council approval for the funding. Funding sought from the City is \$10,000 per year over two years. This total amount of \$20,000 is a suggestion only and Council may increase or reduce this funding or even decline to participate.

Vegetables WA has also indicated support for this program. This will require a submission being made to them by the Department of Agriculture and Food in March 2011, when they look to allocate their levy funding to a range of research and development activities. Finalising Local Government contributions will provide the Department a more accurate estimate of funding to be requested from the vegetable industry.

### **Voting Requirements**

Simple Majority

### **Recommendation**

**That Council:-**

- 1. SUPPORTS the Department of Agriculture and Food's proposed program to manage Stable fly breeding in crop and other organic wastes; and**
- 2. CONSIDERS for inclusion in the 2011/2012 and 2012/2013 budget the sum of \$20,000 as a contribution towards the cost to provide a two year intensive field program to implement effective management of Stable fly in crop and other organic waste within affected local government areas including the City of Wannon. This funding is agreed to on the proviso that:**
  - a) The program includes an education component on the appropriate management of odours from manures; and**
  - b) That sufficient funds are collected from the invited Local Governments of Chittering, Dandaragan, Harvey, Serpentine-Jarrahdale, Waroona, Kwinana and Swan to ensure the program is viable.**



## City Business

### CB04-02/11 Tender 01040 - the Supply and Delivery of Natural Gas to Aquamotion

File Ref: 5281  
 Responsible Officer: Director City Businesses  
 Disclosure of Interest: Nil  
 Attachment(s): Nil

#### Issue

To consider Tender No 01040 – the Supply and Delivery of Natural Gas to Aquamotion for a Period of One (1) Year from March 2011 to February 2012.

#### Background

The supply of Natural Gas is an essential product required for the running of the Wanneroo Aquamotion Aquatic Centre. The natural gas is used for heating the pools and showers via the facility's on-site boilers.

The City of Wanneroo is currently seeking the services of a Contractor to supply natural gas to Aquamotion for the period of 1 March 2011 to 29 February 2012, with the option to extend for a further 12 months or part thereof. The Contractor is to nominate how the price will be calculated for the extension so that the Principal is fully aware of costs due for that period.

#### Detail

Tender No 01040 for the supply and delivery of natural gas to Wanneroo Aquamotion Aquatic Centre, for the period of one (1) year was advertised on 6 November 2010 and closed on 23 November 2010.

Essential details of the tendered contract are shown in the following table:-

Contract Type:	Fixed rate
Contract Duration:	One (1) Years
Commencement Date:	1 March 2011
Expiry Date:	29 February 2012
Extension Permitted:	Yes – Twelve (12) Months or part thereof
Rise and Fall Included:	No

The Tender Evaluation Team comprising of the Contracts Officer, Business Manager Wanneroo Aquamotion and Contracts Support Officer, evaluated the tender submissions in accordance with the following selection criteria and weightings:-

- Price of works (70%);
- Response to Schedule Two (tenderer's detailed information) (25%); and
- Simplicity of Billing (5%).

Tender submissions were received from the following companies:-

- Alinta Sales P/L
- Retail Electricity Corporation T/A Synergy

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

### **1. Price of Works 70%**

This criterion was assessed on the prices submitted for the one (1) year period. In regard to the option to extend for a further 12 months or part thereof, Synergy's prices are valid on both a one and two year term. Alinta's prices for a second year were noted in their submission as being subject to further discussion.

The assessment of the tenderer's pricing resulted in the following ranking:-

<b>Tenderer</b>	<b>Rank</b>
Synergy	1
Alinta	2

Based on annual usage estimates, the estimated annual cost derived from Synergy is \$174,221.68, while the estimated annual cost derived from Alinta is \$206,069.77. Synergy provided a rate per gigajoule and daily supply charge. Alinta provided a rate per gigajoule and no daily supply charge. The estimated annual costs above have taken these charges into account.

### **2. Response to Schedule Two 25%**

The assessment of the tenderer's response to schedule two resulted in the following ranking:-

<b>Tenderer</b>	<b>Rank</b>
Synergy	1
Alinta	1

Schedule Two requested general information about the tenderer's company profile, contact details, after sales support, billing and payment services, metering charges and general terms/conditions. Both tenderers received equal ranking from the Tender Evaluation Team because they both responded comprehensively to the request for details.

### **3. Simplicity of Billing 5%**

The assessment of the tenderer's simplicity of billing resulted in the following ranking:-

<b>Tenderer</b>	<b>Rank</b>
Synergy	1
Alinta	2

Both tenderers offered the option of electronic or mailed billing. The difference between the two is based on the billing cycle offered. Synergy offers a 30 day invoice timeframe (in line with the City's payment schedule). Alinta offers a 14 day invoice timeframe.

#### **4. Overall Weighted Scoring**

The ranking of the tenders received, based on an overall weighted score is shown below:-

<b>Tenderer</b>	<b>Rank</b>
Synergy	1
Alinta	2

Overall, it is considered that Synergy offers the best value for money for the supply of gas to Wanneroo Aquamotion. Whilst Alinta does not include a daily supply charge in its pricing, the extra amount charged per gigajoule and the total pricing structure equates to a higher estimated annual expenditure when compared to Synergy. Accordingly, it is recommended that Synergy be awarded the one (1) year contract to supply natural gas to the Wanneroo Aquamotion Aquatic Centre; with the option to extend for a further 12 months or part thereof.

#### **Comment**

Nil

#### **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.

The Manager Governance and Executive Services has reviewed the tender selection process for fairness and compliance and is satisfied with the evaluation process.

#### **Strategic Implications**

The supply and delivery of natural gas to Aquamotion is consistent with the following City of Wanneroo Strategic Plan 2006-2021 (Revised 2010) outcome objective:

*“Outcome 2: Social*

*2.2.1 Encourage, support and provide a range of accessible recreation and leisure opportunities, both active and passive.”*

#### **Policy Implications**

Nil

#### **Financial Implications**

The expenditure associated with the supply and delivery of Natural Gas to Aquamotion, is a direct operational cost and provided for under the relevant operating budget. Based on annual usage estimates, the estimated annual cost derived from Synergy is \$174,221.68. It is noted that Synergy is the current contracted supplier for natural gas to Aquamotion.

#### **Voting Requirements**

Simple Majority

**Recommendation**

**That Council ACCEPTS Tender No. 01040 from Synergy for the supply and delivery of Natural Gas for a period of one (1) year, from 1 March 2011 to 29 February 2012, with option to extend for a further 12 months or part thereof according to Synergy's year one formula.**

## **Infrastructure**

### **Asset Management**

#### **IN01-02/11      Tamala Park Coastal Reserve - Update on the Coastal Dual Use Path and Land Tenure And Management**

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File Ref:	4610
Responsible Officer:	Director Infrastructure
Disclosure of Interest:	Nil
Attachment(s):	1

### **Issue**

To consider a funding contribution to the design of the coastal dual use path and a possible land tenure and management position following the establishment of the Tamala Park Coastal Reserve and construction of the coastal foreshore path.

### **Background**

At its meeting on 15 December 2009 (Item No IN01-12/09 refers), Council resolved:

1. *"DOES NOT AGREE to continue to maintain the Coastal Crown Reserve 35890 in accordance with the current Management Order; only that section remaining within a revised Foreshore Reserve to be agreed with the Western Australian Planning Commission;*
2. *PROVIDES in principle agreement to maintain the part of Coastal Crown Reserve 20561 remaining within a revised Foreshore Reserve in accordance with the current Management Order;*
3. *REQUESTS that the Management Order for the remaining part of the Coastal Crown Reserves 20561 and 35890 be reverted to the Conservation Commission by Western Australian Planning Commission;*
4. *ADVISES the Western Australian Planning Commission (WAPC) that retention of the Management Order in the Foreshore Reserves is conditional on the State Government confirming that the cost for the construction and maintenance of the proposed dual-use path will be borne by the Department of Environment and Conservation or the WAPC, the path route will not be on the Foreshore Reserve created from Reserves 35890 and 20561 and that the path will be a direct connection between the existing path network along the coastline;*
5. *LISTS additional funds for inclusion in the City's Draft Ten Year Capital Works Program for future coastal recreational facilities within the area; and*
6. *NOTES that the City of Joondalup and Tamala Park Regional Council will be advised of Council's resolution."*

The Department of Planning (DoP) has progressed the development of a Draft Establishment Plan, under the advice of the Tamala Park Coastal Reserve Advisory Committee (TPCRAC) and is now seeking advice on land tenure and management.

### **Detail**

Discussions at the TPCRAC and with officers from the City of Joondalup and DoP have suggested the principle that the western boundary of the Coastal Reserve be defined by the route of the coastal dual use path, as this would form a physical edge, whilst still being contained within the Park.

The best route for the path has still to be determined and will depend on the topography and requirement for earthworks and vegetation quality. This will require a detailed flora and fauna survey and engineering design to identify any options that may be available. Whilst the path is part of the Regional Coastal path network, the City's ratepayers will benefit from its construction and the City does have management responsibility for the maintenance of the Foreshore Reserve. Therefore, it may be appropriate for the City to make an equal contribution with the City of Joondalup and the DoP towards the cost of determining the most appropriate location for the path.

Access to the northern end of the beach (Clayton's Beach) was formerly provided by an access track and informal car parking off Longbeach Promenade, however this has been closed due to antisocial behaviour. A limited amount of on-street parking is provided on Longbeach Promenade adjacent to the access. Additional parking is available at the northern end of the beach off Alexandria View.

The City's *Foreshore Management Plan for Mindarie – Quinns Rocks (June 2004)* identifies the area to be a "medium intensity" recreation area. It was also identified in a DoP Coastal Engineering Study (Technical Report No 475, October 2008) as a suitable location for development as a recreational swimming beach.

### **Consultation**

The issue of management responsibility of the land adjoining the proposed Conservation Reserve has been discussed at meetings of the Tamala Park Coastal Reserve Advisory Committee, which includes members of local community groups.

### **Comment**

The development of additional residential properties and improved access to the area, as proposed in the Tamala Park Structure Plan, will further increase the demand for recreational facilities and it may therefore be appropriate for the development of a car park and changerooms within the northern portion of what is currently Reserve 35090. The City of Wanneroo would be responsible for the management of this area, in common with other coastal recreation areas.

This would form a continuous foreshore reserve, possibly as shown in **Attachment 1**. As with the coastal dual use path, the exact location of the boundary between the two land parcels would be defined by physical infrastructure, such as a road or access paths and will need to be determined by a flora and fauna study and detailed engineering design.

The alignment of the proposed coastal dual use path traverses areas of high environmental value and a detailed survey and design is required to locate the path to provide universal access with minimum environmental impact.

The flora and fauna survey can only be carried out in spring of each year to allow best identification of flowering species. The impact of earthworks for the coastal dual use path on the vegetation and the cost of mitigating this will be one of the main factors in determining the route.

### **Statutory Compliance**

Nil

### **Strategic Implications**

The proposed Coastal Dual Use Path is consistent with the following City of Wanneroo Strategic Plan 2006 – 2021 outcome objectives:

*“Social”*

2.2 *Improve the City’s identity and community well being through arts, culture, leisure and recreation”*

### **Policy Implications**

Nil

### **Financial Implications**

All costs relating to the creation of new reserves and transfer of land will be the responsibility of DoP.

Funding for the physical infrastructure, such as the coastal dual use path, plus any recreational facilities such as car park, access paths and roads and changerooms at Claytons Beach should be provided by the State Government, due to their Regional benefit. This may be in the form of direct financial contribution, or through the various grant programmes

It is considered that a study to determine the route of the coastal dual use path and the route and location of any recreational facilities at Clayton’s Beach will cost approximately \$150,000, of which the three affected parties, namely the Cities of Wanneroo and Joondalup and DoP, would each contribute \$50,000. This can be considered for funding in the 2011/2012 budget.

### **Voting Requirements**

Simple Majority

### **Recommendation**

**That Council:-**

- 1. AGREES in principle to the City of Wanneroo accepting care and control of the land to be bounded by Longbeach Promenade, Alexandria View and the approved routes of the coastal dual use path and Clayton’s Beach recreation facilities, noting that final boundaries are subject to detailed assessment and design; and**



2. **CONSIDERS** for inclusion in the 2011/2012 budget the sum of \$50,000 as a one third contribution towards the cost of a study to determine the best route for the coastal dual use path and recreational infrastructure, noting that it has previously been recommended by Council that the cost of construction and maintenance of the coastal dual use path should be borne by the State Government.

ATTACHMENT 1



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**IN02-02/11      Lake Gngangara Strategic Offset Proposal - Progress Report and Additional Requirements**

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File Ref: 4119  
Responsible Officer: Director Infrastructure  
Disclosure of Interest: Nil  
Attachments: 1

**Issue**

To consider an updated land management proposal and environmental offset at Lake Gngangara for the clearance of native vegetation to allow for infrastructure projects.

**Background**

Council considered a report at its meeting on 17 November 2009, (Item No IN02-11/09 refers) regarding an Offset Banking Package strategy to address environmental offset conditions linked to clearing permits required for projects listed in the first five years of the City's 10 year Capital Works Program and resolved, amongst other items, to:

- "c. *Land Offset - Reclassification of land at Lake Gngangara (13.2 hectares) currently under the ownership of Western Australian Planning Commission to the City of Wanneroo's management, with the vesting purpose of 'Parks and Recreation' and amalgamation with land already under the City's management in this area.*"

As a result, Administration has been negotiating with the WAPC regarding the proposed changes in management. These negotiations have resulted in a change to the original land management proposal to include Lot 11 (2.3 hectares) as shown in **Attachment 1** which depicts the revised City of Wanneroo Land Management Plan for Lake Gngangara, outlining the extent of the land parcels to be re-vested, protected and rehabilitated.

**Detail**

Previously, Lots 1, 800, 802 and 2470 within Lake Gngangara were sought for management from the WAPC, to form part of the environmental offset offered to Department of Environment and Conservation (DEC) and Department of Sustainability, Environment, Water, Population and Communities (DSEWPC). It was noted that Lot 11, also currently managed by the WAPC, would become 'land-locked' as a result of the City taking over the management of the above-mentioned lots and therefore rendering day-to-day management by WAPC problematic.

The transfer of management of these lots to the City would result in them being amalgamated onto one title and creation of one regional Reserve for the site. The City would take over the on-going management of the land and the management order issued to the City by the Department of Regional Development and Lands (DRDL) would be for 'Conservation and Passive Recreation,' complementing the City's proposed amendment to the District Planning Scheme No2 to include the category 'Conservation and Passive Recreation' as a new reserve under the Scheme.

**Comment**

Administration has approached the WAPC to seek a management order of the land around Lake Gngangara (Lots 1, 800, 802 and 2470), which is currently in WAPC ownership, advising that these lots are to be considered for potential environmental offsets.

This has been agreed to in principle by WAPC Property Management Services, however final agreement is still to be negotiated with respect to the above-mentioned lots and the newly proposed management of Lot 11.

The strategic environmental offset at Lake Gnangara will provide an opportunity to rationalise the land management in the area. Liaison with WAPC has resulted in the request for Lot 11 to be included in the rationalisation of lots required by the City for its environmental offset. The proposed inclusion of Lot 11 for management by the City is a satisfactory request that allows for any possible additional environmental offset required by DSEWPC.

As part of the City's offset commitment, it will be necessary to not only conserve and provide tenure for these land parcels by including them into the Lake Gnangara Conservation Reserve, but to also rehabilitate the bare areas within the Reserve.

### **Statutory Compliance**

*Environmental Protection Act 1986*

*Environmental Protection and Biodiversity Conservation Act 1999*

*Aboriginal Heritage Act 1972*

### **Strategic Implications**

Clearing of vegetation associated with Council approved road projects and the resultant management of the conservation areas identified as part of the Offset Banking Package, are consistent with the following City of Wanneroo Strategic Plan (2006-2021) (reviewed 2010), outcome objectives:

*"Environmental*

*1.1 Improve conservation of local Biodiversity in designated areas*

*1.4 Minimise impact of development on natural landforms*

*Social*

*2.1 Increase choice and quality of neighbourhood and lifestyle options*

*2.2 Improve the City's identity and community wellbeing through art, culture and leisure and recreation."*

### **Policy Implications**

Nil

### **Financial Implications**

The rehabilitation works required for Lots 1, 800, 802 and 2470 to accommodate the environmental management commitments identified in the Offset Banking Package are budgeted within the Environmental Offset Program of the 10 year Capital Works Program (10 YCWP) and the subsequent on-going maintenance funded by the Operational Budget.

It will be necessary to amend the City's 10YCWP and Operational Budget to reflect the capital costs and on-going costs associated with the inclusion of Lot 11, an extra 2.3 hectares on top of the already Council endorsed 13.2 hectares requiring restoration and management at Lake Gnangara. This will be determined for consideration as part of the 2011/2012 Budget process.

### **Voting Requirements**

Simple Majority

## **Recommendation**

### **That Council:**

- 1. ENDORSES the inclusion of Lot 11 (currently under the ownership and management of the Western Australian Planning Commission) into the land management and environmental offset proposal at Lake Gnangara (Refer Attachment 1) for the clearing of native vegetation associated with road projects, noting that area will increase from 13.2 hectares to 15.5 hectares;**
- 2. Subject to approval of the offset package at Lake Gnangara by the Department of Sustainability, Environment, Water, Population and Communities to, AUTHORISES the Director Infrastructure to negotiate a Land Management Agreement for Lake Gnangara with the Western Australian Planning Commission; and**
- 3. NOTES that the Environmental Offset Program component of the 10 Year Capital Works Program will be updated to reflect the increase costs resulting from the ongoing rehabilitation of Lot 11.**



ATTACHMENT 1



## Infrastructure Maintenance

### IN03-02/11      Broadview Park, Landsdale - Limestone Wall Supporting the Pathway, Lookout and Gazebo

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File Ref:	1552
Responsible Officer:	Director Infrastructure
Disclosure of Interest:	Nil
Attachment(s):	2

#### Issue

To consider options to rectify damage to the limestone wall supporting the lookout and gazebo overlooking the lake in Broadview Park, Landsdale.

#### Background

Regular maintenance inspections and a query from two elected members has prompted a need to review the structural integrity of the limestone wall supporting the pathway and gazebo which overlook the lake at Broadview Park. Refer **Attachment 1** for location and **Attachment 2** showing the condition of the limestone wall and associated infrastructure.

#### Detail

A site assessment at Broadview Park Lake highlighted that the limestone retaining wall on the eastern side, which supports the land area where the gazebo and the lookout/pathway are built, had subsided. This caused the pathway at one location to also subside. Some minor subsidence on the western side was also observed. Minor mortaring of the joints appears to have been undertaken in the past to repair the wall. The inspection did not highlight any concerns regarding the structural integrity of the gazebo

The subsided section of the pathway has been fenced off due to the trip hazard, and a tree, growing through the limestone wall joints has also been removed. No attempt has been made to fill the subsided section of the pathway with more asphalt due to the further potential damage that may be caused by compaction. The site is being monitored on a weekly basis to determine any further deterioration and risk to the community .

Due to structural issues, an engineering consultant was commissioned to undertake a preliminary investigation and provide a report, along with recommendations for further action.

The engineering consultant's report outlined the following four options being worthy of further consideration:

1. Demolish the existing platform and replace with a timber walkway suspended on concrete plies.
2. Build an elevated timber walkway supported by its own piles above the existing platform and allow the existing platform to gradually deteriorate over a long time.
3. Demolish the existing platform, gazebo and tree island and regrade the bank to create more shoreline.

4. Cut the surface approx 1500mm from the edge of the platform and using a small trench digger excavate the material behind the limestone wall to below the water line and repair the vertical course of limestone blocks to the original position and backfill with suitable quality material and refill and resurface.

In addition, an option 5 has been suggested by Infrastructure officers which involves construction of a similar new facility incorporating a timber boardwalk supported by pile foundations, relocation of the gazebo onto the new structure, demolishing the existing limestone wall/pathway and regrading the bank to create an extended shoreline.

The analysis of the Options is summarised as follows:

- Option 1 is feasible but the construction would be more difficult due to constant dewatering that would be necessary
- Option 2 is also feasible but would have ongoing issues with the removal of the materials associated with the ongoing deterioration of the limestone wall underneath.
- Option 3 is not support as it will result in the removal of the current facility which has been available to the community for recreation and enjoyment for many years.
- Option 4 is feasible but requires further assessment of the dewatering requirement.
- Option 5 will be the most suitable from a construction point of view. Under this option, the new facility can be constructed within few metres from the existing by preparing the site with additional sand and constructing the facility above it. The existing facility can remain for partial use whilst the new one is constructed and can be demolished upon the commissioning of the new facility.

It is considered that Options 4 and 5 are suitable for detailed assessment and costing. The preliminary investigation undertaken so far does not include any details of the scope of work for either of the options, nor does it include any cost estimates. It is therefore proposed that the City commissions a structural engineering consultant to provide a two stage consultancy service; with stage one being the feasibility of the suitable renewal options (4 and 5) or a further option determined from on site testing by the appointed consultant, including preliminary cost estimates. Stage 2 would comprise the detailed design and documentation of the preferred option to enable the advertising of a suitable tender.

This consultancy is estimated to cost in the order of \$25,000. No funding provisions are available in the approved 2010/2011 budget and a budget variation as detailed in the *Financial Implications* section of this report is therefore necessary.

### **Consultation**

External consulting engineering advice has been obtained.

### **Comment**

Broadview Park is a popular park in Landsdale and the complete closure of the walkway will cause inconvenience to the visitors and would not be acceptable to the community. Therefore it is appropriate that the walkway is kept open with the subsided section fenced off and monitored until the implementation of the remedial works.

It is also appropriate that a facility similar to the current one is available at Broadview Park. Due to the specialist nature of the works, the appointment of structural engineering consultant to undertake detailed feasibility and design is supported.



It is important to commission a consultant immediately with a view to complete the stage one of the consultancy by end April 2011. This will allow this project to be listed for consideration in the current budget process for allocation of funds in the 2011/12 Capital Works Budget. The proposed budget variation to reallocate \$25,000 for commissioning the consultant is recommended accordingly.

### **Statutory Compliance**

Nil

### **Strategic Implications**

The consideration of options for the remedial works at Broadview Park Lake is consistent with the City of Wanneroo Strategic Plan 2006-2021 (Revised 2010) outcomes and objectives:

*“Environmental*

*1.4 Improve the quality of the built environment*

*Social*

*2.1 Increase choice and quality of neighbourhood and life style options”*

### **Policy Implications**

Nil

### **Financial Implications**

Funding of \$25,000 is required to seek consultancy service for the further detailed investigation of suitable renewal options related to the deteriorated limestone wall at Broadview Park Lake.

An amount of \$1.5M has been allocated in Project Number PR-1661 for Irrigation Infrastructure Replacement Program. A number of projects have been undertaken and others scheduled to be undertaken during the remainder of the financial year. It is proposed to reduce the overall allocation for this program to \$1.475M and reallocate \$25,000 for commissioning consultants to provide services relating to Broadview Park Lake. The Irrigation Infrastructure Replacement Program will be adjusted to meet the revised allocation of \$1.475M.

The Manager Finance confirms that the budget variation is in compliance with Part 6 - Financial Management of the Local Government Act and Part 2 - General Financial, Management of the Local Government (Financial Management) Regulations 1996.

### **Voting Requirements**

Absolute Majority

### **Recommendation**

**That Council:-**

- 1. AGREES to the appointment of a consultant to undertake a detailed feasibility of the suitable renewal options and design/documentation of the preferred option for the upgrading of the lookout, pathway and gazebo structure at Broadview Park, Landsdale;**

2. Pursuant to Section 6.8(1)(b) of the Local Government Act 1995 **APPROVES BY ABSOLUTE MAJORITY** the expenditure of \$25,000 for the appointment of a consultant to undertake a detailed feasibility and design/ documentation for the lookout/pathway structure at Broadview Park Lake, Landsdale;

3. **NOTES** the following budget variation to reflect the transfer of interest:

Cost Code	From	To	Description
PR - 1661	\$25,000		Irrigation Infrastructure Replacement Program
PR - 2150		\$25,000	Broadview Park Lake, Landsdale - consultancy

4. **NOTES** that a report will be presented to Council on the outcomes of the design/documentation process and the financial impact of the proposed structure.





**ATTACHMENT 2**

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**ATTACHMENT 2**  
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**ATTACHMENT 2**

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**IN04-02/11      Hydrozone Concept Plans for the Upgrade of the Irrigation at Butterworth Park, Koondoola and Edgar Griffiths Park, Wanneroo**

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File Ref: 1546, 1729, 4330  
Responsible Officer: Director Infrastructure  
Disclosure of Interest: Nil  
Meeting Date: 8 February 2011  
Attachment: 1

**Issue**

To consider hydrozone concept plans for the upgrade of irrigation infrastructure at Butterworth Park, Koondoola and Edgar Griffiths Park, Wanneroo.

**Background**

Butterworth and Edgar Griffiths Parks are both active playing parks used by local sporting groups on a regular basis and by the public for general recreational activities.

Butterworth Park has 4.5 hectares of irrigated turf and Edgar Griffiths Park, 4.0 hectares of irrigated turf. The design of the existing irrigation infrastructure does not distinguish between the active playing areas and the passive areas, resulting in the inefficient use of water. The irrigation systems were installed many years ago and have now reached a stage where both parks require considerable maintenance of the infrastructure due to failing components and there is inefficient use of water due to regular mainline breakages and valve failures.

**Detail**

In line with the asset management practice and the City's adopted "renew before new" approach, \$1.5M funding was allocated in the 2010/2011 Capital Works Budget to implement the Irrigation Infrastructure Replacement Program. Based on the available data relating to the irrigation assets, a thorough review was undertaken and priority projects were identified for implementation during 2010/2011. The projects identified replacement of irrigation infrastructure such as bores, pumps, controllers, aerators, cabinets at various locations and complete upgrade of irrigation infrastructure in Butterworth Park and Edgar Griffiths Park.

It is proposed to upgrade the irrigation infrastructure at Butterworth and Edgar Griffiths Parks in line with the current practices recommended by the Department of Water (DoW) and Water Corporation. The most important practice recommended by DoW is to design the new irrigation based on hydrozoning principles which result in different irrigation regimes for the different parts of the parks.

The hydrozone watering design allows:

- responsible and sustainable use of water allocation;
- target specific watering requirements, such as training areas, goal areas etc;
- water management between hydrozoned areas;
- compliance with best industry practice DOW recommendations; and
- the application of minimum volumes to achieve acceptable turf standards and reduction in overall operating costs.

Hydrozone concept plans, as shown on **Attachment 1**, have been prepared to assist the detailed design of irrigation infrastructure for these two parks. As per the concept plans, it is proposed to reticulate the parks by creating different irrigation zones as detailed below:



- Active Playing Areas – hydrozone 1
- Non Active Playing Areas - hydrozone 2
- Passive Areas – hydrozone 3
- Nature Strip adjoining the reserve – hydrozone 4

These hydrozones will be separate areas capable of addressing each zone's watering requirements without affecting any other zone. Even within each hydrozone, some areas can be controlled by individual valves whereby creating further sub-zones to suit the specific requirements and operational conditions. Generally the area under hydrozone 1 will be irrigated at a much higher standard to provide safe playing areas, while the area under hydrozone 3 will be irrigated at much lower standard to ensure that the trees and understorey turf is maintained to a healthy standard. Areas under the hydrozone 4 will be irrigated at a rate suitable to blend with the adjoining streetscape of the area.

Subject to the Council's endorsement of these concepts, it is proposed to finalise the detailed design and documentation with a view to invite tenders in early March 2011 and appoint contractors by end of April 2011. The construction works will be undertaken during May and June 2011. The sporting clubs and community groups who use these two parks will be advised prior to the commencement of works to ensure that their needs are met during the construction period.

### **Consultation**

Nil

### **Comment**

The current irrigation systems at Butterworth and Edgar Griffiths Parks allow for a "blanket" watering application which is generally classified as 'non-hydrozoned', where the active playing areas are irrigated on the same stations as passive areas. This results in excessive water being applied to areas not requiring the higher application rates specific for the active areas.

The irrigation systems at both Butterworth and Edgar Griffiths Parks are indicative of systems that have exceeded their expected life cycle, resulting in higher maintenance costs and interruptions causing inconvenience to the users.

It is therefore appropriate that irrigation systems at Butterworth and Edgar Griffiths Parks are upgraded with new systems, based on hydrozone principles.

### **Statutory Compliance**

Nil

### **Strategic Implications**

The upgrading of irrigation infrastructure at Butterworth and Edgar Griffiths Parks is consistent with the City of Wanneroo Strategic Plan 2006-2021 (Revised 2010) outcomes and objectives:

#### *"Environmental*

1.2 *Protect, conserve and recycle water.*

1.4 *Improve the physical quality of the built environment."*

**Policy Implications**

Nil

**Financial Implications**

The Irrigation Infrastructure Replacement Program (PR-1661) prepared for 2010/2011 includes a provision of \$350,000 for the renewal and hydrozoning of the irrigation systems at Butterworth and Edgar Griffiths Parks. A detailed cost estimate will be prepared after the completion of the detailed design to confirm the funding allocation prior to the appointment of contractors.

**Voting Requirements**

Simple Majority

**Recommendation**

**That Council ENDORSES the proposed hydrozones for Butterworth Park, Koondoola and Edgar Griffiths Park, Wanneroo as shown on Attachment 1, to be used as the basis for the irrigation design for upgrading of the existing irrigation systems at these parks as part of the 2010/2011 Irrigation Infrastructure Replacement Program.**

## ATTACHMENT 1

page 1 of 2

# Butterworth Park, Koondoola





## ATTACHMENT 1

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## Tenders

### IN05-02/11      **Tender No. 01039 - Kingsway Regional Sporting Complex - Netball Courts Landscape Development, Madeley**

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File Ref:	4225
Responsible Officer:	Director Infrastructure
Disclosure of Interest:	Nil
Attachment(s):	Nil

## Issue

To consider Tender 01039 for the Netball Courts Landscape Development and Associated Works at the Kingsway Regional Sporting Complex, Madeley.

## Background

Council considered a report in relation to the Kingsway Netball Landscape Development Concept Plan, Madeley at its meeting on 19 October 2010 (Item IN01-10/10) and adopted the following resolutions:

1. *"ENDORSES the Landscape Development Concept Plan for the Kingsway Netball facility at Madeley referenced as City of Wanneroo Drawing Numbers 2636-1-0 and 2636-2-0, incorporated as Attachment 1 to this report;*
2. *APPROVES the inclusion of the following additional items as part of the Tender Price Schedule on a priority options basis, with funding consideration to be determined as part of the Tender Assessment report:*
  - *Removal of existing pine trees/replanting with suitable tree species (Priority 1)*
  - *Rubbish bin storage areas (Priority 2)*
  - *Removal of existing concrete slabs and replacement with concrete (Priority 3)*
  - *Disabled access upgrade to the Western courts (Priority 4)*
  - *Extension to the footpath network (Priority 5)*
  - *Upgrade of two existing vehicle accessways (Priority 6)*
  - *Upgrade of the security fencing (Priority 7);*
3. *NOTES that Administration will proceed with final design and on completion, advertise for tender;*
4. *NOTES that Administration will enter into negotiation with the Australian Government's Department of Regional Australia, Regional Development and Local Government to review current Funding Agreement budgets and expenditure to determine whether savings in the project budget can be redirected to fund the additional items as outlined in Recommendation 2; and*
5. *NOTES that a further report will be presented to the 14 December 2010 meeting of Council on the tender assessment process and outcome of funding options to cover additional items as outlined in Recommendation 2."*

In addressing the above resolutions it is advised that Items 1 through 4 were actioned in accordance with the direction given, with the tender advertised to reflect Council's resolution as identified in Item 2 above. Whereas, the delay in relation to reporting to Council (ie: Item 5) resulted as a consequence of an extension in the tender period of 3-weeks that was approved in order to provide tenderers more time to fully assess the various optional works identified. As a consequence, the original tender closing date of 23 November 2010 was rescheduled to 14 December 2010.

### **Detail**

The final component of the Funding Agreement entered into requires the City to improve the landscaped environment within and around the Netball facility to provide additional amenity for the court users. This includes a new playground for children to be installed in the vacant land area located immediately behind the Kingsway Indoor Stadium, custom designed shelters to be installed around the courts, and additional furniture such as seating and drinking fountains.

The improvements works as tendered also include the following optional works:

- Removal of existing pine trees/replanting
- Provision of disabled access to the Netball Administration Centre and Western courts;
- Extension to the footpath network servicing the Netball facility;
- Upgrade of the existing vehicle accessways servicing the court areas;
- Formalisation of an additional car park area to the south of the Western courts;
- Upgrade of the security fencing/gates; and
- Upgrade of the footpath and paved areas around the Netball Clubrooms.
- Provision of three fenced bin store locations, two either side of the Netball Clubrooms and one near the kiosk/toilets servicing the Western courts.

Tender No 01039 was advertised on 3 November 2010, with closure initially scheduled for Tuesday 23 November 2010. A 3-week extension to closure was subsequently issued, with the revised closure date being Tuesday 14 December 2010.

Tenders were received from the following five companies:

- Curnow Group Pty Ltd
- DME Contractors
- Environmental Industries
- Frogmat Environment Pty Ltd
- Newscape Contractors

### ***Tender Assessment***

A Tender Evaluation Panel was established comprising, the City's Consultant Landscape Architect, the City's Project Manager Infrastructure Development and the City's Contracts Officer who also provided guidance on policy and protocol issues.

The tenders were assessed and evaluated against the following criteria:

- Price for the services offered
- Previous experience in similar projects
- Availability of resources and capacity
- Organisational and quality management
- Safety Management

The Tender Evaluation Panel members evaluated the submissions separately and met as a group to discuss and combine the scoring attributed to each tenderer.

Each category of the Selection Criteria was awarded a point score on the basis of the information supplied within the submitted tender and reported as follows:

***Price for the Services Offered (60%)***

This criterion was assessed on the price schedules submitted by each tenderer for the base tender items and the separately scheduled optional works. A summary of tender priced totals received is tabled below:

<b>Tenderer</b>	<b>Base Tender Price Landscaping</b>	<b>Base Tender Price Optional Works</b>	<b>TOTALS</b>	<b>Ranking</b>
Newscape Contractors	\$389,665.38	\$163,484.05	<b>\$553,149.43</b>	
DME Contractors	\$371,473.79	\$197,156.43	<b>\$568,630.22</b>	
Frogmat Environmental	\$371,231.00	\$207,527.50	<b>\$578,758.50</b>	
Environmental Industries	\$435,764.67	\$186,521.49	<b>\$622,286.16</b>	
Curnow Group	\$540,313.52	\$195,503.05	<b>\$735,816.57</b>	

Note: The lowest price for Landscaping (ie: excluding Optional works) was submitted by DME Contractors and Frogmat Environmental with a price difference of only 0.1% (\$242.79). When considering the cost for the optional works Newscape Contractors provided the best price with a price difference of 2.8% (\$15,480.79) compared to DME Contractors.

***Previous experience in similar projects (20%)***

The tenders were assessed on the tenderer's experience with previous contracts and works completed of a similar size and nature, experience of key personnel and commentary from professional experience to support the tenderer. The assessment of this criterion also considered the resources currently available to the tenderer to fulfil the contract, including the number of personnel, direct and subcontracted labour, trade disciplines and qualifications/training of staff. Assessed ranking is noted as follows:

<b>Tenderer</b>	<b>Rank</b>
DME Contractors	1
Environmental Industries	1
Newscape Contractors	2
Frogmat Environmental	3
Curnow Group	4

Note: Environmental Industries and DME Contractors supplied detailed information about experiences in similar projects, whereas the Curnow Group did not provide any information about previous experience in relation to landscaping projects undertaken.

***Availability of Resources and Capacity (10%)***

Assessment of this criterion considered the tenderers available resources, their capacity as to how they proposed to carry out the project and a breakdown of timeframes for tasks associated with the project. In review it is noted that DME Contractors and Environmental Industries both provided varied levels of evidence within their respective submissions demonstrating their ability to resource for tasks associated to complete the project.



<b>Tenderer</b>	<b>Rank</b>
DME Contractors	1
Environmental Industries	2
Frogmat Environmental	3
Newscape Contractors	3
Curnow Group	4

#### ***Organisational and Quality Management (5%)***

Each of the tenderers provided a varied level of documentation relating to Organisational and Quality Management within their companies, and it was assessed based on the information presented with the tender submissions that the Curnow Group submission was significantly superior for this criterion.

<b>Tenderer</b>	<b>Rank</b>
Curnow Group	1
DME Contractors	2
Newscape Contractors	3
Frogmat Environmental	3
Environmental Industries	4

#### ***Safety Management (5%)***

The tenderer's provided a varied level of documentation relating to Safety Management within their company and based on documentation presented, it was assessed that the Curnow Group submission was significantly superior for this criterion.

<b>Tenderer</b>	<b>Rank</b>
Curnow Group	1
DME Contractors	2
Frogmat Environmental	2
Newscape Contractors	3
Environmental Industries	4

#### ***Overall Weighted Scoring***

The Tender Evaluation Panel scored each tender against the previously determined criteria, with the overall ranking of the tenders based on a weighted score tabled as follows:

<b>Tenderer</b>	<b>Rank</b>
DME Contractors	1
Newscape Contractors	2
Frogmat Environmental	3
Environmental Industries	4
Curnow Group	5

In consideration of the above evaluation, the tender submitted by DME Contractors for a fixed lump sum price of \$568,630.22 is recommended by the Tender Evaluation Panel to be the best value for money.

DME Contractors has confirmed that they have the resources and capacity available to commence during April 2011. This also meets the conditions as outlined in the funding agreement entered into between the City and Federal Government.

### **Consultation**

Previously undertaken with the Wanneroo Netball Association as part of the Landscape Concept Plan development for the Netball facility.

### **Comment**

Tender evaluation has been undertaken in accordance with the selection criteria outlined in the tender documents, with the recommended tenderer, DME Contractors, having completed various landscaping projects for the City over recent years and completed assigned projects in accordance with specified requirements.

In awarding tender, Possession of Site is to be delayed until resurfacing works being undertaken for the Western courts is completed, ie: scheduled to occur no later than 31 March 2011, in order to ensure that there is no added risk of dirt/dust contamination from landscape works while the final acrylic surface is being applied. By formally awarding the tender early in February 2011 this will allow the successful tenderer time to place orders for materials, prefabricate structures as required, etc., prior to commencing works on site.

The works programme for this project is outlined as follows:

Award Recommendation	Tuesday, 8 February 2011
Letter of Award of Contract	Thursday, 10 February 2011
Possession of Site	no earlier than Monday, 4 April 2011
Project Duration	10-weeks
Estimated Project Completion	June 2011

The Project Duration of 10-weeks was initially scheduled on the basis that Possession of Site would happen within 4-weeks following Letter of Award of Contract, albeit the resurfacing works for the Western courts would still be in progress. However, in delaying provision of Possession of Site due to potential conflict with the works being undertaken in relation to resurfacing, the Project Duration will require amendment, hence Estimated Project Completion is noted for June 2011. Prior to forwarding the Letter of Award of Contract an agreed project completion date in terms of the works as specified will need to be confirmed with the successful tenderer given the extended timeframe associated between formal award and the provision of Possession of Site.

### **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.

*The Manager Governance and Executive Services has reviewed the tender selection process for fairness and compliance and is satisfied with the evaluation process.*

## Strategic Implications

The landscape development of the Netball facility at the Kingsway Regional Sporting Complex is consistent with the following City of Wanneroo Strategic Plan (2006-2021) (reviewed 2010) objectives and outcomes:

*“Social: Healthy*

*2.1 Increase choice and quality of neighbourhood and lifestyle options*

*2.2.1.1 Improve the City’s identity and community well-being through the arts, culture, leisure and recreation*

*Economic*

*3.3 Provision of timely and coordinated regional infrastructure.”*

## Policy Implications

Nil

## Financial Implications

The City has a current funding agreement in place with the Federal Government’s Department of Infrastructure, Transport, Regional Development and Local Government, namely; Community Infrastructure Program Strategic Project 301: Kingsway Regional Sporting Complex – Redevelopment and Floodlighting Upgrade, with funding of \$2.8M approved. The City has also contributed municipal funding to the project, with total project funding equating to \$3.2M. At this time Stage 1 works (ie: involved floodlight upgrade of the Western courts and court upgrade of the Eastern Courts) has been completed. Stage 2 works have commenced, with court upgrade of the Western courts approximately 60% complete and landscaping, which is the focus at this report, being the last component of the work as scoped for this project, still to be actioned.

The Department of Regional Australia, Regional Development and Local Government (DRARDLG) has confirmed funding for the optional works with the Funding Agreement to be varied to accommodate these works.

In addressing project costs expended to date, previously Stage 1 works, along with expected final costs for resurfacing works currently being undertaken for the western courts and tendered costs as per the DME Contractor’s tender submission, inclusive of all optional works, a surplus of approximately \$150,000 in grant funding is being signalled in terms of the overall \$3.2M project. All municipal funds will be fully expended, with any surplus grant funding to be returned to DRARDLG. It is noted that fund costs on completion of both the resurfacing works and the proposed landscaping works may expend some of this surplus subject to any variations that may be issued.

As there are sufficient budget funds available, it is recommended that Tender 01039 for the Netball Landscape Development and Associated Works at Kingsway Regional Sporting Complex, Madeley, be awarded to DME Contractors for its lump sum tendered sum of \$568,630.22 inclusive of all optional items.

## Voting Requirements

Simple Majority

**Recommendation**

**That Council ACCEPTS Tender 01039 from DME Contractors for Netball Landscaping Development at Kingsway Regional Sporting Complex, as per the general conditions of tendering with inclusive of all optional items for its lump sum tender sum of \$568,630.22 on the basis that Possession of Site is not to be provided earlier than Monday, 4 April 2011.**

## IN06-02/11      **Tender No. 01045 - the Provision of Spray Sealing Work on Roads Within the City of Wanneroo**

File Ref: 5438V02  
 Responsible Officer: Director Infrastructure  
 Disclosure of Interest: Nil  
 Attachment: 1

### Issue

To consider Tender No 01045 for the Provision of Spray Sealing Works on Roads within the City of Wanneroo for a Period of One Year.

### Background

The City has not required a contract for the provision of spray sealing works since 2006. As part of the Roads Asset Management Plan, a number of rural roads have been identified as requiring a new road seal which necessitates this spray sealing tender.

The scope of service covers the design, supply of all materials, installation of spray seals and all associated services required to reseal various roads within the City. Refer **Attachment 1** for Price Schedule of Rates.

### Detail

Tender No 01045 for the Provision of Spray Sealing Works within the City of Wanneroo for a Period of One Year, was advertised on 11 December 2010 and closed on 11 January 2011.

Essential details of the contract are outlined below:

Contract Type	Schedule of Rates
Commencement Date	14 February 2011
Expiry Date	28 February 2012
Extension Permitted	No

Two tenders were received from the following companies:

- R N R Contracting Pty Ltd
- Fulton Hogan Industries Pty Ltd

The Tender Evaluation Team, comprising the Coordinator Engineering Maintenance, Project Engineer Road Rehabilitation and Contracts Officer, completed the evaluation of the tenders in accordance with the following assessment criteria as detailed in the tender document:

Item No	Description	Score
1	Price for the services offered	60%
2	Resources	10%
3	Safety Management	20%
4	Experience	10%

A summary of the evaluation is as follows:

**Price for the services offered (60%):**

Following an initial review of prices, discussions took place with both tenderers to clarify prices associated with certain items of the price schedule, in particular, the spray seal design component. Both tenderers submitted in writing, amended figures which were used to calculate the estimated costs for predicated quantities of various items expected to form the basis of the spray sealing work.

A detailed spreadsheet was prepared to calculate the estimated cost of the proposed Spray Seal Program using the rates provided by each tenderer. This resulted in the tenderers being ranked as follows under this criteria:

Company	Rank
Fulton Hogan Industries Pty Ltd	1
R N R Contracting Pty Ltd	2

**Resources (10%):**

Based on the information provided in their tender submissions, each company has been ranked according to the amount of resources available to undertake the works, including supervision, machinery and operators. Both companies demonstrated that they have the resources to carry out the City's work in a timely manner. The information provided has resulted in the tenderers being ranked equally under this criteria:

Company	Rank
Fulton Hogan Industries Pty Ltd	1
R N R Contracting Pty Ltd	1

**Safety Management (20%):**

Evidence of safety management policies and practices were assessed from the tender documents. The assessment for safety management was based on the tenderer's response to Occupational Health and Safety Management Plans as requested in the tender documents. It was assessed that both tenderers have provided detailed evidence of Safety Management Plans and current practices. The information provided has resulted in the tenderers being ranked equally under this criteria:

Company	Rank
Fulton Hogan Industries Pty Ltd	1
R N R Contracting Pty Ltd	1

**Experience (10%):**

From the information provided, both tenderers have been assessed to have undertaken works similar to those likely to be undertaken under the scope of this contract. Both tenderers have undertaken these works for both the private sector and other metropolitan local authorities. The information provided has resulted in the tenderers being ranked equally under this criteria:

Company	Rank
Fulton Hogan Industries Pty Ltd	1
R N R Contracting Pty Ltd	1

**Overall Weighted Score**

The overall weighted scores have resulted in the following tender ranking:

Company	Rank
Fulton Hogan Industries Pty Ltd	1
R N R Contracting Pty Ltd	2

### **Consultation**

Nil

### **Comment**

The Tender Evaluation Team determined that Fulton Hogan has addressed all aspects of the selection criteria and has the necessary resources and staff to fulfil the requirements of this contract. The tender submission from Fulton Hogan demonstrated the best value for money for the City.

It is therefore recommended that the City accept the tender submission for the provision of spray sealing works within the City of Wanneroo for a Period of One Year from Fulton Hogan.

### **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.

*The Manager Governance and Executive Services has viewed the tender selection process for fairness and compliance and is satisfied with the evaluation process.*

### **Strategic Implications**

The Provision of Spray Sealing on various roads within the City of Wanneroo is consistent with the following City of Wanneroo Strategic Plan (2006-2021) (Reviewed 2010) outcome objectives:

*“2.5 Improve transport options and connections*

*2.5.1 Develop and implement a road network to maximise neighbourhood connectivity and support a range of transport options.”*

### **Policy Implications**

Nil

### **Financial Implications**

The currently proposed spray sealing works, required as part of the City's Road Rehabilitation Program, is estimated to cost \$250,000 per annum, based on the recommended tenderer's rates. Funds totalling \$3.3M have been allocated in the 2010/2011 Capital Works Program against PR 1087- Road Resurfacing Program for road rehabilitation works. A detailed Road Rehabilitation Program was developed at the start of the financial year and a provision of \$300,000 was made for the proposed spray seal works. It is considered that \$50,000 should be sufficient to undertake pavement repairs and associated works required as part of the spray sealing program.

### **Voting Requirements**

Simple Majority



**Recommendation**

**That Council ACCEPTS the tender submitted by Fulton Hogan Industries Pty Ltd for Tender No 01045 for the Provision of Spray Sealing Works within the City of Wanneroo for a Period of One Year commencing on 14 February 2011, as per the schedule of rates and general conditions of tendering.**

**ATTACHMENT 1**

Page 1 of 2

<b>List of items for Spray Sealing Works</b>		
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>RATE</b>
1	Preparation and submission of Spray Seal Design in the specified format (up to 1 km length for a 2 lane road)	\$/road
2	Preparation and submission of Spray Seal Design in the specified format (between 1 km and 2 km for a 2 lane road)	\$/road
3	Preparation and submission of Spray Seal Design in the specified format (greater than 2 km for a 2 lane road)	\$/road
4	Aggregates – Supply, Pre-coat, Lift, Spread & Roll as per specification (less than 50 Tonnes)	
4.1	Granite 7mm	\$/tonne
4.2	Granite 10mm	\$/tonne
4.3	Granite 14mm	\$/tonne
4.4	Diorite 7mm	\$/tonne
4.5	Diorite 10mm	\$/tonne
4.6	Diorite 14mm	\$/tonne
5	Aggregates – Supply, Pre-coat, Lift, Spread & Roll as per specification (between 50 and 100 Tonnes)	
5.1	Granite 7mm	\$/tonne
5.2	Granite 10mm	\$/tonne
5.3	Granite 14mm	\$/tonne
5.4	Diorite 7mm	\$/tonne
5.5	Diorite 10mm	\$/tonne
5.6	Diorite 14mm	\$/tonne
6	Aggregates – Supply, Pre-coat, Lift, Spread & Roll as per specification (more than 100 Tonnes)	
6.1	Granite 7mm	\$/tonne
6.2	Granite 10mm	\$/tonne
6.3	Granite 14mm	\$/tonne
6.4	Diorite 7mm	\$/tonne
6.5	Diorite 10mm	\$/tonne
6.6	Diorite 14mm	\$/tonne
7	Aggregates – Supplied, Delivered and offloaded to the City's depot storage yard	
7.1	Granite 7mm	\$/tonne
7.2	Granite 10mm	\$/tonne
7.3	Granite 14mm	\$/tonne
7.4	Diorite 7mm	\$/tonne
7.5	Diorite 10mm	\$/tonne
7.6	Diorite 14mm	\$/tonne
7.7	Minimum order for items 7.1 to 7.6	\$/tonne

**ATTACHMENT 1**

Page 2 of 2

8	Supply, delivery and spraying of Bitumen Binder consisting of all additives/ agents (measured at 15°C) to be broken down into the following payable components where required to be used as per design and specification:	
8.1	Supply, delivery and spraying of the component - Residual Bitumen measured at 15°C	\$/litre
8.2	Supply, delivery and spraying of the component - Flux Oil measured at 15°C	\$/litre
8.3	Supply, delivery and spraying of the component - Medium Curing Cutting Oil measured at 15°C	\$/litre
8.4	Supply, delivery and spraying of the component - Adhesion Agent measured at 15°C	\$ /litre
9	Supply, delivery and spraying of anti stripping agent	\$/litre
10	Mobilisation per job site / road (maximum of one charge only per job)	\$/job
11	Demobilisation per job site / road (maximum of one charge only per job)	\$/job
12	Return to sweep excess stone from Driveways, footpaths, medians and verges	\$/job

## Traffic Management

### IN07-02/11 Fatal Crash Location Report - Baltimore Parade, Merriwa

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File Ref:	3000
Responsible Officer:	Director Infrastructure
Disclosure of Interest:	Nil
Attachments:	2

#### Issue

To consider a Crash Location Report into a single vehicle fatal motorcycle accident at the intersection of Baltimore Parade and Jenolan Way, Merriwa.

#### Background

When a fatality occurs on a State road it is standard practice that Main Roads WA (MRWA) commissions a Crash Location Report (CLR) to determine if some deficiency with the road could have been a contributory cause to the accident.

The report is commissioned explicitly for the use by:

- Main Roads WA
- The Local Government authority with asset responsibility at the crash location
- WA Police
- The State Coroner

Similar to a Road Safety Audit, the CLR incorporates a Corrective Action Report (CAR) in which the findings and recommendations are listed. The CLR and the CAR are referred to the appropriate state and local government road asset managers for consideration of appropriate remedial measures. Asset managers are not bound to agree with the contents of the report, however, the asset managers should give the report's recommendations due consideration and document the acceptance or reasons for any rejection.

The objective of the crash investigation is to:

- Determine if any road environment features contributed, or may have contributed, to the fatal crash and make justified recommendations to reduce or eliminate any hazard arising from these road environment features considering current Australian Standards and Austroads guidelines.
- Determine if any road environment features contributed, or may have contributed, to any crash patterns identified over the time period for which crashes were analysed, and make justified recommendations to reduce or eliminate any identified hazards arising from these road environment features considering current Australian Standards and Austroads guidelines.
- Determine if any other road environment features represent a significant hazard to road users within the study area, considering current Australian Standards and Austroads guidelines, and make recommendations to reduce or eliminate any identified hazard.

## Detail

The following information (shown in *italics*) is taken from the CLR into a single vehicle fatal motorcycle accident at the intersection of Baltimore Parade and Jenolan Way, Merriwa (A copy of the CLR is available in the Councillor's Reading Room):

### **Time of accident:**

*00:05am, Sunday 27 September 2009*

### **Site Description**

Refer to **Attachment 1** for a Location Plan of the crash site.

*Baltimore Parade is a 2-lane 2-way road divided with a raised and painted median. It is flat with gentle curves in the vicinity of this fatal crash. Median islands have semi-mountable kerb and edges are fully mountable kerb. The road is bounded by wide, clear verges and paths on both sides. Street lighting is installed.*

### **Speed Restrictions**

*Baltimore Parade is subject to the general built-up area limit of 50km/h.*

### **Road Use**

Baltimore Parade is a Local Distributor road in the City's functional Road Hierarchy.

*Adjacent land use is residential, with recreational and commercial sections.*

### **Road Infrastructure**

*The motorcycle collided with a brick-paved median island with semi-mountable kerb. There are no trees, signs or other objects in the median.*

### **Police Report (Merriwa 27-09-2009 / 2009A319432) Accident description:**

*The motorcycle was travelling north when it appears the rider clipped the median island and lost control. The rider was ejected from the motorcycle and both skidded approximately 55m before coming to rest on the right side of the road. The rider was wearing a helmet. There were no witnesses to the crash*

*The rider had been drinking prior to riding home.*

*At the time of the crash, the road was good and atmospheric conditions were dry, night with street lights on.*

### **Crash Data Analysis**

*Main Roads WA detailed crash data has been analysed over a period of five years from 1 January 2004 to 31 December 2008 within 200m of the crash site.*

Intersection Baltimore Parade / Jenolan Way

*There have been 2 recorded intersection crashes, 1 x right-angle and 1 x U-turn.*

*There is insufficient crash data to draw any conclusions about the safety performance of this intersection.*

Baltimore Parade

*There have been 5 recorded mid-block crashes within 200m of the junction; 1 x hit ped, 1 x hit parked car, 1 x U-turn and 1 x off-road.*

*There is insufficient crash data to draw any conclusions about the safety performance of this intersection.*

Jenolan Way

*There have been three recorded mid-block crashes within 200m of the junction; 2 x driveway, 1 x hit parked car on verge.*

***Human Factors Attributable to Fatal Crash Causation***

Blood alcohol content (BAC) appears to have been a contributing factor.

The driver is considered to have been familiar with the road environment.

The possible failure of the driver to comply with the Road Traffic Code appears to have been a contributing factor depending on level of BAC.

***Vehicle Performance Factors Attributable to Fatal Crash Causation***

None identified.

***Road Environment Issues Directly Attributable to Fatal Crash Causation***

None identified.

***Road Environment Issues Possibly Attributable to Fatal Crash Causation***

Finding PA1 Median Island (LM22)

The lack of a KEEP LEFT sign on the median island may have possibly contributed to the crash.

***Road Environment Issues Possibly Attributable to the Severity of the Fatal Crash***

None identified.

***Road Environment Issues Unrelated to the Fatal Crash but Related to the 5-Year Crash History***

None identified.

***Road Environment Issues Not Relating to the Fatal Crash or the 5-Year Crash History***

Finding NFN51 Operational Speed (LM58)

Operating speed may possibly contribute to the cause of crashes.

***Corrective Action Report Recommendations***

Refer to **Attachment 2** for the CAR.

**Comment**

The second finding of the CAR is that the operating speed may possibly contribute to the cause of crashes and recommending that the City "*undertake speed measurements along Baltimore Parade to investigate the need for speed-reducing countermeasures*".

In response, Baltimore Parade was assessed for traffic management improvements using the City's Traffic Management Investigation and Intervention Policy (TMIIP). The assessment considered a range of criteria including:

- Speed
- Traffic volume

- Crash history
- Road design and topography
- Vulnerable road users – pedestrian/cyclists

Traffic surveys were conducted at a number of sites and results are listed below.

No	Location	AWT	85%ile Speed	TMIIP Score
1	Baltimore Parade – North of Hester Avenue	7035	55	100
2	Baltimore Parade – North of Jenolan Way	4515	61	42
3	Baltimore Parade – North of Davlik Avenue Avenue	3419	63	36
4	Baltimore Parade – South of Lukin Drive	932	60	31

The TMIIP requires an area to be 90% developed and occupied with a score of >60 to qualify for traffic management treatments, while scores between 30 and 60 points indicate a need for increased attention to law enforcement and driver education.

The road section between Hester Avenue and Jenolan Way has a TMIIP score of 100. Additionally, there have been 26 recorded accidents for this road section, over the 5-year period 2005-2010, which is indicative of poor driver behaviour.

Based on Fatal Crash Location Report and the TMIIP analysis, Administration recommends the following response to the findings and recommendations of the CAR:

**Finding PA1 Median Island (LM22)** – *The lack of a KEEP LEFT sign on the median island may have possibly contributed to the crash.*

**Justification**

*The rider approaching the junction from the south was travelling through a left curve and therefore at one point was directly facing the median island on the north side of the junction. At that point there is no guidance through the curve for approximately 15m. There is no KEEP LEFT sign on the island to highlight its presence. It is possible that the rider failed to appreciate that the road continued to travel in a curve and travelled in a straight line directly into the median island.*

**Recommendation:**

*Install a KEEP LEFT sign on the island in accordance with Main Roads WA practice.*

**Administration Response:**

Agree. The City will apply to Main Roads WA for the installation of KEEP LEFT signs on the median islands at the Baltimore Parade/Jenolan Way intersection. The City will also request the installation of median continuity lines through the intersection as shown in Main Roads WA drawing 200331-134-4.

In the longer term construct a roundabout at the intersection of Baltimore Parade and Jenolan Way. This will more strongly define the correct alignment required to negotiate the intersection



**Finding NFN51 Operational Speed (LM58)** – *Operating speed may possibly contribute to the cause of crashes.*

**Justification**

*There are tyre marks on several median islands in the curves indicating some drivers are not coping with the road environment. This could be due to inappropriate operating speeds.*

**Recommendation:**

*Undertake speed measurements along Baltimore Parade. Investigate the need for speed-reducing countermeasures (eg different coloured median, frangible vertical elements, slow points etc.)*

**Administration Response:**

Agree. An assessment of Baltimore Parade in accord with the City's Traffic Management Investigation and Intervention Policy has been undertaken which supports the need for traffic management treatments between Hester Avenue and Jenolan Way.

Construct roundabouts at the intersections of: Baltimore Parade and Jenolan Way; and Baltimore Parade and Greyhound Drive. Roundabout designs to include pre-deflection on approaches to reduce overall speed through the intersections.

**Finding NFN52 Standards and Guidelines (LM58)** – *Lack of delineation may possibly contribute to the cause of crashes on roads with combinations of raised and painted medians.*

**Justification**

*Tyre marks indicate that vehicles have collided with the noses of raised median islands, both at intersections and mid-block, where these are on the 'outside' of curves.*

**Recommendation:**

*Review Standards and Guidelines with respect to providing guidance on the application of:*

- *Continuity lines along medians through junctions and intersections where the road is curved.*
- *Continuity lines along the outer road edge through junctions and intersections where the road is curved*
- *Identification/delineation of median islands (e.g. by KEEP LEFT signs, RRPMS, reflective paint, bollards/guideposts or other means) where the road is curved.*

**Administration Response:**

Agree. The City will also request the installation of median continuity lines through the intersection as shown in Main Roads WA drawing 200331-134-4.

Main Roads WA is the approving body for all traffic signs and pavement marking in Western Australian including the setting of standards. The City will refer the CAR to MRWA for its consideration.

## **Statutory Compliance**

Nil

## **Strategic Implications**

The analysis of road environment factors that may have attributed to the causation or severity of a crash and taking corrective action to eliminate the hazard is consistent with the following City of Wanneroo's Strategic Plan 2006-2021 outcome objectives:

*"Social  
2.4 Improve community safety*

## **Policy Implications**

Nil

## **Financial Implications**

The estimated cost of constructing a roundabout, with pre-deflection on approaches, at the intersections of Baltimore Parade with Jenolan Way and Greyhound Drive is \$180,000 each. These two roundabout proposals will be assessed for possible funding from the 2012/2013 Black Spot Program.

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council:-**

- 1. NOTES the findings and recommendations of the Main Roads WA Crash Location Report into the fatal crash on Baltimore Parade, Merriwa;**
- 2. ENDORSES the following Administration comments to the Crash Location Report findings and recommendations:**

**PA1 Median Island (LM22)**

**Agree.**

**The City will apply to Main Roads WA for the installation of KEEP LEFT signs on the median islands at the Baltimore Parade/Jenolan Way intersection. The City will also request the installation of median continuity lines through the intersection as shown in Main Roads WA drawing 200331-134-4.**

**In the longer term construct a roundabout at the intersection of Baltimore Parade and Jenolan Way. This will more strongly define the correct alignment required to negotiate the intersection.**

**NFN51 Operational Speed (LM58)**

**Agree.**

An assessment of Baltimore Parade in accord with the City's Traffic Management Investigation and Intervention Policy has been undertaken which supports the need for traffic management treatments between Hester Avenue and Jenolan Way.

Construct roundabouts at the Baltimore Parade/Jenolan Way and Baltimore Parade/Greyhound Drive intersections. Roundabout designs to include pre-deflection on approaches to reduce overall speed through the intersections.

**NFN52 Standards and Guidelines (LM58)**

Agree.

The City will also request the installation of median continuity lines through the intersection as shown in Main Roads WA drawing 200331-134-4.

Main Roads WA is the approving body for all traffic signs and pavement marking in Western Australian including the setting of standards. The City will refer the CAR to MRWA for its consideration;

3. **LISTS \$180,000 for the construction of a roundabout at the intersection of Baltimore Parade and Jenolan Way, Merriwa, in the City's 10-Year Strategic Financial Management Plan 2011/12 – 2020/21;**
4. **LISTS \$180,000 for the construction of a roundabout at the intersection of Baltimore Parade and Greyhound Drive, Merriwa, in the City's 10-Year Strategic Financial Management Plan 2011/12 – 2020/21;**
5. **NOTES that these two roundabout proposals will be assessed for possible funding from the 2012/2013 Black Spot Program; and**
6. **ADVISE Main Roads WA of Council's decision.**



**LOCATION MAP – Baltimore Parade, Merriwa**

2009A319432

**Baltimore Pde / Jenolan Way, Merriwa  
Fatal Crash Investigation**

Investigation Findings and Recommendations	Project Manager		
	Responding Organisation	Agree / Disagree	Reason if Disagreeing
<b>Finding PA1 Median Island (LM22):</b> The lack of a KEEP LEFT sign on the median island may have possibly contributed to the cause of the crash.		Agree	The City will apply to Main Roads WA for the installation of KEEP LEFT signs on the median islands at the Baltimore Parade/Jenolan Way intersection. The City will also request the installation of median continuity lines through the intersection as shown in Main Roads WA drawing 200331-134-4.
<b>Recommendation:</b> Install a KEEP LEFT sign on the island in accordance with Main Roads WA practice.			In the longer term construct a roundabout at the intersection of Baltimore Parade and Jenolan Way. This will more strongly define the correct alignment required to negotiate the intersection
<b>Finding NFN51 Operational Speed (LM58):</b> Operating speed may possibly contribute to the cause of crashes.		Agree	An assessment of Baltimore Parade in accord with the City's Traffic Management Investigation and Intervention Policy has been undertaken which supports the need for traffic management treatments between Hester Avenue and Jenolan Way. Construct roundabouts at the intersections of: Baltimore Parade and Jenolan Way; and Baltimore Parade and Greyhound Drive. Roundabout designs to include pre-deflection on approaches to reduce overall speed through the intersections.
<b>Recommendation:</b> Undertake speed measurements along Baltimore Pde. Investigate the need for speed-reducing countermeasures (e.g. different coloured median, frangible vertical elements, slow points etc.).			



## ATTACHMENT 2

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2009A319432

**Baltimore Pde / Jenolan Way, Merriwa  
Fatal Crash Investigation**

Investigation Findings and Recommendations	Project Manager			
	Responding Organisation	Agree / Disagree	Reason if Disagreeing	Proposed Action and Comments
<p><b>Finding NFN52 Standards and Guidelines (LM58):</b> Lack of delineation may possibly contribute to the cause of crashes on roads with combinations of raised and painted medians.</p> <p><b>Recommendation:</b> Review Standards and Guidelines with respect to providing guidance on the application of:</p> <ul style="list-style-type: none"> <li>• continuity lines along medians through junctions and intersections where the road is curved</li> <li>• continuity lines along the outer road edge through junctions and intersections where the road is curved</li> <li>• identification/delineation of median islands (e.g. by KEEP LEFT signs, RRPMS, reflective paint, bollards/guideposts or other means) where the road is curved.</li> </ul>		Agree		<p>The City will also request the installation of median continuity lines through the intersection as shown in Main Roads WA drawing 200331-134-4.</p> <p>Main Roads WA is the approving body for all traffic signs and pavement marking in Western Australian including the setting of standards. The City will refer the CAR to MRWA for its consideration.</p>

2009A319432

**Baltimore Pde / Jenolan Way, Merriwa  
Fatal Crash Investigation****NOTE**

- This corrective Action Report is to be read in conjunction with the full Crash Investigation Report and its findings and recommendations.
- The asset owners (MRWA and/or LGA) must be informed of these findings, recommendations and proposed actions.
- Items not under the responsibility of this project representative must be forwarded to the persons / agencies who are responsible.

These findings and recommendations have been considered, and the actions listed will be taken accordingly.

<i>Responsible project representative</i>	<i>Company/Agency/Division</i>	<i>Position</i>	<i>Date</i>
<i>Asset Owner representative</i>	<i>MRWA / LGA / Other</i>	<i>Position</i>	<i>Date</i>



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**IN08-02/11      Parking Prohibitions - Roseworth Primary School**

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File Ref: 3000  
Responsible Officer: Director Infrastructure  
Disclosure of Interest: Nil  
Attachment(s): 3

**Issue**

To consider the installation of parking prohibitions on streets adjacent to Roseworth Primary School on Bilby Road, Stoke Court and Stebbing Way, Girrawheen.

**Background**

Roseworth Primary School has recently been built on the site of the former Montrose Primary School and also serves the former Hainsworth Primary School catchment. As a result of this development the number of parents parking around the school has increased. The City has been asked by the school to review parking signage around the school to control parents parking during peak times to reduce the safety risk to students.

**Detail**

Parents of students at Roseworth Primary School have been parking inappropriately along Stebbing Way, Stoke Court and Bilby Road, Girrawheen (Refer **Attachment 1** for location plan).

Parking bays are available on Stebbing Way, Stoke Court and Bilby Road, however their capacity is insufficient for coping with parents parking in the morning and afternoon traffic peaks. Residents have observed parents of students attending Roseworth Primary School parking inappropriately during peak periods. Vehicles were noted parking on the nature strip and over lot boundaries of residents' properties causing damage to their lawns.

Stebbing Way has a carriageway width of 7m with parking embayments along the northern side. Traffic flows in both directions and when vehicles are parked on the road pavement, a bottleneck is created and makes it difficult for traffic to flow.

**Consultation**

To ascertain the community's views towards parking prohibitions on Stebbing Way, Stoke Court and Bilby Road a survey was undertaken, commencing on the 1 October 2010 with the specified reply date of Friday, 15 October 2010 for final returns.

The survey covered owners and occupiers of Stebbing Way, Stoke Court and Bilby Road adjacent to the location at which the parking prohibitions were to be installed (Refer to **Attachment 2** for proposed parking prohibitions sent to residents).

For Stebbing Way, 12 responses from the 26 residences were received, with eight being in favour of the proposed parking prohibitions and four opposed. The response rate of 46% is considered very good. One resident who was opposed to the proposal, acknowledged that parents were parking on the verge but had no problem with this, the other three gave no reason for their opposition.

For Stoke Court, two responses were received from the seven residences with one being in favour of the proposed parking prohibitions and one opposed. The comments from the resident who opposed the proposal are as follows:

- The Department of Education should have consulted and come to a better solution.
- The Education Support bus uses several bays in peak times each day.
- The school was supposed to have a 'Kiss & Ride' facility.
- More parking bays could be created on Stoke Court by the removal of the trees and redundant driveways.
- 5-minute parking is insufficient for those who need to collect young children from the classroom.
- Suggested Council construct a carpark in Ferrara Park at the end of Bilby Road.

No responses were received from residents of Bilby Road.

### **Comment**

On assessment of the responses, Administration considers the implementation of parking prohibitions on Stebbing Way are necessary to reduce the risk to primary school children by inappropriate parking.

However, Administration has interpreted the lack of response to the proposed parking prohibitions from residents of Stoke Court and Bilby Way as satisfaction with the current parking arrangements and hence the proposed parking restrictions on the east side of Stoke Court and the north side of Bilby Way are not supported.

Furthermore, Administration acknowledges that a 5-minute parking restriction may not be sufficient for collection of younger aged students and has adjusted this restriction to only apply in Stebbing Way. The proposed parking prohibitions will apply a 5-minute time limit restriction to the parking bays on Stebbing Way during peak periods to allow for a higher turn over of vehicles.

Additionally, parking in Stebbing Way will be prohibited on the road and nature strip in front of residences during the morning and afternoon peak periods. These parking prohibitions will restrict verge parking as well as reduce traffic congestion resulting from limited carriageway width availability.

The parking prohibitions proposed for Stebbing Way, Stoke Court and Bilby Road are as shown on the City of Wanneroo Drawing No 2629-1-2 refer **Attachment 3**.

### **Statutory Compliance**

The installation of parking prohibition signage will allow the enforcement of Part 4 Clause 38 of the City's Parking and Facilities Local Law 2003(as amended)

### **Strategic Implications**

The proposal to install parking prohibitions on Stebbing Way, Stoke Court and Bilby Road, Girrawheen is consistent with the following City of Wanneroo strategic Plan 2006-2021 (Revised 2010) outcome Objectives:

*"Social*

*2.4 Improved community safety"*

### **Policy Implications**

Nil

## **Financial Implications**

The provision of parking prohibitions incurs not only the initial cost of materials and installation of the signs but also the ongoing cost of maintenance due to vandalism and graffiti. Current estimates for materials and installation are \$100/sign, plus \$50 for each additional sign on the same pole, equating to an appropriate cost of \$3300. This cost is proposed to be funded from the Project No PR –1431, Parking Scheme Signage and Line Marking, Various, for which a total of \$20,000 has been approved in the 2010/2011 Capital Works Budget.

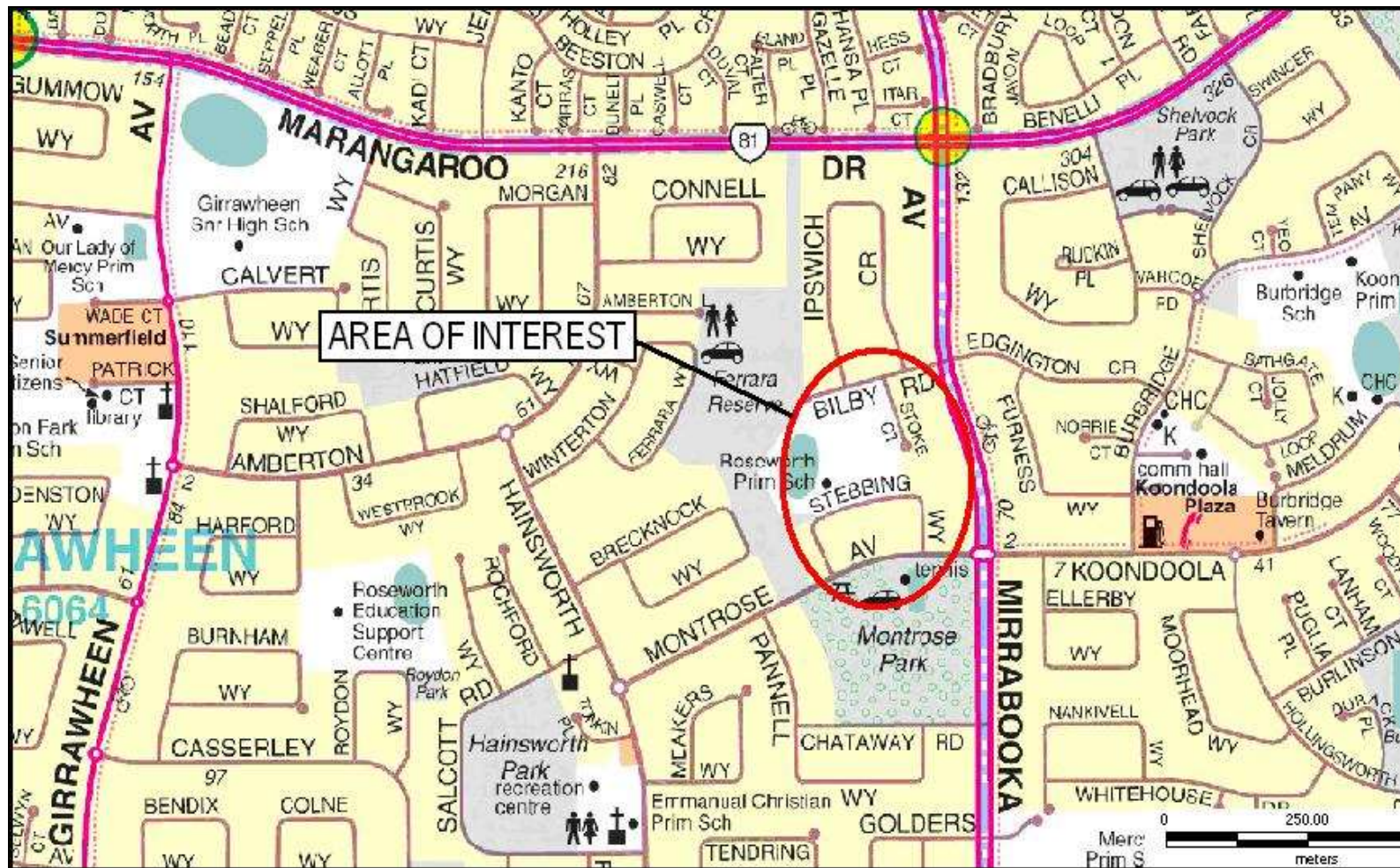
## **Voting Requirements**

Simple Majority

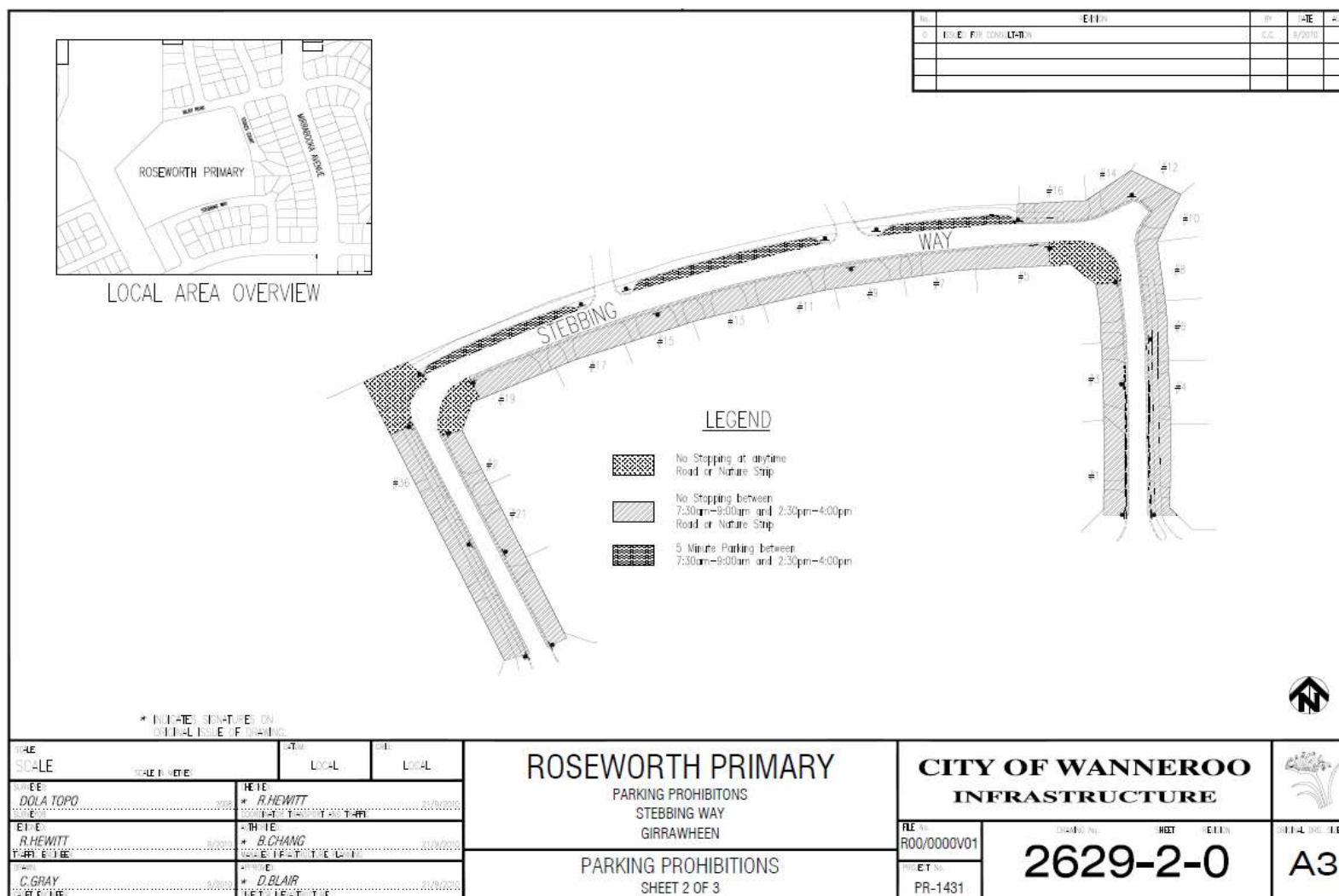
## **Recommendation**

**That Council:-**

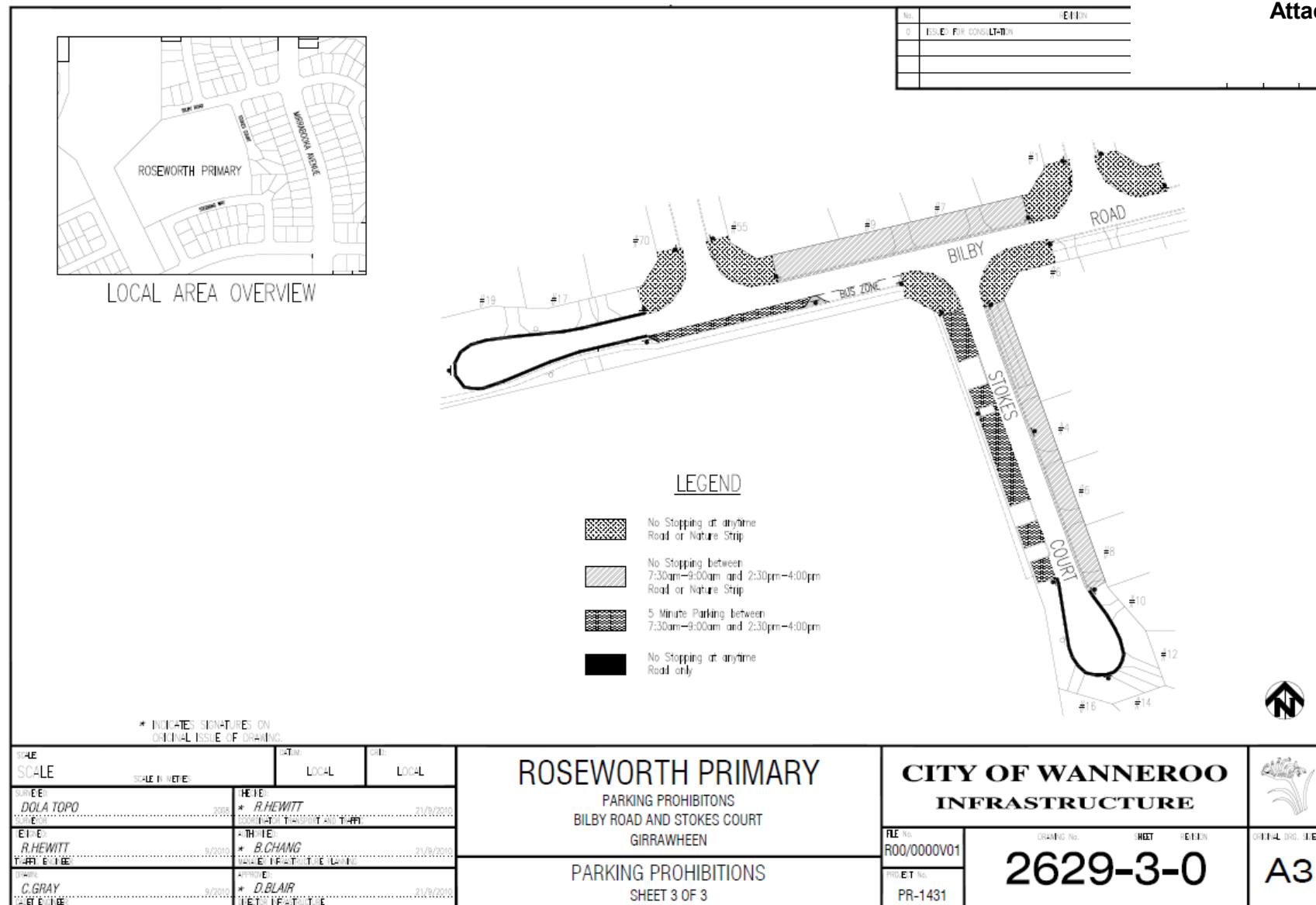
- 1. APPROVES the installation of “No Stopping, Road or Nature Strip, 7.30am-9am, 2.30pm-4pm, School Days” (R5-36) signs along residential property frontages on Stebbing Way, Girrawheen as shown on Drawing No 2629-1-2 at Attachment 3;**
- 2. APPROVES the installation of “No Stopping, Road or Nature Strip” (R5-35) signs at the bends on Stebbing Way, Girrawheen as shown on Drawing No 2629-1-2 at Attachment 3;**
- 3. APPROVES the installation of “5 min Parking, 7.30am-9am, 2.30pm-4pm, School Days” (R5-13) signs for the parking embayments on the north side of Stebbing Way, Girrawheen as shown on Drawing No 2629-1-2 at Attachment 3;**
- 4. APPROVES the installation of “BUS ZONE” (R5-20) signs to create a bus bay on the south side of Bilby Road, Girrawheen as shown on Drawing No 2629-1-2 at Attachment 3;**
- 5. APPROVES an extension of the ‘No Standing’ zone on the south side of Bilby Way, Girrawheen, from the cul de sac head to the commencement of the parking embayments by the relocation of the “No Standing” (R5-36(R)) sign as shown on Drawing No 2629-1-2 at Attachment 3;**
- 6. ADVISE the property owners on Stebbing Way, Stoke Court and Bilby Road, Girrawheen of Council’s decision; and**
- 7. ADVISE the Principal of Roseworth primary School of Council’s decision.**



**LOCATION MAP – Roseworth Primary School**









## PROPOSED PARKING PROHIBITION PLAN – Roseworth Primary School



## **Community Development**

### **Capacity Building**

#### **CD01-02/11 Disbanding of the Wall of Honour Working Group**

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File Ref:	1451
Responsible Officer:	Director Community Development
Disclosure of Interest:	Nil
Attachment(s):	Nil

### **Issue**

To consider disbanding the Wall of Honour Working Group.

### **Background**

Council formed the Wall of Honour Advisory Committee on 12 December 2006. The Terms of Reference of the Committee stated that the purpose of the committee was:

*'To assist the Council in determining the best design and location for a Wall of Honour to celebrate the contribution and achievements of the City's pioneers to the district.'*

Following the first two meetings of the Committee, Council at its 28 August 2007 meeting endorsed the Walls of Honour being in Bert Togno Park and the Jacaranda Amphitheatre with further information being provided at the Wanneroo Library and Cultural Centre (WLCC). The Walls were to have several components.

In Bert Togno Park there were to be three sections:

- Pioneers (as per recognition by City's Pioneer policy)
- Early Settlers
- Aboriginal

In the Jacaranda Amphitheatre plaques recognising the Freeman of the City and the Australia Day 'Citizen of the Year' were to be installed.

### **Detail**

The Pioneer section of the Walls was 'unveiled' at the Pioneer's lunch in August 2010. At the end of 2010 the plaques had been produced for the Jacaranda Amphitheatre and have been installed.

The Early Settlers were defined according to parameters recommended by the Wanneroo and Districts Historical Society. Two volunteers from the Society, Margaret Cockman and Joan Bock, undertook the research to produce this list of names. This undertaking proved to be an extremely time consuming one for them as they endeavoured to be as comprehensive as possible not only with regard to the list of names but also with the information to be kept at the WLCC. Their work resulted in them organising a story in the West Australian newspaper and Margaret Cockman was interviewed on the radio. This list of names is with the plaque manufacturer and should be installed in February 2011. Due to the number of names to be included further posts are also required.

After consulting with the aboriginal community the Aboriginal section plaques have been drafted, approved by the Wall of Honour Working Group and should be ready for installation in March 2011. The final stage will be the linking of Bert Tognio Park to the WLCC through markers.

The Walls of Honour are included in the Cultural and Civic Trail brochure.

At the Wall of Honour Working Group meeting held on 9 November 2010, the following motion was passed:

*“That the Walls of Honour Working Group:*

- 1. NOTES the progress of the Walls of Honour project*
- 2. RECOMMENDS to Council that as the project is nearing completion the Working Group be disbanded; and*
- 3. ACKNOWLEDGES the contribution of all members to the success of the project.”*

### **Consultation**

The Wannon and Districts Historical Society has undertaken consultation with the community to compile the list of Early Settlers. An aboriginal consultant was engaged to work with the community to assist in the development of the plaque wording for that section.

### **Comment**

The work undertaken by the Wall of Honour Working Group (formerly the Walls of Honour Advisory Committee), including representatives from the Wannon and Districts Historical Society, has been substantial and has made a significant contribution to the success of this project.

### **Statutory Compliance**

Nil

### **Strategic Implications**

This project is consistent with the City's Strategic Plan 2006-2021 Outcome Objectives through the following strategies:

- “2.2.2 Promote a sense of places and identity through cultural activities, visual arts, performing arts and heritage*
- 2.2.5 Promote and celebrate our cultural diversity and multicultural communities.*
- 4.2.1 Increase community participation in the decision making process.”*

### **Policy Implications**

Nil

### **Financial Implications**

The project has been delivered within the budget set by Council, which included grants from Lotterywest and through the Outer Metropolitan Community Fund.

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council:-**

- 1. DISBANDS the Wall of Honour Working Group as it has fulfilled its Terms of Reference; and**
- 2. ACKNOWLEDGES the valuable contribution of the members of the Working Group to the success of this project, and holds a small function to celebrate the completion of the project and thank them for their efforts.**

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**CD02-02/11 Wanneroo Regional Museum and Cockman House - Easter 2011 Closure**

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File Ref:	2715
Responsible Officer:	Director Community Development
Disclosure of Interest:	Nil
Attachment(s):	Nil

**Issue**

To consider closure of the Wanneroo Regional Museum and Cockman House over the Easter/ Anzac day period in 2011.

**Background**

In 2010 the Wanneroo Regional Museum opened on Easter Sunday. There were only three (3) visitors and two staff for whom this was the only day worked over a four day period. Cockman House had no visitors and two volunteers gave up their afternoon to be there. As Anzac Day and Easter Monday are both on 25 April in 2011, the WA Government has declared both Monday 25 April and Tuesday 26 April 2011 public holidays this year.

**Detail**

As the Regional Museum does not open on Saturdays then the museum would be closed on Friday 22 April (Good Friday), Saturday 23 April, Monday 25 April and Tuesday 26 April when public holidays are factored into the museum's usual opening hours. This period also falls within the school holidays with the break starting on Wednesday 20 April. To be open on Sunday 24 April for a four hour period with the museum closed on the two days either side seems to be a poor use of resources and would need at least one casual to be employed due to staff leave.

With regard to Cockman House we are fortunate to be able to open this property to the public on Sundays with the use of volunteers. However it is a date where requests to change the allocated roster are frequently received as Easter Sunday is often planned as family time.

**Comment**

Administration believes that closing these two facilities on Easter Sunday will enable resources to be redirected to other occasions where Sunday openings can be linked to other significant events with an overall better community benefit. The City's libraries will not be open on Easter Saturday, which is recognised as a public holiday in the City's Union Collective Agreement.

As a consequence the City's security and building maintenance systems at the Wanneroo Library and Cultural Centre will not be operating on Friday 22 April, Saturday 23 April, Monday 25 April or Tuesday 26 April. The closure of the Regional Museum means that access will not need to be reinstated for the four hour period on Sunday 24 April.

**Consultation**

Informal consultation has been undertaken with some Cockman House volunteers.

**Statutory Compliance**

Nil

## Strategic Implications

This aligns with the City's Strategic Plan 2010-2021 Outcome Objectives as follows:-

- "2.2.2 Promote a sense of place and identity through cultural activities, visual arts, performing arts and heritage.*
- 2.2.3 Promote the appreciation, interpretation and conservation of heritage places and collections".*

## Policy Implications

Nil

## Financial Implications

Whilst there may be some inconvenience to the public, appropriate advertising of the closure of both museums should reduce that risk. From a volunteer management perspective the closure would be well received, whilst from a purely financial viewpoint it would be more cost-effective for the Regional Museum to be closed, as employment of a casual staff member would not be required.

## Voting Requirements

Simple Majority

## Recommendation

**That Council SUPPORTS the closure of the Wanneroo Regional Museum and Cockman House from 5:00pm on Thursday 21 April 2011 to 10:00am on Wednesday 27 April 2011.**

## Corporate Strategy & Performance

### Finance

#### **CS01-02/11     Warrant of Payments - for the Period to 31 December 2010**

File Ref: 1859  
 Responsible Officer: Director Corporate Strategy & Performance  
 Disclosure of Interest: Nil  
 Attachment(s): Nil

### Issue

Presentation to the Council of a list of accounts paid for the month of December, including a statement as to the total amounts outstanding at the end of the month.

### Background

Local Governments are required each month to prepare a list of accounts paid for that month and submit the list to the next Ordinary Meeting of the Council.

In addition, it must record all other outstanding accounts and include that amount with the list to be presented. The list of accounts paid and the total of outstanding accounts must be recorded in the minutes of the Council meeting.

### Detail

The following is the Summary of Accounts paid in December -

<b>Funds</b>	<b>Vouchers</b>	<b>Amount</b>
<b>Director Corporate Services Advance A/C</b>		
<b>Accounts Paid - December</b>		
Cheque Numbers	81187 - 81547	\$5,702,322.40
EFT Document Numbers	1217 - 1231	<u>\$11,541,223.56</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$17,243,545.96</u></b>
Less Cancelled Cheques		(\$12,746.71)
Town Planning Scheme		<u>(\$0.00)</u>
<b>RECOUP FROM MUNICIPAL FUND</b>		<b><u>\$17,230,799.25</u></b>
<b>Municipal Fund – Bank A/C</b>		
Accounts Paid - December		\$17,230,799.25
Direct Payments		\$0.00
Payroll – Direct Debits		<u>\$2,561,438.00</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$19,792,237.25</u></b>
<b>Town Planning Scheme</b>		
Accounts Paid - December		<u>\$0.00</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$0.00</u></b>

At the close of December outstanding creditors amounted to \$829,813.52.

**Consultation**

Nil

**Comment**

The list of Cheques and EFT's and the end of month total of outstanding creditors for the month of December is presented to the Council for information and recording in the minutes of the meeting, as required by the Local Government (Financial Management) Regulations 1996.

**Statutory Compliance**

*Regulation 13(1) of the Local Government (Financial Management) Regulations 1996* requires a local government to list the accounts paid each month and total all outstanding creditors at the month end and present such information to the Council at its next Ordinary Meeting after each preparation. A further requirement of this Section is that the prepared list must be recorded in the minutes of the Council meeting.

**Strategic Implications**

Nil

**Policy Implications**

Nil

**Financial Implications**

Nil

**Voting Requirements**

Simple Majority

**Recommendation**

**That Council RECEIVES the list of payments drawn for the month of December, as summarised below:-**

Funds	Vouchers	Amount
<b>Director Corporate Services Advance A/C</b>		
<b>Accounts Paid - December</b>		
Cheque Numbers	81187 - 81547	\$5,702,322.40
EFT Document Numbers	1217 - 1231	<u>\$11,541,223.56</u>
<b>TOTAL ACCOUNTS PAID</b>		<b>\$17,243,545.96</b>
Less Cancelled Cheques		(\$12,746.71)
Town Planning Scheme		<u>(\$0.00)</u>
<b>RECOUP FROM MUNICIPAL FUND</b>		<b><u>\$17,230,799.25</u></b>
<b>Municipal Fund – Bank A/C</b>		
<b>Accounts Paid - December</b>		<b>\$17,230,799.25</b>
Direct Payments		\$0.00
Payroll – Direct Debits		<u>\$2,561,438.00</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$19,792,237.25</u></b>
<b>Town Planning Scheme</b>		
<b>Accounts Paid - December</b>		<b><u>\$0.00</u></b>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$0.00</u></b>



**WARRANT OF PAYMENTS DECEMBER 2010**

<b>PAYMENT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
00081187	06/12/2010	Commonwealth Bank Wanneroo	\$1,448,523.05
		Purchase Of Bank Cheques -	
		Lenore Road Widening Project - Portion Of Lot 1 Elliott Road Wanneroo (\$1,010,653.05)	
		Lenore Road Widening Project Portion Of Lot 59 Nicholas Road Wanneroo (\$287,870.00)	
		Lenore Road Widening Project - Portio Of Lot 76 (145) Lenore Road Wanneroo (\$150,000.00)	
00081188	07/12/2010	J Olive	\$700.00
		Bond Refund	
00081189	07/12/2010	Gemmill Homes	\$384.52
		Reimbursement Of Building Application - Not Required	
00081190	07/12/2010	MS COLLEEN POWELL	\$220.00
		Small Business Smart Business Voucher	
00081191	07/12/2010	MR GUY MACNAUGHTAN	\$220.00
		Small Business Smart Business Voucher	
00081192	07/12/2010	MS TRUDY JONES	\$220.00
		Small Business Smart Business Training Voucher	
00081193	07/12/2010	MS PAULINE WALTON	\$220.00
		Small Business Smart Business Training Voucher	
00081194	07/12/2010	CAROLYN BOURKE	\$50.00
		Dog Sterilisation Rebate	
00081195	07/12/2010	MELINDA HALL	\$57.00
		Dog Registration Refund	
00081196	07/12/2010	MR BRUCE TAYLOR	\$360.00
		Vehicle Crossing Subsidy	
00081197	07/12/2010	FAYE ANN GASPER	\$360.00
		Vehicle Crossing Subsidy	
00081198	07/12/2010	GLENYS LORENE PETERS	\$360.00
		Vehicle Crossing Subsidy	
00081199	07/12/2010	JOANNE & JOHN MCPHILIMEY	\$360.00
		Vehicle Crossing Subsidy	
00081200	07/12/2010	MS ALEXANDRA SMITH	\$220.00
		Small Business Smart Business Training Voucher	
00081201	07/12/2010	MR PAUL COOPER	\$220.00
		Small Business Smart Business Training Voucher	
00081202	07/12/2010	Paul Escudier	\$290.00
		1 x Financial Assistance	
00081203	07/12/2010	MS KRISTY MARRABLE	\$220.00
		Small Business Smart Business Training Voucher	

PAYMENT	DATE	DESCRIPTION	AMOUNT
00081204	07/12/2010	MS HELEN POLGLAZE	\$200.00
		Small Business Smart Business Training Voucher	
00081205	07/12/2010	MR MALCOLM BURTON	\$210.00
		Small Business Smart Business Training Voucher	
00081206	07/12/2010	Davis Langdon Australia	\$120.00
		Overpaid Development Application Fees 950 Wanneroo Road Wanneroo	
00081207	07/12/2010	TABEC Pty Ltd	\$6,394.50
		Application Not Required Works Have Been Approved In The Subdivision Application	
00081208	07/12/2010	Rates Refund	\$3,750.46
00081209	07/12/2010	Rates Refund	\$1,750.00
00081210	07/12/2010	Maple Holdings WA Pty Ltd	\$11,343.75
		Security Deposit Refund Lots 100 & 9028 Kingsway Darch	
00081211	07/12/2010	E & J Skiba	\$360.00
		Vehicle Crossing Subsidy	
00081212	07/12/2010	WA Indoor Netball Association	\$400.00
		Sponsorship For Ella Cromey & Sasha Sing - National Indoor Netball Championships - Silverwater New 01-10/12/10	
00081213	07/12/2010	Gemmill Homes	\$414.07
		Reimbursement Of Da2010/1289 Not Required - 51 Brookly Avenue Pearsall	
00081214	07/12/2010	E & S Fletcher	\$200.00
		Vehicle Crossing Subsidy	
00081215	07/12/2010	D Court	\$360.00
		Vehicle Crossing Subsidy	
00081216	07/12/2010	Dreamstart Homes	\$516.31
		Codes Variation Charge Not Required	
00081217	07/12/2010	Rates Refund	\$109.75
00081218	07/12/2010	Rates Refund	\$355.81
00081219	07/12/2010	Alexander Heights Adult Day Care Petty Cash	\$87.75
		Petty Cash	
00081220	07/12/2010	Alinta Gas	\$329.60
		Gas Supplies For The City	
		1 x Financial Assistance (\$153.60)	
00081221	07/12/2010	AMP Flexible Lifetime Super Fund	\$2,653.32
		Payroll Deductions	
00081222	07/12/2010	Aquamotion Office Petty Cash	\$381.30
		Petty Cash	
00081223	07/12/2010	Girrawheen Library Petty Cash	\$63.30
		Petty Cash	
00081224	07/12/2010	Rangers & Safety Services Petty Cash	\$200.00

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Cash Floats For 4 X Rangers - K Collings, G Geodhart, B Legge & F Fletcher	
00081225	07/12/2010	Alexander Heights Community House Petty Cash	\$60.95
		Petty Cash	
00081226	07/12/2010	Landgate	\$6,061.34
		Mining Tenements - Rates	
		GRV Int Vals Metro & FESA - Rates	
00081227	07/12/2010	Water Corporation	\$5,589.70
		Water Charges For The City	
		1 X Financial Assistance (\$420.00)	
00081228	07/12/2010	Yanchep Community House Petty Cash	\$145.90
		Petty Cash	
00081229	07/12/2010	Yanchep Two Rocks Library Petty Cash	\$31.50
		Petty Cash	
00081230	07/12/2010	Youth Projects Petty Cash	\$93.85
		Petty Cash	
00081231	07/12/2010	Zurich Client Service	\$404.93
		Payroll Deductions	
00081232	07/12/2010	Cancelled	
00081233	07/12/2010	Synergy	\$59,086.45
		Power Supplies For The City	
		1 x Financial Assistance (\$400.00)	
00081234	07/12/2010	Zurich Aust Insurance Ltd	\$2,000.00
		Excess Payment: WN31921 DoI 11/11/10	
00081235	07/12/2010	Clarkson Library Petty Cash	\$38.10
		Petty Cash	
00081236	07/12/2010	Navigator Applications Account	\$159.88
		Payroll Deductions	
00081237	07/12/2010	Hostplus Superannuation Fund	\$814.77
		Payroll Deductions	
00081238	07/12/2010	Westscheme	\$4,283.89
		Payroll Deductions	
00081239	07/12/2010	MLC Nominees Pty Limited	\$349.50
		Payroll Deductions	
00081240	07/12/2010	The Industry Superannuation Fund	\$366.48
		Payroll Deductions	
00081241	07/12/2010	Hainsworth Programme Development Petty Cash	\$215.50
		Petty Cash	
00081242	07/12/2010	Integra Super	\$600.57
		Payroll Deductions	
00081243	07/12/2010	Catholic Superannuation and Retirement Fund	\$65.12
		Payroll Deductions	
00081244	07/12/2010	MTAA Superannuation Fund	\$384.37
		Payroll Deductions	

PAYMENT	DATE	DESCRIPTION	AMOUNT
00081245	07/12/2010	Wanneroo Adult Day Centre Petty Cash	\$25.70
		Petty Cash	
00081246	07/12/2010	Australiansuper	\$2,177.45
		Payroll Deductions	
00081247	07/12/2010	Rest Superannuation	\$3,511.03
		Payroll Deductions	
00081248	07/12/2010	Asgard Elements Super	\$565.46
		Payroll Deductions	
00081249	07/12/2010	Health Super Fund	\$242.66
		Payroll Deductions	
00081250	07/12/2010	Unisuper Limited	\$408.52
		Payroll Deductions	
00081251	07/12/2010	Hesta Super Fund	\$1,173.88
		Payroll Deductions	
00081252	07/12/2010	Colonial First State Firstchoice	\$1,780.12
		Payroll Deductions	
00081253	07/12/2010	Care Super	\$286.73
		Payroll Deductions	
00081254	07/12/2010	Spectrum Super	\$518.00
		Payroll Deductions	
00081255	07/12/2010	Media Super	\$444.80
		Payroll Deductions	
00081256	07/12/2010	Bt Super For Life	\$546.60
		Payroll Deductions	
00081257	07/12/2010	Ashby Operations Centre Petty Cash	\$106.40
		Petty Cash	
00081258	07/12/2010	Telstra Superannuation Scheme	\$1,014.79
		Payroll Deductions	
00081259	07/12/2010	Amist Super	\$356.87
		Payroll Deductions	
00081260	07/12/2010	Agest Administration	\$232.52
		Payroll Deductions	
00081261	07/12/2010	Valdor Superannuation Fund	\$265.67
		Payroll Deductions	
00081262	07/12/2010	Vision Super Pty Ltd	\$336.03
		Payroll Deductions	
00081263	07/12/2010	Recruitmentsuper	\$467.51
		Payroll Deductions	
00081264	07/12/2010	Superwrap - Personal Super Plan	\$179.96
		Payroll Deductions	
00081265	07/12/2010	Sunsuper Pty Ltd	\$319.30
		Payroll Deductions	
00081266	07/12/2010	Construction & Building Unions	\$316.73
		Payroll Deductions	

PAYMENT	DATE	DESCRIPTION	AMOUNT
00081267	07/12/2010	Asteron Optimum - Suncorp Master Trust	\$89.47
		Payroll Deductions	
00081268	07/12/2010	AIBS - WA Chapter	\$75.00
		Training 'Fire In Buildings' – Attendee T Verteramo	
00081269	07/12/2010	Fernando Civitella	\$140.00
		Entertainment - Italian Xmas Party 30/11/10	
00081270	07/12/2010	Robert Muir Old & Rare Books	\$356.00
		Rare Books - Heritage	
00081271	07/12/2010	WA Limestone Company	\$341.24
		Various Items For Parks	
00081272	10/12/2010	City of Wanneroo	\$320.00
		Cash Advance - Trevor Barker To Attend IPWEA Conference & Inspect New Subdivisions	
00081273	14/12/2010	IPrimus	\$168.36
		1 x Financial Assistance	
00081274	13/12/2010	Cancelled	
00081275	14/12/2010	The University of Western Australia	\$5,000.00
		Contribution Towards UWA Effectively Utilising Water Allocations For Turf-Grass Project 10/11	
00081276	14/12/2010	Joondalup Health Campus	\$107.00
		1 x Financial Assistance	
00081277	14/12/2010	Chicken Treat	\$1,430.95
		Chicken For Lunch For Staff Conference 16-17/12/10	
00081278	25/12/2010	Cancelled	
00081279	25/12/2010	Cancelled	
00081280	25/12/2010	Cancelled	
00081281	25/12/2010	Cancelled	
00081282	25/12/2010	Cancelled	
00081283	25/12/2010	Cancelled	
00081284	25/12/2010	Cancelled	
00081285	25/12/2010	Cancelled	
00081286	25/12/2010	Cancelled	
00081287	25/12/2010	Cancelled	
00081288	25/12/2010	Cancelled	
00081289	25/12/2010	Cancelled	
00081290	25/12/2010	Cancelled	
00081291	25/12/2010	Cancelled	
00081292	25/12/2010	Cancelled	
00081293	25/12/2010	Cancelled	
00081294	25/12/2010	Miss Shelley Keane	\$360.00
		Vehicle Crossing Subsidy	
00081295	25/12/2010	Mrs Jadwiga Frankowska	\$360.00
		Vehicle Crossing Subsidy	
00081296	25/12/2010	Cancelled	

PAYMENT	DATE	DESCRIPTION	AMOUNT
00081297	25/12/2010	Mr & Mrs Baker	\$360.00
		Vehicle Crossing Subsidy	
00081298	25/12/2010	Mr Harish Loungani	\$360.00
		Vehicle Crossing Subsidy	
00081299	25/12/2010	Teresa Munro	\$20.00
		Dog Registration Refund- Sterilisation	
00081300	25/12/2010	Sureshkumar & Prakrutiben Patel	\$360.00
		Vehicle Crossing Subsidy	
00081301	25/12/2010	Sureshkumar & Prakrutiben Patel	\$360.00
		Vehicle Crossing Subsidy	
00081302	25/12/2010	Mr Jones & Miss McDonald	\$360.00
		Vehicle Crossing Subsidy	
00081303	25/12/2010	Wayne Aghow & Min-Sun Kim	\$360.00
		Vehicle Crossing Subsidy	
00081304	25/12/2010	Miss Lees & Mr Summers	\$360.00
		Vehicle Crossing Subsidy	
00081305	25/12/2010	Than Htaik	\$360.00
		Vehicle Crossing Subsidy	
00081306	25/12/2010	C.E Mashuta	\$360.00
		Vehicle Crossing Subsidy	
00081307	25/12/2010	Cancelled	
00081308	25/12/2010	M Russell-Brown	\$3.00
		Dog Registration Refund - Departed State	
00081309	25/12/2010	M Newman	\$200.00
		Small Business Smart Business Voucher	
00081310	25/12/2010	T Bolton	\$200.00
		Small Business Smart Business Voucher	
00081311	25/12/2010	E Hall	\$220.00
		Small Business Smart Business Voucher	
00081312	25/12/2010	K Sheridan	\$220.00
		Small Business Smart Business Voucher	
00081313	25/12/2010	M Mazzilli	\$220.00
		Small Business Smart Business Voucher	
00081314	25/12/2010	Cancelled	
00081315	25/12/2010	Mr Clive Marwood	\$360.00
		Vehicle Crossing Subsidy	
00081316	25/12/2010	Jane Wood	\$360.00
		Vehicle Crossing Subsidy	
00081317	25/12/2010	Mr & Mrs Brindley	\$250.00
		Vehicle Crossing Subsidy	
00081318	25/12/2010	Giovanni Didomenico	\$360.00
		Vehicle Crossing Subsidy	
00081319	25/12/2010	Horizon West Landscape Construction	\$365.80
		Development Application Refund	

PAYMENT	DATE	DESCRIPTION	AMOUNT
00081320	25/12/2010	Rahul Batra	\$17.10
		Development Application Refund- No Plans	
00081321	25/12/2010	Glenn Black	\$22.45
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081322	25/12/2010	Sharon Grey	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081323	25/12/2010	Angela Cameron	\$22.45
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081324	25/12/2010	Catherine Lanng	\$22.45
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081325	25/12/2010	Jean Tidd	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081326	25/12/2010	Christina Dam	\$11.60
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081327	25/12/2010	Mandy Marriott	\$22.45
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081328	25/12/2010	Collette Moroney	\$11.60
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081329	25/12/2010	Sarah Wise	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081330	25/12/2010	Jodie Arends	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081331	25/12/2010	Belinda Rimmer	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081332	25/12/2010	Vanita Proctor	\$11.60
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081333	25/12/2010	Mary Crooks	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081334	25/12/2010	Sarah Wise	\$11.60
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081335	25/12/2010	Sarah Reid	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081336	25/12/2010	Belinda Rimmer	\$11.60
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081337	25/12/2010	Nicole Abbott	\$22.45
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081338	25/12/2010	Dona McDermott	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081339	25/12/2010	Christina Ogoy	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081340	25/12/2010	Christina Dam	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081341	25/12/2010	Anna Weatherill	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	



PAYMENT	DATE	DESCRIPTION	AMOUNT
00081342	25/12/2010	Lynne Cantwell	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081343	25/12/2010	Katrina Sanzone	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081344	25/12/2010	Kim Vo	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081345	25/12/2010	Monica Twomey	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081346	25/12/2010	Raj Ganesan	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081347	25/12/2010	Janice Joyce	\$11.60
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081348	25/12/2010	Kim Vo	\$11.60
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081349	25/12/2010	Sonya Wilson-Kerrigan	\$17.95
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081350	25/12/2010	Finbarr Moroney	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081351	25/12/2010	Suzanne Ware	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081352	25/12/2010	Vanita Proctor	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081353	25/12/2010	Cheryl Quinn Schofield	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081354	25/12/2010	S Marko	\$11.60
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081355	25/12/2010	Michelle Baxter	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081356	25/12/2010	C Ogoy	\$11.60
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081357	25/12/2010	D Farrand	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081358	25/12/2010	Marnie Haslett-Tullett	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081359	25/12/2010	Sharleen Trewben	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081360	25/12/2010	S Bain	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081361	25/12/2010	Nicola Manning	\$24.50
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081362	25/12/2010	N Wright	\$11.60
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081363	25/12/2010	S Rounsevell	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	

PAYMENT	DATE	DESCRIPTION	AMOUNT
00081364	25/12/2010	Shirley Clifford	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081365	25/12/2010	D Farrand	\$11.60
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081366	25/12/2010	Shirley Clifford	\$11.60
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081367	25/12/2010	Sarah Price	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081368	25/12/2010	Helen Richards	\$24.50
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081369	25/12/2010	S Rounsevell	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081370	25/12/2010	Sonya Wilson-Kerrigan	\$17.95
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081371	25/12/2010	Rentira Volkwyn	\$11.60
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081372	25/12/2010	Lisa Peters	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081373	25/12/2010	Katrina Walker	\$11.60
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081374	25/12/2010	C Lanng	\$11.60
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081375	25/12/2010	A Cameron	\$22.45
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081376	25/12/2010	P Salih	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081377	25/12/2010	J Stuart-Saunders	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081378	25/12/2010	K Winter	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081379	25/12/2010	J Kangas	\$22.45
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081380	25/12/2010	A Letizia	\$17.95
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081381	25/12/2010	J Priest	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081382	25/12/2010	Janice Joyce	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081383	25/12/2010	Nancy Wright	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081384	25/12/2010	Katrina Walker	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081385	25/12/2010	Sharleen Trewben	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	

PAYMENT	DATE	DESCRIPTION	AMOUNT
00081386	25/12/2010	Simon Larter	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081387	25/12/2010	Sarah Marks	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081388	25/12/2010	Lisa Owen	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081389	25/12/2010	Arlene Rofe	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081390	25/12/2010	Loraine McKeon	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081391	25/12/2010	Joanne Hannon	\$12.90
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081392	25/12/2010	Lisa Peters	\$11.60
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081393	25/12/2010	Jill Stuart-Saunders	\$11.60
		Refund Of Cancelled Lesson 17/12/10 - Aquamotion	
00081394	15/12/2010	City of Wanneroo	\$220.00
		Cash Advance Xmas Party Funded By Omniware - Program Services	
00081395	15/12/2010	Aboriginal Seniors Group Petty Cash	\$51.50
		Petty Cash	
00081396	15/12/2010	Alexander Heights Adult Day Care Petty Cash	\$417.85
		Petty Cash	
00081397	15/12/2010	Alinta Gas	\$408.45
		Gas Supplies For The City	
00081398	15/12/2010	Construction Training Fund	\$71,571.38
		Construction Levy Payments 1/11/10-30/11/10	
00081399	15/12/2010	Cancelled	
00081400	15/12/2010	Girrawheen Library Petty Cash	\$157.70
		Petty Cash	
00081401	15/12/2010	Cancelled	
00081402	15/12/2010	Quinns Rocks Adult Day Care Petty Cash	\$122.40
		Petty Cash	
00081403	15/12/2010	Alexander Heights Community House Petty Cash	\$39.20
		Petty Cash	
00081404	15/12/2010	Landgate	\$8,449.13
		GRV/UV Int Vals - Rates	
00081405	15/12/2010	Water Corporation	\$4,716.35
		Water Charges For The City	
		1 x Financial Assistance (\$250.00)	
00081406	15/12/2010	Synergy	\$6,527.55
		Power Charges For The City	
		1 x Financial Assistance (\$103.50)	
00081407	15/12/2010	Telstra	\$171,338.45

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Asset Relocation - Landsdale & Tony Martin Drive (\$171,117.40)	
		Phone Charges For The City (\$221.05)	
00081408	15/12/2010	Clarkson Library Petty Cash	\$49.00
		Petty Cash	
00081409	15/12/2010	Wanneroo Senior High School	\$8,000.00
		Beneficiary Of The 2010 City Of Wanneroo Charity Golf Day Event	
00081410	15/12/2010	Yanchep District High School	\$8,000.00
		Beneficiary Of The 2010 City Of Wanneroo Charity Golf Day Event	
00081411	15/12/2010	Cancelled	
00081412	15/12/2010	Western Power	\$1,385.00
		Install Street Lights At Safari Place	
00081413	15/12/2010	Dog Refunds - Customer Service Petty Cash	\$196.00
		Petty Cash	
00081414	15/12/2010	Wanneroo Adult Day Centre Petty Cash	\$8.10
		Petty Cash	
00081415	15/12/2010	Hospitality Petty Cash	\$190.50
		Petty Cash	
00081416	15/12/2010	Finance Services Petty Cash	\$483.10
		Petty Cash	
00081417	15/12/2010	Ashdale Secondary College	\$6,000.00
		Beneficiary Of The 2010 City Of Wanneroo Charity Golf Day Event	
00081418	14/12/2010	Cr Dorothy Newton	\$500.00
		Monthly Allowance	
00081419	15/12/2010	Australia Post	\$12,823.98
		Postage Charges For Nov 2010	
00081420	15/12/2010	Australia Post	\$29,323.11
		Postage Charges For Nov 2010 Lodgements	
00081421	15/12/2010	Rates Refund	\$748.00
00081422	15/12/2010	Rates Refund	\$413.61
00081423	15/12/2010	Ulises Velasquez	\$450.00
		Bond Refund	
00081424	15/12/2010	C Van Den Heer	\$700.00
		Bond Refund	
00081425	15/12/2010	Desiree Dance Academy	\$450.00
		Bond Refund	
00081426	15/12/2010	S Dholakia	\$700.00
		Bond Refund	
00081427	15/12/2010	P Shah	\$700.00
		Bond Refund	
00081428	15/12/2010	Wanneroo Business Association	\$400.00
		Bond Refund	

PAYMENT	DATE	DESCRIPTION	AMOUNT
00081429	15/12/2010	N Hodson	\$383.00
		Bond Refund	
00081430	15/12/2010	C Cockerton	\$700.00
		Bond Refund	
00081431	15/12/2010	K Shah	\$450.00
		Bond Refund	
00081432	15/12/2010	M Hafiz	\$450.00
		Bond Refund	
00081433	15/12/2010	J Guzman	\$450.00
		Bond Refund	
00081434	15/12/2010	Peter Moyes Anglican Community	\$150.00
		Bond Refund	
00081435	15/12/2010	Hudson Park Primary - P & C	\$450.00
		Bond Refund	
00081436	15/12/2010	Advanced Music	\$450.00
		Bond Refund	
00081437	15/12/2010	N Schwagemann	\$800.00
		Bond Refund	
00081438	15/12/2010	Rates Refund	\$319.89
00081439	15/12/2010	Rates Refund	\$586.59
00081440	15/12/2010	Rates Refund	\$300.05
00081441	16/12/2010	Youth Care Clarkson	\$8,000.00
		Beneficiary Of The 2010 City Of Wanneroo Charity Golf Day Event For Mindarie Senior College	
00081442	16/12/2010	Youth Care Balga/Girrawheen	\$8,000.00
		Beneficiary Of The 2010 City Of Wanneroo Charity Golf Day Event For Girrawheen Senior High School	
00081443	16/12/2010	Youth Care Clarkson	\$8,000.00
		Beneficiary Of The 2010 City Of Wanneroo Charity Golf Day Event For Clarkson High School	
00081444	17/12/2010	All Fence U Rent Pty Ltd	\$1,986.60
		Fencing at Wanneroo Show	
00081445	17/12/2010	Angus & Robertson Whitfords	\$189.99
		Book stock - Yanchep Library	
00081446	17/12/2010	Baker & Taylor	\$201.77
		Books For Professional Development Collection - Library	
00081447	17/12/2010	Brighton Beach Podiatry	\$25.00
		Podiatry Services	
00081448	17/12/2010	Charlotte Smithson	\$285.00
		Entertainment - Presentations	
00081449	17/12/2010	City of Armadale	\$506.00
		Display Production Banners - Funded Services	
00081450	17/12/2010	Cuppa Health and Fitness	\$35.00
		Entertainment - Quinns ADC	

PAYMENT	DATE	DESCRIPTION	AMOUNT
00081451	17/12/2010	Desert Shadow	\$160.00
		Henna Artist For Youth Services	
00081452	17/12/2010	Edgewater Veterinary Hospital	\$55.60
		Veterinary Costs	
00081453	17/12/2010	Fairy Tales & Magical Creatures	\$300.00
		Group Information Evenings At Various Libraries	
00081454	17/12/2010	Foo Hua Chinese Restaurant	\$534.60
		Catering For Volunteer Dinner - Program Services	
00081455	17/12/2010	Freehills	\$1,198.32
		Legal Services- Employment Issue- HR	
00081456	17/12/2010	Fresh Tracks Prs AFT Mytakis Trust	\$6,016.00
		Artwork - Wanneroo Cultural Centre	
00081457	17/12/2010	Hendercare	\$82,844.69
		Support Services For HACCC/CACP	
00081458	17/12/2010	Joan Roberson	\$880.00
		Art Lessons For Wanneroo Recreation Centre	
00081459	17/12/2010	JumpClimb	\$1,500.00
		Entertainment - Beach To Bush Concert 20/11/10	
00081460	17/12/2010	KFC - Head Office	\$20.90
		Catering For Vehicle Maintenance - Fire Services	
00081461	17/12/2010	L Millar & Associates	\$4,320.00
		Road Safety Audit For Mirrabooka Avenue	
00081462	17/12/2010	Lindie Ward	\$410.00
		Mannequins For Museum - Funded Services	
00081463	17/12/2010	Logiudice Property Group	\$476.40
		Levies For Mindarie Medical Centre - Property	
00081464	17/12/2010	Marcus Whisson - Photographer	\$650.00
		Photography - Beach To Beach Concert 20/11/10	
00081465	17/12/2010	Marevic Enterprises Pty Ltd	\$410.00
		Landscape Supplies - Parks	
00081466	17/12/2010	Markson Sparks	\$3,300.00
		Entertainment - Wanneroo Show - Alison Braun	
00081467	17/12/2010	Matthew Guy Poon	\$685.00
		Photography - Marketing	
00081468	17/12/2010	Ms M Passanisi	\$110.00
		Supply Of Birthday Cake For WLCC First Birthday - Capacity Building	
00081469	17/12/2010	PMP Distribution	\$641.66
		Entertainment - Art & About - Advertising	
		Entertainment - Beach To Bush Concert	
00081470	17/12/2010	Power Music Productions	\$1,105.50
		Equipment Rental - Beach To Bush Concert	
00081471	17/12/2010	Rendezvous - Observation City	\$2,000.00
		Accommodation For Beach To Bush Festival	

PAYMENT	DATE	DESCRIPTION	AMOUNT
00081472	17/12/2010	Rosemary Pierse	\$70.00
		Stock Purchase - Library Services	
00081473	17/12/2010	State Library of WA	\$2,865.50
		Lost/Damaged Book Charges	
00081474	17/12/2010	Swan Hills Concrete	\$1,149.50
		Concrete Aprons - Jindinga Place	
00081475	17/12/2010	The Salvation Army	\$651.70
		Hire Of Interview Room 4/08/10 - 27/10/10 For Financial Counselling Services	
00081476	17/12/2010	The University of Western Australia	\$50.00
		Magazine Subscription (Westerly) - Libraries	
00081477	17/12/2010	WA Garage Doors	\$4,106.30
		Repair To Electric Roller Door At Clarkson Volunteer Bushfire Brigade Office - Building Maintenance	
		Labour Charges - Building Maintenance	
		Motivation Drive - Labour & Service	
00081478	17/12/2010	WA Limestone Company	\$23,071.49
		ESL/Limestone For Various Departments	
00081479	17/12/2010	Wanneroo IGA	\$259.75
		Catering Sundries For Buckingham & Cockman House, Wanneroo Youth & Wanneroo Library	
00081480	17/12/2010	Wanneroo Motorcycles	\$490.00
		Service - Fleet Maintenance	
00081481	17/12/2010	Wesbar Vanquip	\$225.00
		Roof Bar - Fleet	
00081482	17/12/2010	YHI Power Pty Ltd	\$501.60
		Batteries - Stores	
00081483	21/12/2010	Rates Refund	\$417.66
00081484	21/12/2010	Brighton & Eisteddfod	\$450.00
		Bond Refund	
00081485	21/12/2010	A Davies	\$450.00
		Bond Refund	
00081486	21/12/2010	Ruth Coxen	\$220.00
		Small Business Smart Business Voucher	
00081487	21/12/2010	Ian Oliver	\$220.00
		Small Business Smart Business Voucher	
00081488	21/12/2010	Joany Lenney	\$219.45
		Small Business Smart Business Voucher	
00081489	21/12/2010	Piero Campeotto	\$220.00
		Small Business Smart Business Voucher	
00081490	21/12/2010	Yanchep Surf Living Saving Club	\$7,936.00
		Donation To Purchase Back-Up Emergency Equipment For The Yanchep Surf Life Saving Club	
00081491	21/12/2010	Hocking Primary School	\$500.00
		Bond Refund - Arts Trailer Hocking Primary School	



PAYMENT	DATE	DESCRIPTION	AMOUNT
00081492	21/12/2010	Natalie Stevens	\$220.00
		Small Business Smart Business Voucher	
00081493	21/12/2010	Kok Yong Tey	\$143.77
		Small Business Smart Business Voucher	
00081494	21/12/2010	Daiden Sacha	\$200.00
		Small Business Smart Business Voucher	
00081495	21/12/2010	T Frankland	\$200.00
		Small Business Smart Business Voucher	
00081496	21/12/2010	Bella Wunderlin	\$205.00
		Small Business Smart Business Voucher	
00081497	21/12/2010	Girrawheen Koondoola Senior	\$500.00
		Donation For Bus To Transport To Xmas Function For Members Of The Girrawheen Koondoola Senior Citizens Club	
00081498	21/12/2010	Wanneroo Sports & Social Club	\$200.00
		Sponsorship For M Southern - National Softball Championships Under 17 Women - Brisbane Qld 9-16/01/11	
00081499	21/12/2010	Football West	\$200.00
		Sponsorship For Georgia Cawley - Football Federation Australia National Futsal Championships - Canberra Act 9-15/01/11	
00081500	21/12/2010	Natalie Boch	\$17.52
		Refund Of 1 X Credit For J Bock - Swimming Lessons At Aquamotion	
00081501	21/12/2010	Shelly Rourke	\$220.00
		Small Business Smart Business Voucher	
00081502	21/12/2010	John Packman	\$220.00
		Small Business Smart Business Voucher	
00081503	21/12/2010	Louise Kahan	\$220.00
		Small Business Smart Business Voucher	
00081504	21/12/2010	Anushia Aravindhan	\$200.00
		Small Business Smart Business Voucher	
00081505	21/12/2010	G Workman & G Workman	\$360.00
		Vehicle Crossing Subsidy	
00081506	21/12/2010	Debbie Eddington	\$33.00
		Refund - Art N About Market	
00081507	21/12/2010	Angie Beck	\$33.00
		Refund - Art N About Market	
00081508	21/12/2010	Karen Sinnott	\$33.00
		Refund - Art N About Market	
00081509	21/12/2010	Leslie Duxbury	\$33.00
		Refund - Art N About Market	
00081510	21/12/2010	J Wooding	\$62.35
		Refund - Account Receipted Twice	

PAYMENT	DATE	DESCRIPTION	AMOUNT
00081511	21/12/2010	Jason Cedric Sylva	\$23.00
		Reimbursement For Parking Infringement - Non Compliance With Part Payment Arrangement On Parking Infringement Notice Number 1003752 - Infringement Notice To Progress To The Fines Enforcement Registry	
00081512	21/12/2010	C George	\$700.00
		Bond Refund	
00081513	21/12/2010	Kingsley Godden	\$450.00
		Bond Refund	
00081514	21/12/2010	J Lok	\$450.00
		Bond Refund	
00081515	21/12/2010	M Davies	\$450.00
		Bond Refund	
00081516	21/12/2010	S De Francesco	\$700.00
		Bond Refund	
00081517	21/12/2010	M Lister	\$450.00
		Bond Refund	
00081518	21/12/2010	A & S McLatchie	\$360.00
		Vehicle Crossing Subsidy	
00081519	21/12/2010	TJ & R Clissold	\$360.00
		Vehicle Crossing Subsidy	
00081520	21/12/2010	Greenwood Senior High School	\$600.00
		Sponsorship For Arvin Blobin, Nicole Glossop, Clairece Hill, Renae Harvey Ali Mohammadi And Nicholas Nylander - National Schools Cup - Volleyball Championships - 5-10/12/10 In Melbourne	
00081521	21/12/2010	Wanneroo Wolves U14s Touring Team	\$600.00
		Sponsorship For Tom King - Sebastian Pijls And Nemanja Zivanovic - U14 Boys Australian Junior Basketball Championships - 26/09-1/10/11 - Brisbane Qld	
00081522	21/12/2010	Wanneroo Wolves Basketball	\$1,000.00
		Sponsorship For Joshua & Hannah Throne - Wanneroo Wolves Basketball USA Touring Team - Kentucky USA - 25/12/10- 26 /01/11	
00081523	20/12/2010	Coles Supermarkets Aust Pty Ltd	\$100.00
		2 X \$50 Vouchers For Switchboard Volunteers Over Xmas	
00081524	21/12/2010	Stl Consulting	\$786.50
		Sheepdog Demonstration - Marketing	
00081525	21/12/2010	Western Australian Planning Commiss	\$28.75
		Copy Of Documents: Report To Statutory Planning Committee - Proposed Amendment 108 To DPS No. 2 CoW To Rezone Land To Landscape Enhancement Zone	
00081526	21/12/2010	Aboriginal Seniors Group Petty Cash	\$69.50
		Petty Cash	

PAYMENT	DATE	DESCRIPTION	AMOUNT
00081527	21/12/2010	Alexander Heights Adult Day Care Petty Cash	\$154.60
		Petty Cash	
00081528	21/12/2010	Alinta Gas	\$338.40
		Gas Supplies For The City	
00081529	21/12/2010	Landgate	\$787.00
		Land Enquiry Searches For Various Departments	
		Cancellation Of Deposited Plans	
00081530	21/12/2010	Fines Enforcement Registry	\$5,575.00
		Lodgement Of 51 Infringement Records With Fines Enforcement Registry - Rangers	
00081531	21/12/2010	Girrawheen Library Petty Cash	\$123.20
		Petty Cash	
00081532	21/12/2010	Quinns Rocks Adult Day Care Petty Cash	\$254.20
		Petty Cash	
00081533	21/12/2010	Alexander Heights Community House Petty Cash	\$65.55
		Petty Cash	
00081534	21/12/2010	Landgate	\$7,430.84
		GRV Int Vals 27/11-10/12/10 - Rates	
00081535	21/12/2010	Wanneroo Library Petty Cash	\$50.90
		Petty Cash	
00081536	21/12/2010	Water Corporation	\$10.55
		Water Charges For The City	
00081537	21/12/2010	Yanchep Two Rocks Library Petty Cash	\$9.60
		Petty Cash	
00081538	21/12/2010	Synergy	\$63,551.90
		Power Charges For The City	
		1 x Financial Assistance (\$60.60)	
00081539	21/12/2010	Telstra	\$27,100.93
		Phone Charges For City - IT	
00081540	21/12/2010	Dept Housing & Works	\$300.00
		1 x Financial Assistance	
00081541	21/12/2010	Clarkson Library Petty Cash	\$10.10
		Petty Cash	
00081542	21/12/2010	Western Power	\$17,469.00
		Install Traffic Lights At Tony Martin Way	
00081543	21/12/2010	Wanneroo Adult Day Centre Petty Cash	\$12.10
		Petty Cash	
00081544	21/12/2010	James Thomas Murphy	\$110.00
		Volunteer Honorarium - Community Bus Driver	
00081545	21/12/2010	State Library of WA	\$294.80
		Lost/Damaged Book Charges	
00081546	21/12/2010	Curnow Group Pty Ltd	\$92,441.75
		Progress Payment Lot 2004 Mather Road Neerabup - Contracts	

PAYMENT	DATE	DESCRIPTION	AMOUNT
00081547	16/12/2010	Stockland WA Development Pty Ltd	\$3,360,828.98
		Security Deposit Refund Corimba Stage 1 Landsdale	
		Total Director Corporate Services Advance - Cheques	\$5,702,322.40
ELECTRONIC TRANSFER LISTING			
00001217	01/12/2010		
		Combined Marine	\$18,220.40
		Rescue Boat For Yanchep Surf Life Saving Club	
		Cr Rudi Steffens	\$911.77
		Councillors Monthly Allowance	
		Travel Allowance For October 2010	
00001218	02/12/2010		
		VDM Earthmoving Contractors Pty Ltd	
		Progress Claim 3 Kingsway Regional Sporting Complex	\$713,332.92
00001219	07/12/2010		
		Australia Post	\$10,231.53
		Mail Preparation For Nov 2010	
		BillPay Transaction Fee - Rates	
		Australian Taxation Office	\$26,896.00
		Payroll Deduction	
		Barlow Superannuation Fund	\$3,410.08
		Payroll Deduction	
		City of Wanneroo - Social Club	\$2.00
		Payroll Deduction	
		Cr Brett Treby	\$660.00
		WALGA State Council Sitting Fees 1/06/2010-30/11/2010	
		Cr Robert Smithson	\$430.91
		Reimbursement - Purchase Of Corporate Apparel	
		Monthly Allowance Paid Weekly	
		Cr Tracey Roberts	\$220.00
		WALGA State Council Sitting Fees 1/06/2010-30/11/2010	
		Frediani Milk Wholesalers	\$676.91
		Milk Deliveries For The City	
		Generations Personal Super	\$269.22
		Payroll Deduction	
		Jeffrey Locke Pty Ltd	\$2,978.14
		Payroll Deduction	
		John Everitt Superannuation Fund	\$233.57

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Payroll Deduction	
		LGIS Workcare	\$434,153.50
		Insurance - Workcare 30/06/05-30/06/09	
		Miss Anne-Marie Gillespie	\$887.88
		Reimbursement For Parking At Conference Commission Hearings	
		Reimbursement For Brighten Our Workplace & Discover Our Stars Functions	
		Reimbursement - HR Training Team Buildings	
		Mr Michael Penson	\$390.25
		Reimbursement - Subscription To Chartered Institute Of Management Accountants - London 2011	
		Ms Philippa Rogers	\$134.90
		Reimbursement - Museum Australia Conference Expenses	
		Salamanca Superannuation Fund	\$483.84
		Payroll Deduction	
		Snowbird Gardens Superannuation Fund	\$183.24
		Payroll Deduction	
		The FIA Magid Superannuation Fund	\$200.15
		Payroll Deduction	
		The Michael Penson Superannuation Fund	\$761.54
		Payroll Deduction	
		The Saunders Superannuation Fund-Pac	\$134.45
		Payroll Deduction	
		Trailer Parts Pty Ltd	\$666.38
		Vehicle Spare Parts - Fleet	
		WA Local Govt Superannuation	\$452,604.86
		Payroll Deduction	
00001220	08/12/2010		
		KRA Tag	\$500.00
		Donation From Mayor's Xmas Appeal	
		Mayor Jon Kelly	\$3,083.34
		Mayoral Allowance For Dec 2010	
00001221	07/12/2010		
		A03 Independent Computer Search Pty Ltd	\$2,105.00
		Deskphone - IT	
		Adcorp Marketing Communications	\$958.78
		Advertising - Program Services	
		Automotive Personnel	\$2,300.32
		Casual Labour - Fleet	
		Beryl Weston	\$60.00
		Cleaning - Girawheen Hall	

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Botanic Golf	\$95.00
		Gold Program - Bike Hire	
		Cabcharge	\$1,694.82
		Cabcharge Services For The City	
		Carramar Resources Industries	\$5,375.54
		Various Products - Engineering	
		Cherry's Catering	\$1,458.60
		Catering – Senior's Lunch	
		Connolly Building Company	\$1,900.58
		Release Of Retention - Construction Of Showground Entry Gatehouse	
		Eclipse Resources Pty Ltd	\$88.00
		Disposal Of Rubble - Engineering	
		Estate Landscape Maintenance (E.L.M.)	\$33,600.73
		Landscape Maintenance - Parks	
		Exceed Consulting (Wa) Pty Ltd	\$1,254.00
		Audit Of 6 X Playgrounds - Projects	
		Great Southern Sands & Landscaping Suppliers	\$18,210.50
		Greenwaste Shredding - Wangara	
		Integrated Group Ltd	\$16,405.62
		Casual Labour For The City	
		Jimmy Deans Diner	\$776.10
		Entertainment - 78 Meals 9-11/08/10 - Program Services	
		Joondalup Dog Training Club Inc	\$500.00
		Agility Demonstration 31/10/10 - Marketing	
		Kyocera Mita Aust P/L	\$15.60
		Photocopier Meter Reading - Two Rocks Library	
		Meerilinga Young Children's Foundation Inc	\$300.00
		Training - Working With Dads 26/07/10	
		Mindarie Regional Council	\$110,301.37
		Refuse Disposal For The City	
		Novus Autoglass	\$71.50
		Auto Glass - Fleet Maintenance	
		Nutrition Australia	\$10,950.50
		Cooking Program Development - Program Services	
		Office Cleaning Experts	\$46,618.60
		Cleaning Services For The City	
		Pet Treats Unlimited	\$1,078.00
		Pig Ears For Dogs Breakfast Event - Marketing	
		Roads 2000 Pty Ltd	\$176,689.38
		Traffic Controller Services For The City	
		Road Works At Quarkum Street	
		SAI Global Ltd	\$138.57

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Internet Downloads - Infrastructure Planning	
		Specialised Security Shredding	\$10.84
		Security Shredding - Aquamation	
		Stampalia Contractors	\$10,345.50
		Heavy Equipment Hire For The City	
		Statewide Cleaning Supplies Pty Ltd	\$1,655.10
		Cleaning Supplies - Depot Store	
		Sue Kennedy	\$504.90
		Books - Libraries	
		UAT Global Pty Ltd	\$125.00
		BBQ Hire For Citizenship Ceremony	
		Woodhouse Legal	\$153.56
		Professional Fees - Limited Lease - Property	
		Worldwide Online Printing	\$56.00
		Business Cards - Infra Projects	
00001222	08/12/2010		
		Plantrite	\$36,818.63
		Progress Payment - Propagation Of Plants	
00001223	14/12/2010		
		BP Australia Ltd	\$203,353.64
		Oil/Petrol - Stores	
		Fuel Issues For The City For Nov 2010	
		Different By Design	\$1,170.00
		Graphic Designs- Community Development	
		Midland Construction Pty Ltd	\$146,619.00
		Claim Number 5 For Wanneroo Showgrounds Clubrooms	
00001224	14/12/2010		
		Alliance Recruitment Pty Ltd	\$774.40
		Casual Labour - HR	
		Australian Manufacturing Workers Union	\$236.40
		Payroll Deduction	
		Australian Services Union	\$665.10
		Payroll Deduction	
		Australian Taxation Office	\$337,246.43
		Payroll Deduction	
		CFMEU WA Branch	\$72.00
		Payroll Deduction	
		Child Support Agency	\$1,974.22
		Payroll Deduction	
		City of Wanneroo - Payroll Rates	\$3,481.00
		Payroll Deduction	



PAYMENT	DATE	DESCRIPTION	AMOUNT
		City of Wanneroo - Social Club	\$740.00
		Payroll Deduction	
		Cr Alan Edwin Blencowe	\$201.75
		Reimbursement - Purchase Of Briefcase	
		Cr Anh Truong	\$92.91
		Travel Allowance For Nov 2010	
		Cr Laura Gwendolyn Gray	\$599.71
		Travel Allowance For Nov 2010	
		Cr Robert Smithson	\$134.61
		Monthly Allowance - Paid Weekly	
		Cr Stuart Mackenzie	\$153.18
		Travel Allowance For Nov 2010	
		Crosbie & Duncan Golf	\$29,406.49
		Commission Fees For Nov 2010 For Carramar Golf Course	
		Duncan & Crosbie Pro Golf WA Pty Ltd	\$26,819.33
		Commission Fees Nov 2010 For Marangaroo Golf Course	
		Frediani Milk Wholesalers	\$671.78
		Milk Deliveries For The City	
		HBF Insurance	\$2,010.20
		Payroll Deduction	
		LGIS Workcare	\$511,896.00
		Insurance - Workcare 30/06-30/06/11	
		LGRCEU	\$2,322.92
		Payroll Deduction	
		Miss Deanne Matthews	\$98.56
		Reimbursement For Craft Supplies For Grassroots & Brightening Our Workplace	
		Mr Dennis Blair	\$30.30
		Reimbursement For Broadband Usage 50%	
		Mr John Paton	\$12.50
		Reimbursement For Broadband Usage 25%	
		Mr Pasqualino Bracone	\$146.85
		Reimbursement For Catering For Directorate Admin Tour 06/12/10	
		Mr Trevor Barker	\$1,191.30
		Reimbursement - Expenses Incurred Whilst On USA Study Tour	
		Selectus Salary Packaging	\$3,286.44
		Payroll Deduction	
		Trailer Parts Pty Ltd	\$392.34
		Vehicle Spare Parts - Fleet	
		Western Power	\$3,619.04

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Truck V Pole - Insurance Excess For WN33120 - Insurance Services	
00001225	15/12/2010		
		City of Wanneroo - Rates	\$266.66
		Rates - R Steffens (\$183.33)	
		Rates - D Newton (\$83.33)	
		Cr Alan Edwin Blencowe	\$583.33
		Monthly Allowance	
		Cr Anh Truong	\$583.33
		Monthly Allowance	
		Cr Brett Treby	\$583.33
		Monthly Allowance	
		Cr Dianne Guise	\$583.33
		Monthly Allowance	
		Cr Glynis Monks	\$583.33
		Monthly Allowance	
		Cr Ian Goodenough	\$583.33
		Monthly Allowance	
		Cr Laura Gwendolyn Gray	\$583.33
		Monthly Allowance	
		Cr Maureen Grierson	\$583.33
		Monthly Allowance	
		Cr Norm Hewer	\$583.33
		Monthly Allowance	
		Cr Rudi Steffens	\$583.33
		Monthly Allowance	
		Cr Stuart Mackenzie	\$583.33
		Monthly Allowance	
		Cr Tracey Roberts	\$1,833.33
		Monthly Allowance	
		Mayor Jon Kelly	\$2,983.33
		Monthly Allowance	
00001226	15/12/2010		
		Georgiou Group Pty Ltd	\$203,048.26
		Claim No 1 - Construction Hepburn Avenue	
00001227	17/12/2010		
		AAA Production Services	\$28,719.02
		Booking Services For Jessica Mauboy - Cultural Events	
		Abbeys Bookshops Pty Ltd	\$37.75
		Advance Grammar CD-Rom - Girrawheen Library	

PAYMENT	DATE	DESCRIPTION	AMOUNT
		ABC Distributors	\$2,519.44
		Hand Towels Ultraslim - Stores	
		Accidental First Aid Supplies	\$1,492.01
		First Aid Supplies For Various Departments	
		Acclaimed Catering	\$7,123.60
		Catering Services For The City	
		Accord Security Pty Ltd	\$49,288.80
		Community Safety Patrols - Regulatory Services	
		Activ Foundation Inc.	\$11,780.23
		Install Tubestock Schedule 1B At Various Sites - Infrastructure Projects	
		Install Tubestock At Various Sites - Infrastructure Projects	
		Adasound	\$2,964.00
		Entertainment - Sound Equipment For Live in the Amphitheatre	
		Entertainment - PA System For Wanneroo Show	
		Entertainment - Sound Equipment 13/11/10	
		Add Value Promotions	\$2,964.50
		Pedometers - Marketing	
		Adshel Street Furniture Pty Ltd	\$2,337.50
		Advertising For Beach To Bush - Marketing	
		Advanced Spatial Technologies	\$3,740.00
		Subscription - Map 1 Year - IT	
		Affirmative Paving	\$18,263.70
		Brick Pavers Delivered To Various Locations - Engineering Maintenance	
		Air Liquide WA Pty Ltd	\$1,112.76
		Gas Cylinder Hire - Depot Stores	
		Airlube Australasia	\$462.42
		Parts - Stores	
		Alance Newspaper and Magazine Delivery	\$17.28
		Newspapers For Clarkson Library	
		Alexander House of Flowers	\$240.00
		Sheath Arrangement For The Late Mrs C Rocchi - Mayor's Office	
		Wedding Anniversary Flowers - Mayors Office	
		9th Birthday Flowers – Mayor's Office	
		Allight Pty Ltd	\$80.50
		Fuel Filter - Stores	
		Allwest Turfing	\$2,370.50
		Supply/Install Turf At Anthony Waring Park	
		Supply/Install Sand At Yanchep Reserves	
		Altus Traffic	\$3,524.24
		Traffic Control For The City	

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Amcap Distribution Centre	\$3,270.10
		Vehicle Spare Parts - Stores/Fleet	
		Angus & Robertson Pty Ltd	\$1,003.62
		Book Purchases - Libraries	
		Animal Pest Management Services	\$3,135.00
		Fox Control Carried Out At Yellagonga National Park - Parks	
		Another Angle Consulting & Training	\$517.00
		Training- Challenging Awareness 25/08/10 - HR	
		Armaguard	\$1,038.74
		Cash Collections For Aquamotion & Clarkson Library	
		Art Support Pty Ltd	\$288.75
		Art De-Installation - Heritage & Museum Services	
		Ashdown Ingram	\$474.92
		Spare Parts - Fleet	
		Asphaltech Pty Ltd	\$195.00
		Granite Hot Mix For Anchorage Drive Mindarie - Engineering Maintenance	
		Ati-Mirage Training & Business Solutions	\$4,675.00
		Training - Telephone Excellence - HR	
		Training - Change Your Thinking At Civic Centre - 3/11/10 - HR	
		Atlas Specialty Metals	\$182.53
		Carbon Steel Hollow Bar - Fleet	
		Atom Supply	\$371.16
		Various Items - Stores	
		Australasian Performing Right Assoc Ltd	\$263.10
		Licence Fees 1/01/11 - 31/12/11	
		Australian Government National Measurement Institute	\$1,260.60
		Analysis Fee - Wetlands	
		Australian Institute of Technology Transfer (Aitt)	\$2,750.00
		5 Day Safety Representative Course 1-5 November 2010 - Attendees D Vicencio, C Kadner, R McLennan, R Shah, C Donovan - HR	
		Australian Plant Wholesalers/Lullfitz	\$660.00
		Plants - Marketing	
		Auto Control Doors	\$855.80
		Service Doors At Civic Centre, Clarkson Library & Aquamotion	
		Automotive Personnel	\$2,357.52
		Casual Labour - Fleet	
		Autosmart WA North Metro	\$689.70
		Truck Steam - Fleet	
		Awesome Amusements	\$306.25
		Digital Jukebox Hire - Staff Xmas Party	

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Balloons For Race In Your Rates Function	
		Bandit Sales & Service	\$4,848.00
		Equipment Hire - Infrastructure Maintenance	
		Barandiem Marketing	\$926.66
		Diaries For Elected Members	
		Battery World	\$837.10
		Batteries - Stores	
		BBC Entertainment	\$2,200.00
		Kingsway Sporting Complex- Comic Spot	
		BCA Consultants Pty Ltd	\$1,045.00
		Consultancy - Wanneroo Showgrounds Clubroom Reconstruction	
		Beaurepairs For Tyres	\$44,635.90
		Tyre Fitting Services For The City	
		Belair Smash Repairs Pty Ltd	\$2,954.12
		Insurance Excess - Insurance Services	
		Benara Nurseries	\$6,474.39
		Plants - Parks Maintenance	
		Benchmark Projects	\$1,463.00
		Project Management Services For Mather Drive - Property	
		Beryl Weston	\$180.00
		Cleaning Of Hall - Program Services	
		Best Consultants Pty Ltd	\$1,650.00
		Electrical Consulting Services For Wanneroo Showgrounds	
		Betahose & Fittings P/L	\$2,934.50
		Repair Hydraulic Hoses - Fleet	
		Bev Manning	\$240.00
		Exercise Program At Yanchep	
		BGC Concrete	\$502.48
		Concrete - Engineering	
		Big W	\$1,899.99
		Various Items - Program Services	
		BIS Fabrication Pty Ltd	\$5,692.50
		Repairs At Gumblossom Park Shed	
		Bladon WA Pty Ltd	\$3,179.00
		Various Items - Marketing	
		Blyth Enterprises	\$1,399.33
		Ladder & Gate - Engineering	
		Parts - Fleet	
		BOC Limited	\$189.55
		Air Industry G Size - Aquamotion	
		Boffins Bookshop Pty Ltd	\$160.12
		Book Purchases - IT	

PAYMENT	DATE	DESCRIPTION	AMOUNT
		<b>Bolinda Publishing Pty Ltd</b>	<b>\$11.00</b>
		Book Purchases - Wanneroo Library	
		<b>Boral Construction Materials Group Ltd</b>	<b>\$1,739.22</b>
		Materials Delivered To Various Locations - Engineering	
		<b>Bosnar Engineering Pty Ltd</b>	<b>\$1,369.50</b>
		Parts For Repairs - WRC	
		<b>Boston Maintenance Services</b>	<b>\$377.52</b>
		Water/Kero Pump - Fleet Maintenance	
		<b>Boya Equipment</b>	<b>\$1,069.20</b>
		Vehicle Spare Parts - Fleet Maintenance	
		<b>BP Australia Ltd</b>	<b>\$1,238.39</b>
		Vehicle Oil - Stores	
		<b>Brikmakers</b>	<b>\$15,456.86</b>
		Pavers For Pinjar/Wanneroo Road	
		<b>Bring Couriers</b>	<b>\$677.03</b>
		Courier Services - Health	
		<b>BT Equipment Pty Ltd</b>	<b>\$471.57</b>
		Parts - Fleet/Stores	
		<b>Bulldog Graphics</b>	<b>\$82.50</b>
		Printed Panels - Heritage	
		<b>Bunnings Pty Ltd</b>	<b>\$8,385.75</b>
		Hardware Purchases For Various Departments	
		<b>Burkeair Pty Ltd</b>	<b>\$1,565.30</b>
		Airconditioning Maintenance For The City	
		<b>Cabcharge</b>	<b>\$1,586.58</b>
		Cabcharge Services For The City	
		<b>Cafe Elixir</b>	<b>\$399.30</b>
		Catering For Beach To Bush Concert	
		<b>Cameleon Paints</b>	<b>\$1,629.98</b>
		Paint – Waste Services	
		<b>Cannon Sound Systems</b>	<b>\$324.01</b>
		Megaphone - Aquamotion	
		<b>Car Care (WA) Mindarie</b>	<b>\$130.00</b>
		Vehicle Cleaning WN33021 - Fire Services	
		<b>Carramar Resources Industries</b>	<b>\$14,612.47</b>
		Disposal Of Rubble - Engineering	
		<b>Catalyse Pty Ltd</b>	<b>\$8,552.50</b>
		Safety Survey- Regulatory Services	
		<b>Challenge Batteries WA</b>	<b>\$66.00</b>
		Vehicle Batteries - Fleet	
		<b>Chemical Essentials Pty Ltd</b>	<b>\$1,810.60</b>
		Disinfectant For Animal Care Centre	
		<b>Chemistry Centre WA</b>	<b>\$165.00</b>

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Sample Of Water Received 23/11/10 Client ID: North Wanneroo Fuel & Convenience Store	
		Cherry's Catering	\$30,824.40
		Catering For Various Council Functions	
		Catering For Volunteers Dinner - Marketing	
		Children's Book Council of Aust	\$50.00
		Institutional Membership 2011 - Library Services	
		City Business Machines	\$1,851.11
		Various Items - IT	
		Civica Pty Ltd	\$2,948.44
		Travel Expenses & Accommodation Oct 10 - K Scott	
		Clare Stace	\$1,298.00
		Entertainment - Babette Bunnikins - 12-13/11/10	
		Pre Show Entertainment - Jess Maub - Wanneroo Show	
		Cleansweep WA Pty Ltd	\$26,499.43
		Road Sweeping Services For The City	
		Clever Patch Creative Solutions	\$167.20
		Craft Items - Program Services	
		Clinipath Pathology	\$141.50
		Medical Fees - HR	
		Coastal Services	\$413.60
		Repair Fridge - Depot	
		Coates Hire Operations Pty Ltd	\$8,767.98
		Equipment Hire For Various Departments	
		Colourpoint Print & Design	\$376.00
		Infringement Books - Rangers	
		Complete Hire & Sales Pty Ltd	\$2,777.51
		Equipment Hire For Live On The Amphitheatre - Cultural Development	
		Equipment Hire For Bush To Beach Concert For Cultural Development	
		Conplant Pty Ltd	\$151,286.30
		New Vehicle Purchase Multi Tyre Roller - Fleet Assets	
		Corporate Express	\$24,958.97
		Stationery Purchases For The City	
		Courier Australia	\$49.35
		Courier Services - Stores/Fleet	
		Coventry Fasteners	\$580.91
		Vehicle Spare Parts - Fleet/Stores/WRC	
		Coventrys	\$3,591.86
		Spare Parts - Fleet/Stores/WRC	
		Creative Teaching Aids	\$498.80
		Stock Purchases - Wanneroo Library	



PAYMENT	DATE	DESCRIPTION	AMOUNT
		Cummins South Pacific Pty Ltd	\$3,828.00
		Various Parts - Stores	
		Cutting Edges Pty Ltd	\$3,305.12
		Parts - Stores/Fleet	
		Data #3 Limited	\$41,316.07
		Microsoft Office 2010 English Open Government No Level - IT	
		Paperport - IT	
		Deborah Jane Clements-Shepherd	\$1,045.00
		Entertainment For Arts & Craft Workshop 5/12/10	
		Dell Australia Pty Ltd	\$2,805.83
		Various Items - IT	
		Delta Hydraulics Pty Ltd	\$676.50
		Seal Kit - Fleet	
		Department of Environment & Conservation	\$250.00
		Noise Refresher Course 23-24/11/10 – Attendee C Hill	
		Dexion Balcatta	\$1,318.70
		Stationery Items - HR/IT/Libraries	
		Di Candilo Steel City	\$2,784.50
		Various Items - Fleet	
		New Plant Transport Trailer x 2 - Fleet Assets	
		Commercial Small Bin - Fleet Maintenance	
		Diamond Lock & Key	\$3,755.81
		Locking Services - Building Maintenance	
		Dianne Sigel (Art Teacher)	\$2,513.00
		Pottery Classes - Community Development	
		Dick Smith Electronics	\$87.86
		Various Items - Parks	
		Diggers Bobcat Services	\$198.00
		Bobcat Services At Oldham Reserve Yanchep	
		Digital Mapping Solutions - Perth	\$39,358.00
		Annual Maintenance - IT	
		GIS Consulting - IT	
		Dimension Data Learning Solutions	\$3,179.00
		Window 7 Enterprise Desktops Support - IT	
		Direct National Business Machines	\$192.50
		Service Call - HR	
		Discus Digital Print	\$3,520.00
		Event Signage - Marketing	
		DME Contractors	\$18,763.21
		Claim 3 - Landscaping Works For Barndie Park - Infrastructure Projects	
		Donald Cant Watts Corke (WA) Pty Ltd	\$2,640.00
		Quantity Surveying Services Wanneroo Showgrounds Changerooms	

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Downer EDI Engineering Electrical Pty Ltd	\$99,519.99
		Payment Certificate 1 For Traffic Signals At Wanneroo/Pinjar Road	
		Dowsing Concrete	\$36,474.90
		Install Concrete - Projects- Road	
		Dr D A Russell	\$2,500.00
		Framed Pastel Drawing By Arthur C Russell (1927-2009)	
		Drive In Electrics	\$5,005.35
		Vehicle Electrical Repairs - Fleet	
		Dysons Packaging Pty Ltd	\$374.00
		Foam Cups - Depot Stores	
		E & MJ Rosher	\$3,760.35
		Vehicle Spare Parts - Fleet/Stores	
		Eagle Boys Pizza Wanneroo	\$116.00
		Catering At Red Hill Fire - Fire Services	
		Catering At Volunteer's Meeting - Fire Services	
		E'Co Australia Ltd	\$532.40
		Blocks Of Coloured T-Shirt Industrial Wiping Cloths - Stores	
		Economic Development Australia	\$40.00
		Registration Information For Economic Development Practitioners - K Suares	
		Edgewater Communications	\$3,130.60
		Topaz Main Equipment - HR	
		Various Items - IT	
		Electrical Industrial Wholesalers	\$9.74
		Standard Frame - Fire Services	
		Elliotts Irrigation Pty Ltd	\$2,338.83
		Reticulation Items - Parks	
		Modifications To Irrigation System - Warradale	
		Embroidme Malaga	\$842.60
		Embroidery Of Staff Shirts - Aquamotion	
		Embroidery Of City Of Wanneroo Logo - Aquamotion	
		Environmental Industries Pty Ltd	\$4,250.95
		Release Retention - Gungurru Park Hocking	
		Ergolink	\$1,818.30
		4 X Office Chairs - Governance	
		ERS Australia Pty Ltd	\$704.55
		Parts Washer Service - Fleet	
		Essential Fire Services	\$3,674.86
		Inspection & Testing Of Fire Equipment For Nov 2010 - Building Maintenance	
		Estate Landscape Maintenance (E.L.M.)	\$36,796.78
		Landscape Maintenance Services - Parks	

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Evans & Peck	\$1,484.37
		Arbitration - Infrastructure	
		Excalibur Printing	\$11.88
		Sewing On Of Badges - Fire Services	
		Exceed Consulting (WA) Pty Ltd	\$4,312.00
		Design Audit Of Play Equipment For Swanley Park	
		Assessment Of Kingsway Netball Playground Design	
		Development Of Playground Specifications	
		Safety Audits - Playgrounds	
		Fal Cash & Carry	\$109.83
		Cutlery For Wanneroo Day Centre	
		Fawzak Pty Ltd	\$2,390.24
		Magazines For Library	
		FCT Surface Cleaning	\$907.50
		Graffiti Removal - Building Maintenance	
		Fence Hire WA	\$863.20
		Temporary Fencing - Parks	
		Find Wise	\$1,972.85
		Location of Services - Engineering	
		Fire & Safety WA	\$9,055.07
		Fire Safety Equipment - Fire Services	
		Foodlink Food Service	\$1,993.70
		Various Catering Items - Depot Stores	
		Forpark Australia	\$2,663.06
		Play Equipment - Parks Maintenance	
		Fortron Automotive Treatments Pty Ltd	\$475.20
		Brake & Parts Cleaner - Stores	
		Foxtel	\$70.00
		Foxtel- WLCC- Subscription	
		Fuji Xerox Australia Pty Ltd	\$5,963.21
		Lease Fees/Paper Supplies - Governance	
		GBC/Fordigraph Pty Ltd	\$88.00
		Surebind Strips - Governance	
		Geoff's Tree Service Pty Ltd	\$29,009.15
		Various Services - Parks Maintenance	
		Geon	\$9,435.80
		Printing: Dog Registration Mailing & Data Management - Regulatory Services Fire Break Notices Mailing Services 2010 Mayoral Letterhead & Business Cards Xmas Cards – Marketing Hazard & Incident Books Protect Your Home From Bushfires Brochures - Ranger Services Fire Break Notices – Ranger Services Envelopes - Ranger Services	

PAYMENT	DATE	DESCRIPTION	AMOUNT
		<b>GHD Pty Ltd</b>	<b>\$36,204.30</b>
		Superintendency Services For Mirrabooka Drive Stage 1	
		Progress Claim Kingsway Netball Center Upgrade	
		Progress Claim Kingsway Sport Complex Stage 4 Contract	
		<b>Grand Toyota</b>	<b>\$7,763.10</b>
		Vehicle Services - Fleet Maintenance	
		<b>Grass Roots Inc</b>	<b>\$3,480.00</b>
		Human Resources - Holiday - Catering	
		<b>Grasstrees Australia</b>	<b>\$5,720.00</b>
		Watering Grasstrees At Hartman Drive	
		<b>Green Skills Inc</b>	<b>\$32,881.20</b>
		Casual Staff For Weed Control	
		<b>Greenway Enterprises</b>	<b>\$1,623.05</b>
		Purchases For Various Departments	
		<b>Gymcare</b>	<b>\$1,606.00</b>
		Maintenance/Service Equipment - Aquamotion	
		<b>Haines Norton Chartered Accountants</b>	<b>\$660.00</b>
		Training - 2010 Tax Update & GST 7/12/10 – Attendees J Derbyshire & M Tedesco	
		<b>Hamilton Sawmills Pty Ltd</b>	<b>\$689.04</b>
		Prime Grade - Building Maintenance	
		<b>Hands-On Infection Control</b>	<b>\$27.90</b>
		Staff Immunisation Program - WRC	
		<b>Hanson Construction Materials Pty Ltd</b>	<b>\$4,582.38</b>
		Drainage Items Delivered To Various Locations	
		<b>Harmer News Pty Ltd</b>	<b>\$294.16</b>
		Newspapers/Periodicals For Various Departments	
		<b>Hart Sport</b>	<b>\$280.90</b>
		Sporting Equipment - Program Services	
		<b>Heavy Automatics</b>	<b>\$22,625.52</b>
		Parts - Fleet	
		Modify Reversing Speed On Various Vehicles	
		<b>Helen Olsen</b>	<b>\$270.00</b>
		Fitness Instructor For Term 4 Fun Food & Fitness Program - Program Services	
		<b>Hitachi Construction Machinery Pty Ltd</b>	<b>\$3,500.23</b>
		Vehicle Filters - Depot Store	
		<b>Holding Educational Aids Pty Ltd</b>	<b>\$995.72</b>
		Stock Purchases - Wanneroo Library	
		<b>Home Chef</b>	<b>\$1,232.01</b>
		Meals For HACC/CACP Clients	
		<b>Homecare Options</b>	<b>\$28,616.24</b>
		Support Services HACC/CACP Clients	
		<b>Hughmark Quality Furniture Pty Ltd</b>	<b>\$13,290.00</b>

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Storage Cupboards - Building Maintenance	
		Humes Concrete Products	\$14,939.56
		Drainage Items Delivered To Various Locations	
		Hydroquip Pumps	\$63,415.00
		Repairs To Retic Bores/Pumps At Various Parks	
		IBolt Fencing	\$643.50
		Pool Fence Repairs - Building Maintenance	
		ID Consulting Pty Ltd	\$3,025.00
		Forecast ID Subscription Fee Nov 10-Jan 11	
		Profile ID Subscription Fee Nov 10-Jan 2011	
		Insight Call Centre Services	\$5,245.68
		Call Centre Services For October 2010	
		Integrated Group Ltd	\$85,601.52
		Casual Labour For Various Departments	
		Internet Business Corporation	\$2,289.28
		Website Hosting - Marketing	
		Annual Software Maintenance - 1/10/10-28/02/11	
		Intersectional Linemarkers	\$383.02
		Linemarking At Sydney Road & Girrawheen Avenue	
		IPWEA WA	\$3,479.10
		Registration - Public Works Training Week 2010 X 11 Delegates - Infrastructure	
		Irrigation Innovations	\$6,781.50
		Retic Repairs - Parks	
		Itchy Eyes	\$240.00
		Photography For Remembrance Day	
		ITT Water & Wastewater Australia Limited	\$4,950.00
		Rental Of Controller - Parks	
		IW Projects Pty Ltd	\$2,369.40
		Professional Services - Town Planning Scheme	
		J & K Hopkins	\$3,847.00
		Various Items - Building Maintenance	
		J Blackwood & Son Ltd	\$5,186.19
		Various Items - Stores	
		Jaycar Pty Ltd	\$114.75
		Various Items - Fleet	
		JB Hi Fi Group Pty Ltd	\$3,275.94
		DVD/CDs - Girrawheen Library	
		JCA Dealer Services	\$544.70
		Camera Repair - Fleet	
		Supply & Fit Radio - Fleet	
		Jennifer Spencer Restarick	\$700.00
		Compilation Of Index - WLCC	
		John Stevens Carpentry	\$495.00

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Repairs - Waste	
		John Toro Pty Ltd	\$35,420.00
		Hooklift Compactor Bin - Fleet	
		Johndec Engineering Plastics Pty Ltd	\$302.50
		Repair Roof At Ridgewood Park	
		Joondalup Photo Design	\$250.00
		Photography For Cycling Event - Marketing	
		Kelyn Training Services	\$600.00
		Supply Log Book Assessments In Basic Worksite Traffic Management 6/12/10 - Parks	
		Kennards Hire Pty Ltd	\$724.00
		Fans For Carramar Community Centre	
		Kleenit	\$6,348.00
		Graffiti Removal - Building Maintenance	
		Kmart Australia Limited	\$126.00
		Various Items For WLCC	
		Kmart Warwick	\$149.00
		Various Items For Hainsworth Youth	
		Knight And Sons	\$213.07
		Food For Animal Care Centre	
		Konekt Australia Pty Ltd	\$526.40
		Ergonomic Assessment For Working At Home - HR	
		Koorong	\$971.66
		Book Purchases - Libraries	
		Kott Gunning Lawyers	\$880.00
		Professional Fees - Agreement With Starbrake Pty Ltd - Property	
		Kyle Promotions	\$771.10
		Cleaning Of Capricorn House - Program Services	
		Kyocera Mita Aust P/L	\$1,412.09
		Call Out Fee - IT	
		Photocopier Meter Reading For Various Departments	
		L & T Venables Pty Ltd	\$3,778.14
		Purchases For Various Departments	
		Ladybirds Plant Hire	\$343.75
		Plant Rental For November 2010	
		Landcare Weed Control	\$2,970.00
		Handweed At Various Locations - Conservation	
		Landmark	\$966.24
		Envirodye For Parks	
		Laser Exchange	\$198.00
		Call Out - IT	
		Len French Fencing Contractor	\$240.00
		Fencing Repairs At Gumblossom Park	
		Les Mills Asia Pacific	\$1,004.64

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Annual Licence Fees For Group Fitness December 2010 - Aquamotion	
		Liftrite Hire & Sales	\$191.52
		Vehicle Spare Parts - Depot Stores	
		Lioncrest Pty Ltd	\$536.31
		Stock Purchase - Libraries	
		Love Grid Badminton Academy Incorporated	\$762.50
		Shuttlecocks/Badminton Rackets - Kingsway	
		M & K Bailey Accredited Newsagents	\$35.20
		Newspapers/Periodicals For Enterprise House	
		MacDonald Johnston Engineering Company	\$25,565.06
		Vehicle Spare Parts - Stores/Fleet	
		Mailforce Document Solutions Pty Ltd	\$12,995.22
		Rates Instalment Notices - Finance	
		Major Motors	\$2,272.83
		Parts - Fleet	
		Marfleet Distributing Co. Pty Ltd	\$2,560.67
		Various Items - Fleet	
		Maxwell Robinson & Phelps	\$80,341.19
		Weed Treatment At Various Locations - Parks	
		Mayday Earthmoving	\$145,788.39
		Heavy Equipment Hire For The City	
		McIntosh & Son	\$2,039.31
		Parts/Repairs - Fleet	
		McLeods Barristers And Solicitors	\$13,804.33
		Legal Fees For Various Issues/Directorates	
		McNaughtans Pty Ltd	\$72.67
		Parts - Fleet	
		Mechanical Project Services Pty Ltd	\$2,816.14
		Maintenance At WLCC	
		Meredith Forder	\$200.00
		Stress Workshop 23/11/10 - Program Services	
		Merlo Australia	\$215.56
		Air Filter - Stores	
		Metrocount	\$372.90
		Various Items - Traffic	
		Midalia Steel Pty Ltd	\$78.85
		Parts - Fleet	
		Midland Brick Company Pty Ltd	\$838.78
		Pavers For Scenic Drive	
		Midland Disposal Stores	\$730.70
		Various Items - Stores	
		Mindarie Bus Charter Pty Ltd	\$803.00
		Bus Hire - Program Services	



PAYMENT	DATE	DESCRIPTION	AMOUNT
		Mindarie Regional Council	\$308,624.00
		Refuse Disposal For The City	
		Mindarie Retravisio	\$192.00
		Microwave - Leisure Services	
		Minter Ellison Lawyers	\$7,150.00
		Professional Services - Planning Implementation	
		Miracle Recreation Equipment Pty Ltd	\$7,914.50
		Play Equipment - Parks Maintenance	
		Mirco Bros Pty Ltd Oil Distributors	\$40.00
		Fire Hose Nozzle- Engineering Maintenance	
		MJL Fabrication	\$1,083.50
		Repair Scrapper - Fleet	
		Mobile Shred Onsite	\$103.40
		Shredding For Elected Members	
		Modern Teaching Aids Pty Ltd	\$40.59
		Toys & Equipment For Creche	
		Morley Mower Centre	\$2,650.70
		Vehicle Spare Parts - Stores/Fleet	
		2 X Chainsaws - Fleet Assets	
		Motorlife	\$609.84
		Various Items - Stores	
		MP Rogers & Associates Pty Ltd	\$696.52
		Advice For The Beach Access Ways At Quinns Rocks & Yanchep - Infrastructure Projects	
		Mr Sean Bruce	\$765.50
		Cut/Cap & Repair Reticulation At Brazier Road Yanchep - Engineering Maintenance	
		Ms Gabbi Coenen	\$600.00
		Busking Performance For Art N About	
		Natural Area Holdings Pty Ltd	\$2,818.75
		Various Items - Conservation	
		Newscape Contractors	\$141,606.94
		Landscaping Services At Various Locations - Parks	
		Newsxpress Ocean Keys	\$35.20
		Newspapers/Periodicals - Clarkson Library	
		Non Organic Disposal	\$2,866.05
		Disposal Of Soil & Rubble - Engineering	
		Northern 4wd Centre	\$60.30
		Deflator- Parks	
		Northern Corridor Contracting	\$1,760.00
		Slashing Rubbish Tip - Parks	
		Northern Districts Pest Control	\$2,706.00
		Pest Control Services For The City	
		Northern Lawnmower & Chainsaw Specialists	\$28,126.10

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Small Plant For Fleet Assets	
		Various Items For Stores	
		Nutrition Australia	\$1,086.00
		Healthy Communities Cooking Program - Community Development	
		Nuturf Australia Pty Ltd	\$4,175.60
		Roundup - Parks	
		Oakvale Capital Limited	\$2,200.00
		Investment Advisory Fee - Finance	
		Oars Across The Waters Pty Ltd	\$2,239.74
		Employee Counselling - HR	
		O'Brien Glass Industries Ltd	\$6,816.51
		Glazing Services For The City	
		Office Cleaning Experts	\$47,302.78
		Cleaning Services For The City	
		Officeworks Superstores Pty Ltd	\$59.40
		Water Bottles - Libraries	
		Okely Broderick Solutions	\$3,025.00
		Consultant - HR	
		O'Leary's	\$165.00
		Various Items - Fleet	
		Optima Press	\$1,228.70
		ICards - Business Development	
		Membership Booklet - Aquamation	
		Orica Australia P/L	\$2,036.27
		Pool Chemicals - Aquamation	
		Osborne Park Welding Supplies	\$147.73
		Parts - Fleet	
		PABX Service Group	\$4,000.85
		Telecommunications Equipment Services 1/01/11 - 31/01/11 - IT	
		Pacific Brands	\$6,662.11
		Staff Uniforms - Depot Stores	
		Pallet Pals	\$308.00
		Standard Pallets - Engineering	
		Paper Recycling Industries	\$1,478.40
		Bin Exchange - Wanneroo Recycling	
		Parins	\$5,000.00
		Excess Payment WN32538, WN32159 & WN423 - Insurance Services	
		Pax Books	\$1,450.27
		Book Purchases - Libraries	
		Personalised Landscape & Design	\$14,381.22
		Landscape Maintenance Services - Parks	
		Perth Bin Hire	\$2,227.50

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Equipment Rental - WRC	
		Perth Industrial Centre Pty Ltd	\$919.60
		Various Items - Stores	
		Peter's Bus Charters	\$450.00
		Bus Hire For Social Support Outing	
		Pink Healthcare Services	\$1,581.53
		Sanitary Services - Building Maintenance	
		PJ & CA Contracting	\$19,748.19
		Mechanical Cleaning Of Sand Softfall Of Playgrounds At Various Parks	
		Plantrite	\$10,656.06
		Progress Payment - Plant Propagation Of Plants At Pinjar Road/Hartman Drive	
		Playright Australia Pty Ltd	\$990.00
		Conference - United In Play 17-18/11/10 – Attendee K Pitman	
		Podiatry Services	\$675.00
		Podiatry Services - Various	
		Portner Press Pty Ltd	\$97.00
		Employment Law Update 7 2010 - HR	
		Portobello Fresh Food Merchants	\$418.99
		Catering For Quinns Adult Day Centre	
		PPG Industries Australia Pty Ltd	\$108.62
		Paint Supplies - Building Maintenance	
		Precision Laser Systems	\$4,995.00
		Pipelaser - Engineering	
		Prestige Alarms	\$3,236.59
		Alarm Services For The City	
		Prime Health Group Pty Ltd	\$2,075.70
		Medicals For HR	
		Printstuf	\$194.70
		Base Stock - Funded Services	
		Project Industries	\$1,680.47
		Repairs - Fleet	
		Promark Promotions	\$3,685.00
		Gym Towels - Aquamotion	
		Propagander	\$770.00
		Equipment Hire For Live In The Amp Event	
		Protector Alsafe	\$4,619.14
		Various Items - Depot Stores	
		Proton Promotional Advertising	\$4,240.50
		Drink Bottles - Marketing	
		Put On Happy Face - Face Painting	\$432.00
		Face Painting For Wanneroo Showgrounds	
		Qualcon Laboratories	\$580.25

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Pavement Investigation Wattle Avenue - Infrastructure Assets	
		Quantum Multimedia Communications	\$490.61
		SMS Charges - Fire Services	
		Queensland Library Supplies	\$792.00
		Controlled Access Chute Repair At Clarkson Library	
		Quick Corporate Australia	\$277.75
		Dymo Tape - Program Services	
		Quinns Podiatry	\$140.00
		Consultancy - Program Services	
		Raeco International Pty Ltd	\$2,138.31
		Book Purchases - Libraries	
		Rayco Equipment Pty Ltd	\$469.10
		Parts - Fleet	
		RCG Pty Ltd	\$3,609.82
		Disposal Of Rubble - Engineering	
		Red Hot Group WA	\$464.85
		Courier Services - Dept	
		Refresh Waters Pty Ltd	\$176.00
		Bottled Water For Hainsworth	
		Water Cooler For Banksia Grove	
		Reinol WA	\$177.54
		Cartridges - Fleet	
		Reliable Fencing	\$28,945.95
		Fencing Services At Various Locations	
		Reliance Petroleum	\$194.15
		Fuel - Stores	
		Rhythm Fix	\$800.00
		60-65 Person Corporate Drum Circle - HR	
		Richgro	\$136.50
		Lawn Mix - Parks	
		Road Signs Australia	\$7,682.51
		Signs & Accessories For Various Departments	
		Roads 2000 Pty Ltd	\$144,053.65
		Road Works At Various Locations - Engineering	
		Robertsons Lifting & Rigging Pty Ltd	\$664.40
		Spare Parts - Fleet	
		Ronald John Woodbine	\$3,641.00
		Colourise PDFs From CoW - Marketing	
		Design/Layout Of Annual Report - Marketing	
		Roy Gripske & Sons Pty Ltd	\$2,081.15
		Various Items - Stores	
		RPG Auto Electrics	\$528.00
		Labour Charge - Fleet	

PAYMENT	DATE	DESCRIPTION	AMOUNT
		RSEA Pty Ltd	\$2,262.70
		Various Items - Store	
		S & C Linemarking	\$1,930.50
		Linemarking Works - Engineering	
		Saferoads	\$1,564.20
		Additional Charges For Salerno Drive - Transport & Traffic	
		Safety World	\$8,888.16
		Safety Items For Various Departments	
		SAI Global Ltd	\$143.98
		Internet Download- Traffic & Transport	
		Sanax Medical And First Aid Supplies	\$1,341.11
		First Aid Supplies - Various Departments	
		Sanpoint Pty Ltd	\$97,181.76
		Lay Kerbing/Footpath - Various Locations	
		Sarum Industries Pty Ltd	\$4,235.00
		Supply/Install Gate & Fencing Repairs At Various Locations	
		Schindler Lifts Aust Pty Ltd	\$1,832.59
		Lift Services At Various Locations	
		Sealanes	\$3,287.97
		Food/Beverages - Hospitality	
		Seamless (Aust) Pty Ltd	\$31,000.00
		Annual Support, Maintenance Hosting Services 1/11-31/10/11 - Marketing	
		Shiralee Liza Foscett	\$180.00
		Yoga/Pilates At Yanchep & Banksia Grove Community Centres	
		Shire of East Pilbara	\$9,017.74
		Long Service Leave - K Weymes	
		Slater-Gartrell Sports	\$3,454.33
		Sports Equipment - Kingsway	
		Tennis Nets - Parks	
		Replace Synthetic Turf - Parks	
		Solver Paints	\$492.97
		Paint Supplies - Building Maintenance	
		Sorensen Short & Associates	\$7,018.00
		Survey Hester Avenue - Property	
		Specialised Security Shredding	\$43.36
		Security Shredding - Information And Business Improvement	
		Spiers & Sons	\$1,155.00
		Transport Tractor - Parks	
		Tractor & Grader Trailer - Quinns Rock Surf Club	
		Sports World of WA	\$2,435.40

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Aquatic Items For Resale - Aquamotion	
		Stampalia Contractors	\$13,794.00
		Loader Hire - WRC	
		Statewide Cleaning Supplies Pty Ltd	\$3,708.92
		Cleaning Supplies - Depot Store	
		Statewide Pump Services	\$968.00
		Pump Services - Ashby Operations Centre	
		Statewide Turf Services	\$31,310.95
		Mowing/Sweeping/Debris Removal/ Hollow Coring At Kingsway Sporting Complex - Parks	
		Vertidrain Various Parks	
		Stewarts Laundry Service	\$625.52
		Launder Linen - Hospitality	
		Kingsway Indoor Stadium - Bagwash	
		Stomp Pty Ltd	\$2,273.18
		Stock Purchases - Libraries	
		Streamline Trust	\$40.80
		Newspaper Supplies - Yanchep Library	
		Stress Free Approvals	\$6,405.00
		Supply Of Building Surveyor Services To The City Of Wanneroo - Regulatory Services	
		Stylus Tapes International	\$103.40
		Lane Marking Tape - Kingsway	
		Subway Wanneroo	\$225.70
		Catering For Spydu User Group - Libraries	
		Catering For Art Mural Celebration On 11/11/10 - Wanneroo Library	
		Catering - Fire Services	
		Sun City Publishing Pty Ltd	\$1,386.00
		Advertising - Marketing	
		Sunny Brushware Supplies	\$1,051.95
		Brooms - Stores	
		Superior Pak	\$8,349.00
		Front Loader Bins - Waste	
		Supersealing Pty Ltd	\$6,498.49
		Crack Sealing Contract - Various Locations	
		Swan Hills Concrete	\$29,802.77
		Concrete For Various Locations	
		Sweet Pea Musical Promotions	\$250.00
		Entertainment - Adult Day Centre Xmas Party	
		Swim Australia	\$225.00
		Handouts - Aquamotion	
		Subscription To Swim Tips - Aquamotion	
		Taldara Industries Pty Ltd	\$667.32
		Various Items - Stores & Hospitality	

PAYMENT	DATE	DESCRIPTION	AMOUNT
		The Cancer Council WA	\$2,011.35
		Safety Hats - Stores	
		The Constable Care Child Safety Project Inc	\$9,810.00
		Various Items - Rangers	
		The Factory	\$38,337.48
		Install/Dismantle Xmas Decorations - Marketing	
		Install Signs For The Library - Capacity Building	
		Install & Dismantle Of Christmas Decorations For Library - Capacity Building	
		The Hire Guys Wangara	\$676.00
		Hire Drill - Engineering	
		The Honda Shop	\$23.39
		Vehicle Spare Parts - Fleet	
		The Poster Girls	\$198.00
		Distribution Of Flyers - Museum	
		The Red Book Service	\$423.50
		Subscription - Fleet Assets	
		The Royal Life Saving Society Australia WA Branch Inc	\$8,366.00
		First Aid Officers For Dogs Breakfast	
		First Aid Refresher - HR	
		Certificates - Term 4 - Aquamotion	
		First Aid Services For Beach To Bush Concert	
		Course Awards For Aquamotion	
		Pool Inspections 30/11/10 - Planning	
		The Watershed Water Systems	\$14,029.56
		Retic Fittings - Parks	
		Tiger Tek Pty Ltd	\$825.00
		Survey Stakes - Stores	
		Tiger Turf Australia Pty Ltd	\$15,734.40
		Resurface Elliot Road Tennis Court	
		Toll Transport Pty Ltd	\$1,098.78
		Courier Services For The City	
		Total Eden Pty Ltd	\$40.67
		Reticulation Items - Engineering	
		Total Road Services	\$53,937.44
		Traffic Control Services For The City	
		Total Steel of Aust Pty Ltd	\$237.60
		Steel Components For WRC	
		Tourism Council Western Australia	\$240.00
		Registration - Seminar S Spinks & K Surat	
		Toyota Material Handling (WA) Pty Ltd	\$474.88
		Spare Parts - Fleet	
		TQuip	\$2,576.45
		Vehicle Spare Parts - Stores/Fleet	



PAYMENT	DATE	DESCRIPTION	AMOUNT
		Treat Time Distributors	\$167.31
		Revival Shakes - Aquamotion	
		Trisley's Hydraulic Services Pty Ltd	\$7,128.06
		Repairs To Outdoor Pool/Spa - Aquamotion	
		Monthly Service At Aquamotion	
		Triton Electrical Contractors Pty Ltd	\$15,797.10
		Retic Electrical Maintenance - Parks	
		Tru Blu Hire Pty Ltd	\$4,031.50
		External Equipment Hire For Live In The Amphitheatre Event – 12-13/11/10 - Marketing	
		Equipment Hire For Beach To Bush Concert	
		Truckline	\$701.80
		Vehicle Spare Parts - Stores/Fleet	
		Turbotech Turbochargers	\$609.40
		Turbo Saviour - Depot Stores	
		Turfmaster Pty Ltd	\$108,860.79
		Turfing Services - Parks	
		Urban Bushland Council WA Inc	\$435.00
		Black Cockatoo Symposium 26/11/2010 – Attendees N Hoey & A Kendrick	
		Valuations WA Unit Trust	\$1,485.00
		Valuation Report - Resumption & Road Widening Purposes Of 257 Franklin Road Wanneroo - Property	
		Vekta Pty Ltd	\$21,865.25
		Survey Work - Various Locations	
		Velios Contracting	\$478.50
		Pavement Marking On Calvert Way	
		Velvet Integrated	\$2,500.00
		Coordination Of The CoW Annual Report - Marketing	
		Vertical Telecoms WA Pty Ltd	\$3,202.10
		Replacement Of Stolen Two Ways - Insurance	
		Viking Books	\$711.15
		Stock Purchases - Libraries	
		WA Hino Sales & Service	\$67,242.86
		New Vehicle Purchase 300 Series WN33235	
		WA Profiling	\$7,281.45
		Hire Of Profiler & Bobcat Broom For Brazier Road & Kaiber Avenue Yanchep - Engineering	
		Wacker Neuson Pty Ltd	\$417.83
		Caburettor - Fleet	
		Wanneroo Agricultural Machinery	\$2,174.30
		Various Parts - Stores/Fleet/Parks	
		Wanneroo Auto One	\$80.85
		Tool Replacement - Parks	

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Wanneroo Business Association Inc	\$1,040.00
		Attendance For 8 Employees At The CoW Wanneroo Business Awards	
		Wanneroo Caravan Centre & Steel Fabricators	\$3,594.60
		Steel Fabrication Works - Building Maintenance	
		Wanneroo Crane Hire Pty Ltd	\$528.00
		Unload Hook Bins - Fleet	
		Wanneroo Districts Cricket Club Inc	\$31,412.27
		Instalment Kingsway Sporting Complex - Parks	
		Wanneroo Electric	\$83,566.91
		Electrical Maintenance For The City	
		Wanneroo Fire Support Brigade	\$990.00
		ICV Communications Console Upgrade	
		Wanneroo Glass	\$1,420.10
		Glazing Services For The City	
		Wanneroo Hardware	\$1,127.22
		Hardware Purchases For Various Departments	
		Wanneroo Plumbing	\$48,176.34
		Plumbing Maintenance For The City	
		Wanneroo Podiatry Surgery	\$25.00
		Podiatry Financial Subsidy - Program Services	
		Wanneroo Towing Service	\$1,419.00
		Towing Abandoned Vehicles	
		Wanneroo Trophy Shop	\$2,376.15
		Name Badges For Various Employees	
		Trophies - HR	
		Engraving Of Student Citizenship Medals	
		West Australian Newspapers Ltd	\$175.28
		Advertising - Marketing	
		West Australian Nursing Agency	\$4,053.29
		Immunisation Clinic - Health Services	
		West Coast Radiators	\$770.00
		Repair Radiator - Fleet	
		Westbooks	\$18.76
		Book Purchases - Libraries	
		Westrac	\$405.30
		Parts - Fleet	
		West-Sure Group Pty Ltd	\$292.18
		Cash Collections For Customer Services	
		Westwide Bus & Coach	\$605.00
		Bus Hire For Social Support Outing	
		White Oak Home Care Services Pty Ltd	\$14,988.00
		Support Services HACC/CACP Clients	
		Whitford Marquee & Party Hire	\$697.50

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Entertainment-Wanneroo Show- Equip Hire	
		Wild West Hyundai	\$48,046.70
		New Vehicle Purchase Hyundai WN33065 (\$24,554.15)	
		New Vehicle Purchase Hyundai WN33064 (\$23,492.55)	
		WJ & A Gordon Low Loader Services	\$2,288.00
		Transport Roller/Tractor - Fleet	
		Wood & Grieve Engineers	\$550.00
		Professional Consulting Services For Wanneroo Showgrounds Clubroom Reconstruction	
		Woodhouse Legal	\$307.12
		Professional Fees - Contract Dispute & Rating Exemption - Property	
		Professional Fees - Alta 1 Limited Lease The Broadview Landsdale - Property	
		Work Clobber	\$1,537.43
		Staff Uniforms For Various Employees	
		Worklink	\$387.81
		Ergonomic Evaluation - Parks	
		Worldwide Online Printing	\$4,254.00
		Xmas Appeal Stickers - Marketing	
		Business Cards - Various Employees	
		Portrait Booklet - Governance	
		Colour Postcards	
		Membership Cards - Libraries	
		Wrenoil	\$34.64
		Waste Oil Removed - WRC	
		Wurths Australia Pty Ltd	\$47.00
		Parts - Depot Stores	
		X-Men Security Services	\$5,424.50
		Security- Patrol Guards	
		XP Software	\$2,995.00
		Xpsuite Renewal - IT	
		Xpress Magazine	\$1,452.00
		Ad For Jessica Mauboy Concert	
		Ad For Art & About	
		Y F Dong Pty Ltd	\$770.00
		Tool Boxes - Waste	
		Yakka Pty Ltd	\$965.23
		Uniform For Various Employees	
		Yucca Youth Headquarters	\$900.00
		Summer Skate Series - Youth Services	
		Zi-Argus WA Pty Ltd	\$14,300.00
		Purchase Of 100 Network Hours - IT	
00001228	17/12/2010		

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Densford Pty Ltd	\$575,169.30
		Payment Certificate 4 For Mirrabooka Avenue Extension	
00001229	21/12/2010		
		Alliance Recruitment Pty Ltd	\$3,863.20
		Casual Labour For The City	
		Australian Taxation Office	\$1,593.00
		Payroll Deduction	
		City of Wanneroo - Rates	\$100.00
		Rates	
		Cr Robert Smithson	\$134.61
		Monthly Allowance - Paid Weekly	
		DG & MJ Le Cerf	\$18,919.65
		Contract Management Fees For Nov & Dec 2010	
		Expenditure Payment For Nov 2010 - Property	
		FESA	\$3,689,284.96
		2010/11 ESL Quarter 2 Contribution	
		Frediani Milk Wholesalers	\$629.94
		Milk Deliveries For The City	
		LGIS Property	\$434.83
		Insurance - Property 30/06/10-30/06/11	
		Mr Michael Penson	\$1,204.00
		Reimbursement Of Subscription	
		Mr Robert Cramp	\$83.85
		Reimbursement Of Phone Account	
		Premier Artists	\$8,250.00
		Two Rocks Oval Performance	
		Safety Institute of Western Australia	\$125.50
		Breakfast Series - Improving Gov Safety 26/03/10 – Attendees W Crawford, K Dickson & K Howlett	
		Trailer Parts Pty Ltd	\$257.60
		Vehicle Spare Parts - Fleet	
00001230	21/12/2010		
		Cossill & Webley Pty Ltd	\$5,775.00
		Progress Claim 9 Joondalup Drive Pedestrian Safety Improvements	
		Coventry Fasteners	\$92.33
		Vehicle Spare Parts - WRC	
		Downer Edi Works Pty Ltd	\$51,032.25
		Progress Claim 1 For West Kingsley Netball Courts	
		Fence & Garden Makeovers	\$640.00
		Repair Fence At Tobin Hill - Conservation	
		West Australian Newspapers Ltd	\$99.27

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Art N About 26/11/10 - Marketing	
00001231	23/12/2010		
		Portofinos Restaurant	\$2,070.50
		Function At Cafe 21/12/10 For Elected Members/Executives	
		Total Director Corporate Services Advance - EFT's	\$11,541,223.56
CANCELLED CHEQUES FROM PREVIOUS PERIOD			
80913	09/11/10	T Goode	-\$700.00
1213-5345	25/11/10	Nutrition Australia	-\$10,950.50
1213-4001	25/11/10	Sue Kennedy	-\$504.90
1213-6909	25/11/10	AIBS-WA Chapter	-\$75.00
81034	23/11/10	Dreamstrat Homes	-\$516.31
		TOTAL	-\$12,746.71
GENERAL FUND BANK ACCOUNT			
		Payroll Payments December 2010:	
		03/12/2010	\$55,228.42
		14/12/2010	\$1,260,967.99
		16/12/2010	\$3,717.81
		29/12/2010	\$1,241,523.78
		Payroll Total	\$2,561,438.00
		Advance Recoup Cheque December 2010	\$17,230,799.25
		Direct Payment Total (Includes Advance Recoup, Credit Cards And Bank Fees)	\$17,230,799.25
		Total Accounts Paid - Municipal Fund	\$19,792,237.25

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**CS02-02/11 Financial Activity Statement for the Period Ended 30 November 2010**

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File Ref: 1859  
Responsible Officer: Director Corporate Strategy & Performance  
Disclosure of Interest: Nil  
Attachment(s): 4

**Issue**

To consider the Financial Activity Statement for the period ended 30 November 2010.

**Background**

*Regulation 34(1) of the Local Government (Financial Management) Regulations 1996* requires a local government to prepare each month a statement of financial activity, presented 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 2010/2011 Annual Budget. This format separates Revenue and Expenses from Other Revenue and Expenses and provides improved disclosure of City's underlying Operating Result.

The Financial Activity Statement is in the form of an Income Statement, which compares year to date actual income and expenses with the year to date budget, shows variances and the adopted and revised budgets (if any). It is accompanied by a Balance Sheet together with information relating to Capital Projects, an Investment Portfolio Summary, Statement of Net Current Assets and Rate Setting Statement.

In addition to the above, *Regulation 34(5) of the Local Government (Financial Management) Regulations 1996* requires a local government to adopt a percentage or value, calculated in accordance with Australian Accounting Standards, to be used in statements of financial activity for reporting material variances. For the 2010/2011 financial year Council has adopted 10% for the reporting of variances, which is in line with previous years.

**Detail**

The Financial Activity Statement and year to date financial performances of the City are detailed in **Attachments 1, 2, 3 and 4**.

**Consultation**

Nil

**Comments**

The following commentaries on variances to budgets in the Financial Activity Statement for the period ended 30 November 2010 are provided below: -

**Income Statement (Refer to Attachment 1)**

<u>Net Result</u>	<u>\$ million</u>
Year to Date Actual	61.990
Year to Date Budget	48.270
Year to Date Variance	13.720 (+28%)
Full Year Adopted Budget	33.062
<b>Full Year Revised Budget</b>	<b>32.927</b>

The following information is provided on key aspects of the year to date financial results: -

<u>Revenues</u>	<u>\$ million</u>
Year to Date Actual	99.201
Year to Date Budget	97.224
Year to Date Variance	1.976 (+2%)
Full Year Adopted Budget	121.694
<b>Full Year Revised Budget</b>	<b>121.970</b>

**Operating Grants, Subsidies and Contributions**

As at end of November funds received under Operating Grants, Subsidies and Contributions are ahead of Budget by \$0.640 million (+17%), with the main activities representing a positive year to date variance being Operating Grants from the State and Commonwealth Government agencies, of +\$0.262 million and +\$0.166 million respectively.

**Interest Earnings**

Due to the semi-annual coupon payment of approximately \$0.8 million on bond investments received in August 2010, improved cash management and increase in prevailing rates, Interest Earnings are currently reporting a substantial favourable variance of \$0.958 million (+39%) against the year to date budget. Based on current performance, it is anticipated that full year results will well exceed the adopted budget hence a detail review will take place during mid year review in February 2011.

**Other Revenue**

The Other Revenue category shows a favourable year to date variance to Budget of +\$0.626 million (+46%) mainly due to sales at the Wangara Recycling Facility being ahead of budget by \$0.762 million. Budgeted year to date royalty income of \$0.100 million is not yet received however it is anticipated to occur in the early part of 2011.

<u>Expenses</u>	<u>\$ million</u>
Year to Date Actual	-46.839
Year to Date Budget	-51.062
Year to Date Variance	4.223 (+8%)
Full Year Adopted Budget	-123.713
<b>Full Year Revised Budget</b>	<b>-124.124</b>



Employee Costs

There are 3 pay days in November month hence when comparing to the year to date budget which carries 5 months pro rata Salaries and Wages expenses, actual is very close to budget with -\$0.194 million/-1% variance. It is worth noting that by December month end, the half yearly results reflect Employee Costs to be lower than budget by +\$1.814 million/+7% which was mainly due to vacant positions not filled. All units will review their Salaries and Wages expenses in detail during the upcoming mid year review process in February 2011.

Materials and Contracts

Materials and Contracts currently reflect a positive year to date variance to budget of +\$2.712 million (+17%). The major favourable factors affecting this are Contract Expenses +\$0.821 million (+15%), Refuse Removal Expenses of +\$1.232 million (+27%), Contract Labour Expenses of +\$0.349 million (+29%) and Material Expenses of +\$0.310 million (+19%). This positive variance is expected to subsequently reduce over the forthcoming months as activities continue to increase and unpaid accounts are brought to account.

Utility Charges

At this stage of the year Utility Charges reflect a positive year to date variance of +\$1.459 million (+64%), which is mainly due to timing of billing cycles for electricity which is \$1.302 million below year to date budget resulting from a substantial delay with invoicing from Synergy (due problems with their new billing system). Gas, water and telephone expenses continue to track close to budget.

<u>Other Revenue and Expenses</u>	<u>\$ million</u>
(Excluding Contributions of Physical Assets)	
Year to Date Actual	9.628
Year to Date Budget	2.108
Year to Date Variance	7.520 (+357%)
Full Year Adopted Budget	5.080
<b>Full Year Revised Budget</b>	<b>5.080</b>

Non-Operating Grants, Subsidies and Contributions

To the end of November the City had received \$6.499 million towards Non-Operating Grants, Subsidies and Contributions, which is predominantly tied to the progress of capital projects and represents a favourable variance of +62% when compared to year to date Budget. Material funding amounts received in November were \$3.526 million from Newgen Power Neerabup and \$0.644 million towards road projects from State Government. It is of note that the Newgen payment is an Infrastructure contribution, which will be restricted and therefore does not represent an improvement to the City's Operating position. In most other cases funds will be received upon completion or part completion of works, of which the exact timing is not necessarily known.

Town Planning Schemes (TPS)

TPS Revenue is dependant on Developers and as at 30 November the amount received by the City equates to \$5.763 million, which is 10% above Budget. This will not affect operations as funds received in this category are held separately in restricted reserve accounts for future Scheme use.

With TPS Expenses, some costs have been recorded year to date, which are \$6.936 million (+73%) below Budget. These expenditures will relate to specific costs and land purchases within the Scheme location, which can only be allocated for particular Scheme purposes and where unspent, will be carried forward to future years.

#### Profit/(Loss) on Asset Disposals

The Profit and Loss on Asset Disposals relates in part to the turnover of plant and fleet items and also relating to land sales. Plant and fleet activities within this area to November are steadily progressing, with a significant land sale to Western Power for the Neerabup Substation expected by March 2011. Approximately \$4.300 million should be received from this sale of which works are currently underway to meet the required conditions set by the Western Australia Planning Commission. Year to date variances to Budget of - \$2.735 million (-98%) and \$0.310 million (+84%) are respectively reflected for Profits and Losses on Asset Disposals.

<u>Contributions of Physical Assets</u>	<u>\$ million</u>
Year to Date Actual	0.000
Year to Date Budget	0.000
Year to Date Variance	0.000 (0%)
Full Year Adopted Budget	30.000
<b>Full Year Revised Budget</b>	<b>30.000</b>

Each year Developers hand over physical assets (such as parklands) to the City, for its ongoing management and control. These assets can be of considerable value, however accurate costing are not available at this early stage of the financial year due to the extensive calculations required, based on the compilation of substantial information to be provided from Developers. It should be noted that variations on the amounts of contributions of physical assets comparing to budget has no direct impact to the City's current financial year.

#### **Balance Sheet (Refer to Attachment 2)**

##### Capital Projects

The current status of the Capital Projects as of 30 November 2010 is summarised below, by Program Category: -

<b>Program Category Description</b>	<b>Annual Budget \$ million</b>	<b>Year to date Actual \$ million</b>	<b>Commitments \$ million</b>
Community	<b>5.391</b>	1.476	1.086
Conservation	<b>0.211</b>	0.005	0.034
Corporate	<b>7.030</b>	0.874	1.621
Drainage	<b>0.510</b>	0.186	0.003
Investment	<b>4.861</b>	0.063	0.016
Recreation and Sport	<b>13.745</b>	1.205	4.233
Transport	<b>48.987</b>	5.512	8.787
Waste Management	<b>5.441</b>	0.000	0.039
<b>Total</b>	<b>86.176</b>	<b>9.321</b>	<b>15.819</b>

To further expand on the Capital Program information above, key projects are selected to be reported on, on a regular basis, which are listed in the table below:

<b>Project Description</b>	<b>Annual Budget \$ million</b>	<b>Year to Date Actual \$ million</b>	<b>Commitments \$ million</b>	<b>Status Comment</b>
Ocean Reef Road Wangara	<b>13.175</b>	0.135	0.106	Stage 2 designs complete, tender advertised, construction subject to finalisation of land acquisition.
Pinjar Road Ashby	<b>8.019</b>	1.369	1.638	Works in progress.
Flynn Drive Neerabup	<b>6.226</b>	0.000	0.000	Subject to land acquisition and environmental approval.
Mirrabooka Avenue Landsdale	<b>5.835</b>	1.910	2.402	Works in progress.
Kingsway Regional Sporting Complex	<b>4.000</b>	0.307	2.885	Works in progress.
Neerabup Industrial Estate	<b>3.699</b>	0.010	0.000	Preliminary investigations undertaken on required works.
Hepburn Avenue Alexander Heights	<b>3.500</b>	0.006	2.596	Works commenced on site mid November 2010.
Light Plant Replacement	<b>3.167</b>	0.280	0.731	In progress.
Waste Management Plant Replacement	<b>2.982</b>	0.000	0.003	In progress.
Kingsway Netball Facilities	<b>1.793</b>	0.023	0.809	Stage 2 resurfacing tender awarded, with works commenced late November 2010.
Joondalup Drive Pedestrian Improvements Banksia Grove	<b>1.628</b>	0.020	1.315	Tender awarded with works commenced late November 2010.
Lenore Road Realignment Wanneroo	<b>1.250</b>	0.000	0.000	Design 95% complete with compulsory acquisition of required land to take place.
New Vehicle Purchases	<b>1.240</b>	0.000	0.010	In progress.
Wanneroo Showgrounds Clubrooms	<b>1.200</b>	0.551	0.723	Works in progress.
Joondalup Drive Carramar	<b>1.094</b>	0.009	0.000	Design 75% complete.

#### Investment Portfolio Summary (Refer to Attachment 3)

In accordance with a recent review of the City's investment strategy, Council endorsed the City to continue maintaining a "cautiously optimistic" approach to its investments to ensure full protection of the City's financial assets.

As such, the City will only invest in government guaranteed products or short to medium term deposits with major banks during the present economic climate.

As at 30 November 2010, the City holds an investment portfolio (cash and cash equivalents) of \$206,553,063. The average yield for the past 12 months for the portfolio is 5.69% while benchmark return annualized reflects 4.83% (UBS Warburg AUD Bank Bill Index).

#### Net Current Assets

The current composition of the Net Current Assets for the City is outlined below: -

	Year to Date Actual (Est.) \$ million	Original Budget \$ million	Revised Budget \$ million
<u>Current Assets</u>			
Cash & Cash Equivalents – Unrestricted	75.508	10.898	<b>10.898</b>
Cash & Cash Equivalents - Restricted	134.006	86.670	<b>86.670</b>
Receivables	36.806	10.116	<b>10.116</b>
Inventories	<u>0.354</u>	<u>0.318</u>	<b><u>0.318</u></b>
	246.674	108.002	<b>108.002</b>
<u>Current Liabilities</u>			
Payables and Provisions	<u>(28.960)</u>	<u>(22.832)</u>	<b><u>(22.832)</u></b>
<u>Net Current Assets</u>	<u>217.714</u>	<u>85.170</u>	<b><u>85.170</u></b>
Plus: Leave Provision Cash Backed	0.950	1.500	<b>1.500</b>
Less Cash & Cash Equivalents – Restricted	(134.006)	(86.670)	<b>(86.670)</b>
<b><u>Estimated Surplus/(Deficiency) c/fwd</u></b>	<b><u>84.658</u></b>	<b><u>0.000</u></b>	<b><u>0.000</u></b>

#### Rate Setting Statement (Refer to Attachment 4)

The Rate Setting Statement outlined in Attachment 4 represents a composite view of the finances of the City, identifying the movement in the surplus/(deficit), primarily based on the operations and capital works revenue and expenditure, and resulting rating income required.

#### Overall Comment

The Net Result for the City to November month end presents an overall favourable variance of +28% (+\$13.720 million) to year to date budget. Operating income continues to be ahead of year to date budget by +2% (\$1.976 million), with Interest Earnings contributing to the bulk of the variance (+39%, +\$0.958 million). Expenditures from operations also present a favourable variance to year to date budget of +8% (+\$4.223 million), primarily due to an unforeseen delay with invoicing for street lighting together with other timing differences with some larger costs within Materials & Contracts. Activities in the capital program are progressing as expected with year to date expenditures of \$9.321 million incurred with an additional \$15.819 million reflected as Commitments.

#### **Statutory Compliance**

This monthly financial report complies with *Section 6.4 of the Local Government Act 1995 and Regulations 33A and 34 of the Local Government (Financial Management) Regulations 1996.*

#### **Strategic Implications**

Consistent with the City of Wanneroo's Strategic Plan 2006-2021 (Revised 2010) as follows:

Outcome 4 – Governance –

*“Leadership and Community engagement to ensure the best use of our physical, financial and human resources”.*

### **Policy Implications**

Nil

### **Financial Implications**

As outlined above and detailed in **Attachments 1, 2, 3 and 4.**

### **Voting Requirements**

Simple Majority

### **Recommendation**

**That Council RECEIVES the Financial Activity Statements and commentaries on variances to budget for the period ended 30 November 2010, consisting of:**

- **Annual Budget;**
- **November 2010 Year to Date Budget;**
- **November 2010 Year to Date Income and Expenditures;**
- **November 2010 Year to Date Material Variance Notes; and**
- **November 2010 Year to Date Net Current Assets.**

## CITY OF WANNEROO

## ATTACHMENT 1

## INCOME STATEMENT BY NATURE OR TYPE

FOR THE PERIOD ENDED 30 NOVEMBER 2010

Description	Year to Date				Full Year			
	Actual \$	Adopted Budget \$	Variance		Adopted Budget \$	Revised Budget \$	Variance	
			\$	%			\$	%
<b>Revenues</b>								
Rates	79,626,389	79,366,685	259,704	0	80,527,010	80,527,010	0	0
Operating Grants, Subsidies and Contributions	4,509,571	3,869,733	639,838	17	7,888,830	8,164,585	275,755	3
Fees and Charges	9,679,872	10,187,313	(507,441)	(5)	24,674,940	24,674,940	0	0
Interest Earnings	3,411,219	2,453,325	957,894	39	5,382,380	5,382,380	0	0
Other Revenue	1,973,747	1,347,351	626,396	46	3,221,310	3,221,310	0	0
<b>Total Revenues</b>	<b>99,200,798</b>	<b>97,224,407</b>	<b>1,976,391</b>	<b>2</b>	<b>121,694,470</b>	<b>121,970,225</b>	<b>275,755</b>	<b>0</b>
<b>Expenses</b>								
Employee Costs	(20,188,628)	(19,994,694)	(193,934)	(1)	(51,457,600)	(51,775,943)	(318,343)	(1)
Materials and Contracts	(13,148,101)	(15,860,472)	2,712,371	17	(37,852,200)	(37,943,795)	(91,595)	(0)
Utility Charges (electricity, gas, water etc)	(815,916)	(2,274,924)	1,459,008	64	(5,322,390)	(5,323,207)	(817)	(0)
Depreciation	(10,008,263)	(10,176,375)	168,112	2	(24,433,150)	(24,433,150)	0	0
Interest Expenses	(1,484,950)	(1,484,950)	0	0	(3,329,550)	(3,329,550)	0	0
Insurance	(1,192,978)	(1,270,750)	77,772	6	(1,318,000)	(1,318,000)	0	0
<b>Total Expenses</b>	<b>(46,838,836)</b>	<b>(51,062,165)</b>	<b>4,223,329</b>	<b>8</b>	<b>(123,712,890)</b>	<b>(124,123,645)</b>	<b>(410,755)</b>	<b>(0)</b>
<b>Result from Operations</b>	<b>52,361,962</b>	<b>46,162,242</b>	<b>6,199,720</b>	<b>13</b>	<b>(2,018,420)</b>	<b>(2,153,420)</b>	<b>(135,000)</b>	<b>(7)</b>
<b>Other Revenue and Expenses (excl. Contr of Physical Assets)</b>								
Non Operating Grants, Subsidies and Contributions	6,499,329	4,023,495	2,475,834	62	9,668,610	9,668,610	0	0
Town Planning Scheme Revenues (including Interest Earnings)	5,762,671	5,229,160	533,511	10	12,555,030	12,555,030	0	0
Town Planning Scheme Expenses	(2,616,824)	(9,553,085)	6,936,261	73	(22,926,150)	(22,926,150)	0	0
Profit on Asset Disposals	43,697	2,778,600	(2,734,903)	(98)	6,671,210	6,671,210	0	0
Loss on Assets Disposals	(60,488)	(370,200)	309,712	84	(888,450)	(888,450)	0	0
<b>Total Other Revenue and Expenses</b>	<b>9,628,385</b>	<b>2,107,970</b>	<b>7,520,415</b>	<b>357</b>	<b>5,080,250</b>	<b>5,080,250</b>	<b>0</b>	<b>0</b>
Contributions of Physical Assets	0	0	0	0	30,000,000	30,000,000	0	0
<b>Net Result</b>	<b>61,990,347</b>	<b>48,270,212</b>	<b>13,720,135</b>	<b>28</b>	<b>33,061,830</b>	<b>32,926,830</b>	<b>-135,000</b>	<b>(0)</b>

## CITY OF WANNEROO

## ATTACHMENT 2

## BALANCE SHEET

FOR THE PERIOD ENDED 30 NOVEMBER 2010

Description	2010/2011		
	YTD Actual \$	Full Year	
		Adopted Budget \$	Revised Budget \$
<b>Current Assets</b>			
Cash at Bank - Municipal	3,124,592	11,003,700	11,003,700
Cash on Hand	25,480	0	0
Cash at Bank - Restricted Town Planning Schemes	(2,216,127)	0	0
Cash at Bank - Restricted Municipal	8,046,459	70,091,150	70,091,150
Investments	200,534,044	16,473,580	16,473,580
Receivables	36,806,133	10,115,910	10,115,910
Inventory	353,802	317,820	317,820
<b>Total Current Assets</b>	<b>246,674,383</b>	<b>108,002,160</b>	<b>108,002,160</b>
<b>Current Liabilities</b>			
Payables	(20,138,453)	(15,115,640)	(15,115,640)
Provisions	(8,821,461)	(7,716,320)	(7,716,320)
<b>Total Current Liabilities</b>	<b>(28,959,914)</b>	<b>(22,831,960)</b>	<b>(22,831,960)</b>
<b>Net Current Assets</b>	<b>217,714,469</b>	<b>85,170,200</b>	<b>85,170,200</b>
<b>Non Current Assets</b>			
Receivables	8,727,048	3,230,560	3,230,560
Land	15,364,730	18,717,820	18,717,820
Buildings	78,270,193	102,818,420	102,818,420
Plant	24,118,264	23,264,620	23,264,620
Equipment	25,600,517	34,428,300	34,428,300
Furniture and Fittings	3,691,761	4,442,350	4,442,350
Infrastructure	618,316,417	700,816,580	700,816,580
Work in Progress	21,842,651	0	(1,883,390)
<b>Total Non Current Assets</b>	<b>795,931,581</b>	<b>887,718,650</b>	<b>885,835,260</b>
<b>Non Current Liabilities</b>			
Interest Bearing Liabilities	(60,778,188)	(60,778,190)	(60,778,190)
Provisions	(718,570)	(1,028,080)	(1,028,080)
<b>Total Non Current Liabilities</b>	<b>(61,496,758)</b>	<b>(61,806,270)</b>	<b>(61,806,270)</b>
<b>NET ASSETS</b>	<b>952,149,292</b>	<b>911,082,580</b>	<b>909,199,190</b>
<b>Equity</b>			
Accumulated Surplus	(908,657,668)	(860,116,370)	(858,232,980)
Municipal Reserves	(43,245,532)	(50,720,120)	(50,720,120)
Non Cash Reserves	(246,092)	(246,090)	(246,090)
<b>TOTAL EQUITY</b>	<b>(952,149,292)</b>	<b>(911,082,580)</b>	<b>(909,199,190)</b>

## NET CURRENT ASSETS SURPLUS/(DEFICIT) CARRIED FORWARD

Description	2010/2011		
	YTD Actual \$	Full Year	
		Adopted Budget \$	Revised Budget \$
<b>Current Assets</b>			
Cash - Unrestricted	75,508,093	10,898,230	10,898,230
Cash - Restricted	134,006,355	86,670,200	86,670,200
Receivables	36,806,133	10,115,910	10,115,910
Inventory	353,802	317,820	317,820
<b>Less Current Liabilities</b>			
Payables and Provisions	(28,959,914)	(22,831,960)	(22,831,960)
<b>Net Current Assets</b>	<b>217,714,469</b>	<b>85,170,200</b>	<b>85,170,200</b>
Plus Leave Provisions Cash Backed	950,000	1,500,000	1,500,000
Less Cash Restricted	134,006,355	86,670,200	86,670,200
Less Interest Bearing Liabilities	0	0	0
<b>SURPLUS/(DEFICIT) CARRIED FORWARD</b>	<b>84,658,114</b>	<b>0</b>	<b>0</b>



City of Wanneroo												
Investment Summary												
Corporate Bond Investment Group												
Reset/Coupon Date	Face Value	Purchase Yield	Borrower	Rating	Maturity Date	Purchase Price	Purchase Date	Current Value	Deal Number	Accrued Interest	Dealing Bank	Reference
26-Mar-11	10,000,000.00	4.1482	National Australia Bank - Government Guaranteed	AAA	26-Mar-12	10,019,500.00	18-Mar-09	9,994,900.00	212045	77,486.19	NABP	
20-Feb-11	4,200,000.00	4.6000	Commonwealth Bank of Australia - Government Guaranteed	AAA	20-Feb-14	4,181,436.00	20-Feb-09	4,206,203.40	206503	52,899.46	CBAP	
20-Feb-11	3,000,000.00	4.7601	Commonwealth Bank of Australia - Government Guaranteed	AAA	20-Feb-14	2,970,276.00	4-Mar-09	3,004,431.00	210227	37,785.33	CBAP	
20-Feb-11	8,000,000.00	4.7001	Commonwealth Bank of Australia - Government Guaranteed	AAA	20-Feb-14	7,956,960.00	19-Mar-09	8,011,840.00	210230	100,760.87	ABNML	
25-Feb-11	5,000,000.00	5.0000	Macquarie Bank Limited - Government Guaranteed	AAA	25-Feb-14	5,014,350.00	18-Mar-09	5,038,250.00	211814	66,576.09	ABNML	
27-Feb-11	5,000,000.00	5.2199	Investec Bk (Australia) Ltd - Government Guaranteed	AAA	27-Feb-14	4,952,150.00	27-Feb-09	5,054,640.00	207018	65,217.39	CBAP	with guarantee
5-Mar-11	10,000,000.00	4.6299	Westpac Banking Corporation - Government Guarantee	AAA	5-Mar-14	10,076,900.00	17-Mar-09	9,861,800.00	210435	114,157.46	CBAP	
25-Mar-11	10,000,000.00	5.4149	Australian Postal Corporation	AA+	25-Mar-14	9,928,600.00	25-Mar-09	10,111,400.00	211817	97,168.51	CBAP	
<b>Totals</b>	<b>55,200,000.00</b>	<b>4.7832</b>				<b>55,100,172.00</b>		<b>55,283,464.40</b>		<b>612,051.30</b>		
Current Account Investment Group												
As at Date	Current Yield	Borrower	Rating			Current Value	Deal Number		Dealing Bank	Reference		
30-Nov-10	4.7000	Commonwealth Bank of Australia Perth	A-1+			2,600,000.00	162681		CBAP	11am		
<b>Totals</b>						<b>2,600,000.00</b>						
Pooled Managed Investment Group												
As at Date	Current Yield	Borrower	Rating			Current Value	Deal Number		Dealing Bank	Reference		
30-Nov-10	5.0117	AMF Yield Fund	AAA			1,253,063.23	155789		AMFA			
<b>Totals</b>						<b>1,253,063.23</b>						

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City of Wanneroo											
Investment Summary											
Term Investment Group											
Rollover Date	Face Value	Purchase Yield	Borrower	Rating	Purchase Price	Purchase Date	Current Value	Deal Number	Accrued Interest	Dealing Bank	Reference
1-Dec-10	38,000,000.00	5.9000	Macquarie Bank Limited	A-1	38,000,000.00	1-Dec-08	42,478,471.98	201740	4,484,000.00	HAQS	with guarantee
1-Dec-10	10,000,000.00	5.8000	Macquarie Bank Limited	A-1	10,000,000.00	1-Dec-08	11,158,547.86	201741	1,160,000.00	HAQS	with guarantee
21-Dec-10	1,000,000.00	6.2300	Credit Union Australia	A-2	1,000,000.00	21-Jun-10	1,028,380.76	262365	27,821.64	CUAS	
7-Jan-11	1,000,000.00	6.0600	Police & Nurses Credit Society Limited	NR	1,000,000.00	7-Jul-10	1,025,331.44	263516	24,406.03	PNCS	
10-Jan-11	1,000,000.00	6.1000	Bendigo and Adelaide Bank Limited	A-2	1,000,000.00	9-Jul-10	1,025,226.10	263759	24,232.88	ABLA	
8-Feb-11	4,500,000.00	6.1000	Bank of Western Australia	A-1+	4,500,000.00	12-Aug-10	4,591,468.14	267235	83,478.08	BWAP	
9-Feb-11	10,000,000.00	6.0200	Westpac Banking Corporation - Local Govt	A-1+	10,000,000.00	9-Nov-10	10,054,183.24	278808	36,284.93	WBCLGP	
9-Feb-11	10,000,000.00	6.0200	Westpac Banking Corporation - Local Govt	A-1+	10,000,000.00	9-Nov-10	10,054,183.24	278809	36,284.93	WBCLGP	
10-Feb-11	1,000,000.00	6.0000	ANZ Banking Group Limited	A-1+	1,000,000.00	10-Sep-10	1,015,157.32	271780	13,479.45	ANZP	
21-Feb-11	6,000,000.00	6.3200	ING Bank (Australia) Limited	A-1	6,000,000.00	25-Aug-10	6,116,979.16	269498	101,812.60	INGAB	
28-Feb-11	3,000,000.00	6.3000	ING Bank (Australia) Limited	A-1	3,000,000.00	31-Aug-10	3,055,649.31	270329	47,638.36	INGAB	
2-Mar-11	1,000,000.00	6.0000	B & E Ltd, Launceston	NR	1,000,000.00	3-Sep-10	1,016,652.42	271502	14,630.14	BELL	
2-Mar-11	1,000,000.00	6.0000	Queensland Police Credit Union	NR	1,000,000.00	3-Sep-10	1,016,652.42	271503	14,630.14	QPCC	
3-Mar-11	1,000,000.00	6.2000	Grester Building Society Limited	A-2	1,000,000.00	3-Sep-10	1,017,648.55	271500	15,117.81	GBS	
3-Mar-11	1,000,000.00	6.0000	Maitland Mutual Building Society Limited	NR	1,000,000.00	3-Sep-10	1,016,669.36	271501	14,630.13	MMBS	
8-Mar-11	20,000,000.00	6.0800	National Australia Bank Ltd - Govt Business	A-1+	20,000,000.00	7-Sep-10	20,330,473.34	271461	283,178.08	NABLGP	
15-Mar-11	1,000,000.00	6.0000	Members Equity Credit Union	A-2	1,000,000.00	15-Oct-10	1,010,056.66	276986	7,726.03	HECU	
16-Mar-11	18,000,000.00	6.1000	Bank of Western Australia	A-1+	18,000,000.00	16-Sep-10	18,275,187.16	272264	228,624.66	BWAP	
29-Mar-11	1,000,000.00	6.1500	South West Credit Union Co-op Ltd Warrnambool Victoria	NR	1,000,000.00	28-Sep-10	1,013,752.07	273651	10,783.56	SWCU	
29-Mar-11	1,000,000.00	5.9500	SGE Credit Union (FM)	NR	1,000,000.00	28-Sep-10	1,012,771.18	273652	10,432.88	SGEC	
29-Mar-11	1,000,000.00	6.0200	Police Credit Union Ltd (SA)	NR	1,000,000.00	28-Sep-10	1,013,114.49	273653	10,555.61	POCU	
11-Apr-11	1,000,000.00	5.9000	Bank of Cyprus Australia	NR	1,000,000.00	12-Oct-10	1,010,457.73	276609	8,082.19	BCYPB	
18-Apr-11	1,000,000.00	6.1000	DMB Limited	A-2	1,000,000.00	18-Oct-10	1,010,335.82	276034	7,353.43	JMBB	
21-Apr-11	7,000,000.00	6.3300	Westpac Banking Corporation	A-1+	7,000,000.00	21-Oct-10	7,078,968.21	276977	49,772.88	WBGP	

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**ATTACHMENT 3**  
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City of Wanneroo										ATTACHMENT Page 1
Investment Summary										
23-May-11	1,000,000.00	6.0000	Bank of Western Australia	A-1+	1,000,000.00	23-Nov-10	1,004,729.63	280162	1,315.07	BWAP
15-Jun-11	1,000,000.00	6.4500	Suncorp Deposits and Transactions Products	A-1	1,000,000.00	15-Jun-10	1,035,130.08	260058	29,864.38	SSSV
27-Jun-11	1,000,000.00	5.9000	The Rock Building Society	A-3	1,000,000.00	28-Jun-10	1,027,976.78	262590	25,216.44	TRBS
5-Sep-11	1,000,000.00	6.4500	Electricity Credit Union Ltd	NR	1,000,000.00	3-Sep-10	1,023,956.95	271496	15,727.40	ECUC
7-Sep-11	1,000,000.00	6.3100	AMP Bank Limited	A-1	1,000,000.00	7-Sep-10	1,021,873.27	271751	14,694.52	AMPS
10-Oct-11	1,000,000.00	6.0000	St. George Bank Limited	A-1+	1,000,000.00	11-Oct-10	1,014,340.13	276612	8,383.56	STGP
17-Oct-11	1,000,000.00	6.2000	Defence Force Credit Union Ltd	NR	1,000,000.00	15-Oct-10	1,015,762.52	277116	7,983.56	DFCULB
Totals	147,500,000.00	6.0380			147,500,000.00		154,570,087.32		6,818,141.37	

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## CITY OF WANNEROO

## ATTACHMENT 4

## RATE SETTING STATEMENT

FOR THE PERIOD ENDED 30 NOVEMBER 2010

Description	Year To Date				Full Year			
	Actual \$	Adopted Budget \$	Variance		Adopted Budget \$	Revised Budget \$	Variance	
			\$	%			\$	%
<b>Revenues</b>								
Operating Grants, Subsidies and Contributions	4,509,571	3,869,733	639,838	17	7,888,830	8,164,585	275,755	3
Fees and Charges	9,679,872	10,187,313	(507,441)	(5)	24,674,940	24,674,940	0	0
Interest Earnings	3,411,219	2,453,325	957,894	39	5,382,380	5,382,380	0	0
Other Revenue	1,973,747	1,347,351	626,396	46	3,221,310	3,221,310	0	0
<b>Total Revenues</b>	<b>19,574,409</b>	<b>17,857,722</b>	<b>1,716,687</b>	<b>10</b>	<b>41,167,460</b>	<b>41,443,215</b>	<b>275,755</b>	<b>1</b>
<b>Expenses</b>								
Employee Costs	(20,188,628)	(19,994,694)	(193,934)	(1)	(51,457,600)	(51,775,943)	(318,343)	(1)
Materials and Contracts	(13,148,101)	(15,860,472)	2,712,371	17	(37,852,200)	(37,943,795)	(91,595)	(0)
Utility Charges (electricity, gas, water etc)	(815,916)	(2,274,924)	1,459,008	64	(5,322,390)	(5,323,207)	(817)	(0)
Depreciation	(10,008,263)	(10,176,375)	168,112	2	(24,433,150)	(24,433,150)	0	0
Interest Expenses	(1,484,950)	(1,484,950)	0	0	(3,329,550)	(3,329,550)	0	0
Insurance	(1,192,978)	(1,270,750)	77,772	6	(1,318,000)	(1,318,000)	0	0
<b>Total Expenses</b>	<b>(46,838,836)</b>	<b>(51,062,165)</b>	<b>4,223,329</b>	<b>8</b>	<b>(123,712,890)</b>	<b>(124,123,645)</b>	<b>(410,755)</b>	<b>0</b>
<b>Other Revenue and Expenses</b>								
Non Operating Grants, Subsidies and Contributions	6,499,329	4,023,495	2,475,834	62	9,668,610	9,668,610	0	0
Town Planning Scheme Revenues (including Interest Earnings)	5,762,671	5,229,160	533,511	10	12,555,030	12,555,030	0	0
Town Planning Scheme Expenses	(2,616,824)	(9,553,085)	6,936,261	73	(22,926,150)	(22,926,150)	0	0
Profit on Asset Disposals	43,697	2,778,600	(2,734,903)	(98)	6,671,210	6,671,210	0	0
Loss on Assets Disposals	(60,488)	(370,200)	309,712	84	(888,450)	(888,450)	0	0
Contributions of Physical Assets	0	0	0	0	30,000,000	30,000,000	0	0
<b>Total Other Revenue and Expenses</b>	<b>9,628,385</b>	<b>2,107,970</b>	<b>7,520,415</b>	<b>357</b>	<b>35,080,250</b>	<b>35,080,250</b>	<b>0</b>	<b>0</b>
<b>Adjustments for Cash Budget Requirements</b>								
(Profit)/Loss on Asset Disposals	16,791	(2,408,400)	(2,425,191)	(101)	(5,782,760)	(5,782,760)	0	0
Depreciation on Assets	10,008,263	10,176,375	168,112	2	24,433,150	24,433,150	0	0
Physical Assets Received from Developers	0	0	0	0	(30,000,000)	(30,000,000)	0	0
<b>Total Adjustments for Cash Budget Requirements</b>	<b>10,025,054</b>	<b>7,767,975</b>	<b>(2,257,079)</b>	<b>(29)</b>	<b>(11,349,610)</b>	<b>(11,349,610)</b>	<b>0</b>	<b>0</b>
<b>Adjustments for Non-Operating Expenditure and Income</b>								
Capital Acquisitions	(9,320,119)	(29,353,157)	(20,033,038)	(68)	(88,059,470)	(86,188,830)	1,870,640	2
Proceeds from Disposal of Assets	0	3,414,917	3,414,917	100	8,195,800	8,195,800	0	0
Movement in Leave Provisions to Reserve	0	0	0	0	500,000	500,000	0	0
Proceeds from Loan Borrowings	14,060,000	14,060,000	0	0	14,060,000	14,060,000	0	0
<b>Total Adjustments for Non-Operating Expenditure &amp; Income</b>	<b>4,739,881</b>	<b>(11,878,240)</b>	<b>(16,618,121)</b>	<b>(140)</b>	<b>(65,303,670)</b>	<b>(63,433,030)</b>	<b>1,870,640</b>	<b>(3)</b>
<b>Transfers</b>								
Movement in Restricted Grants, Contributions and Loans	(3,418,846)	112,325	3,531,171	3,144	269,580	269,580	0	0
Transfers to Reserves	(191,713)	(10,653,771)	(10,462,058)	(98)	(25,569,050)	(25,569,050)	0	0
Transfers from Reserves	0	10,609,825	10,609,825	100	25,463,580	25,463,580	0	0
Transfers to Schemes	(5,762,671)	(5,231,263)	531,409	10	(12,555,030)	(12,555,030)	0	0
Transfers from Schemes	9,412,076	20,582,825	11,170,749	54	49,398,780	49,398,780	0	0
<b>Total Transfers</b>	<b>38,846</b>	<b>15,419,942</b>	<b>15,381,096</b>	<b>100</b>	<b>37,007,860</b>	<b>37,007,860</b>	<b>0</b>	<b>0</b>
<b>Surplus/(Deficit)</b>								
Surplus/(Deficit) July 1 Brought Forward	7,863,986	6,583,590	(1,280,396)	(19)	6,583,590	6,583,590	0	0
Surplus/(Deficit) Carried Forward to next month	84,658,114	66,163,479	(18,494,635)	28	0	1,735,640	1,735,640	0
<b>Movement in Surplus/(Deficit)</b>	<b>76,794,128</b>	<b>59,579,889</b>	<b>(17,214,239)</b>	<b>29</b>	<b>(6,583,590)</b>	<b>(4,847,950)</b>	<b>(1,735,640)</b>	<b>36</b>
<b>Amount Required to be Raised from Rates</b>	<b>(79,626,389)</b>	<b>(79,366,685)</b>	<b>27,180,566</b>	<b>(34)</b>	<b>(80,527,010)</b>	<b>(80,527,010)</b>	<b>0</b>	<b>0</b>

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**CS03-02/11 Financial Activity Statement for the Period Ended 31 December 2010**

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File Ref: 1859  
Responsible Officer: Director Corporate Strategy and Performance  
Disclosure of Interest: Nil  
Attachment(s): 4

**Issue**

To consider the Financial Activity Statement for the period ended 31 December 2010.

**Background**

*Regulation 34(1) of the Local Government (Financial Management) Regulations 1996* requires a local government to prepare each month a statement of financial activity, presented 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 2010/2011 Annual Budget. This format separates Revenue and Expenses from Other Revenue and Expenses and provides improved disclosure of City's underlying Operating Result.

The Financial Activity Statement is in the form of an Income Statement, which compares year to date actual income and expenses with the year to date budget, shows variances and the adopted and revised budgets (if any). It is accompanied by a Balance Sheet together with information relating to Capital Projects, an Investment Portfolio Summary, Statement of Net Current Assets and Rate Setting Statement.

In addition to the above, *Regulation 34(5) of the Local Government (Financial Management) Regulations 1996* requires a local government to adopt a percentage or value, calculated in accordance with Australian Accounting Standards, to be used in statements of financial activity for reporting material variances. For the 2010/2011 financial year Council has adopted 10% for the reporting of variances, which is in line with previous years.

**Detail**

The Financial Activity Statement and year to date financial performances of the City are detailed in **Attachments 1, 2, 3 and 4**.

**Consultation**

Nil

**Comments**

The following commentaries on variances to budgets in the Financial Activity Statement for the period ended 31 December 2010 are provided below: -

**Income Statement (Refer to Attachment 1)**

<u>Net Result</u>	<u>\$ million</u>
Year to Date Actual	55.437
Year to Date Budget	39.713
Year to Date Variance	15.724 (+40%)
Full Year Adopted Budget	33.062
<b>Full Year Revised Budget</b>	<b>32.927</b>

The following information is provided on key aspects of the year to date financial results: -

<u>Revenues</u>	<u>\$ million</u>
Year to Date Actual	101.761
Year to Date Budget	100.050
Year to Date Variance	1.710 (+2%)
Full Year Adopted Budget	121.694
<b>Full Year Revised Budget</b>	<b>121.970</b>

**Operating Grants, Subsidies and Contributions**

As at end of December funds received under Operating Grants, Subsidies and Contributions are ahead of Budget by \$0.815 million (+20%). Recently received material amounts contributing towards this favourable variance are \$0.921 million from Grants Commission and \$0.557 from the Health and Community Care Program. At this stage Administration are continuing to focus on achieving the adopted budget however will be undertaking a thorough analysis as part of the mid year review.

**Interest Earnings**

Due to continuous improvement on the City's cash management strategy and increase in prevailing rates, Interest Earnings are currently reporting a substantial favourable variance of \$1.125 million (+39%) against the year to date budget. Based on current performance, it is anticipated that full year results will well exceed the adopted budget hence Administration will be performing a detail review to increase the full year revenue forecast during mid year review in February 2011.

**Other Revenue**

The Other Revenue category shows a favourable year to date variance to Budget of +\$0.703 million (+44%) mainly due to sales at the Wangara Recycling Facility being ahead of budget by \$0.548 million. Budgeted year to date royalty income of \$0.100 million is not yet received however it is anticipated to occur in the early part of 2011.

<u>Expenses</u>	<u>\$ million</u>
Year to Date Actual	-57.312
Year to Date Budget	-62.867
Year to Date Variance	5.555 (+9%)
Full Year Adopted Budget	-123.713
<b>Full Year Revised Budget</b>	<b>-124.124</b>



Materials and Contracts

Materials and Contracts currently reflect a positive year to date variance to budget of +\$2.986 million (+15%). The major favourable factors affecting this are Contract Expenses +\$0.741 million (+11%), Refuse Removal Expenses of +\$1.396 million (+26%), Contract Labour Expenses of +\$0.362 million (+24%), Material Expenses of +\$0.312 million (+16%) and Fuel and Oil Expenses of +\$0.324 million (+27%). All units are currently closely reviewing their expenditure forecasts for January to June 2011 and revised full year budget will be reflected in the mid year budget review.

Utility Charges

At this stage of the year Utility Charges reflect a positive year to date variance of +\$0.460 million (+17%). The City has not received any street lighting billings from Synergy since July 2010 hence a conservative estimate of \$1.252 million was accrued in December against the year to date budget of \$1.562 million. Latest communication received from Synergy indicated that bills would be distributed in February 2011.

Gas, water and telephone expenses continuing to track close to budget.

<u>Other Revenue and Expenses</u>	<u>\$ million</u>
(Excluding Contributions of Physical Assets)	
Year to Date Actual	10.989
Year to Date Budget	2.530
Year to Date Variance	8.459 (+334%)
Full Year Adopted Budget	5.080
<b>Full Year Revised Budget</b>	<b>5.080</b>

Non-Operating Grants, Subsidies and Contributions

To the end of December the City had received \$7.077 million towards Non-Operating Grants, Subsidies and Contributions, which is predominantly tied to the progress of capital projects and represents a favourable variance of +47% when compared to year to date Budget. In most cases funds will be received upon completion or part completion of works, of which the exact timing is not necessarily known.

Town Planning Schemes (TPS)

TPS Revenue is dependant on Developers and as at 31 December the amount received by the City equates to \$6.531 million, which is +4% above Budget. This will not affect operations as funds received in this category are held separately in restricted reserve accounts for future Scheme use.

With TPS Expenses, some costs have been recorded year to date, which are \$8.836 million (+77%) below Budget. These expenditures will relate to specific costs and land purchases within the Scheme location, which can only be allocated for particular Scheme purposes and where unspent, will be carried forward to future years.

Profit/(Loss) on Asset Disposals

The Profit and Loss on Asset Disposals relates in part to the turnover of plant and fleet items and also relating to land sales. Plant and fleet activities within this area to December are steadily progressing, with a significant land sale to Western Power for the Neerabup Substation expected by March 2011. Approximately \$4.300 million should be received from this sale, which is pending the finalisation of conditions set by the Western Australia Planning Commission of specific earthworks and drainage that are currently underway. Year to date variances to Budget of - \$3.194 million (-96%) and +\$0.358 million (+81%) are respectively reflected for Profits and Losses on Asset Disposals.



Loss on Financial Assets Disposals

As recommended by the City's financial advisor, Oakvale Capital Limited, the City has sold \$10 million (face value) National Australia Bank (NAB) March 2012 Government Guaranteed bond. The sale reflected a face value loss of \$44,800, however, counting the coupon interest earned and the potential higher interest to be earned from reinvesting the bond proceeds to term deposits, the comparable accumulated return will exceed the proceeds of the bond.

<u>Contributions of Physical Assets</u>	<u>\$ million</u>
Year to Date Actual	0.000
Year to Date Budget	0.000
Year to Date Variance	0.000 (0%)
Full Year Adopted Budget	30.000
<b>Full Year Revised Budget</b>	<b>30.000</b>

Each year Developers hand over physical assets (such as parklands) to the City, for its ongoing management and control. These assets can be of considerable value, however accurate costing are not available at this early stage of the financial year due to the extensive calculations required, based on the compilation of substantial information to be provided from Developers. It should be noted that variations on the amounts of contributions of physical assets comparing to budget has no direct impact to the City's current financial year.

Balance Sheet (Refer to Attachment 2)Capital Projects

The current status of the Capital Projects as of 31 December 2010 is summarised below, by Program Category: -

<b>Program Category Description</b>	<b>Annual Budget \$ million</b>	<b>Year to date Actual \$ million</b>	<b>Commitments \$ million</b>
Community	5.391	1.820	1.139
Conservation	0.211	0.041	0.017
Corporate	7.030	1.414	1.399
Drainage	0.510	0.207	0.021
Investment	4.861	0.168	0.017
Recreation and Sport	13.745	2.953	3.527
Transport	48.987	7.701	7.793
Waste Management	5.441	0.000	1.302
<b>Total</b>	<b>86.176</b>	<b>14.304</b>	<b>15.215</b>

To further expand on the Capital Program information above, key projects are selected to be reported on, on a regular basis, which are listed in the table below:

<b>Project Description</b>	<b>Annual Budget \$ million</b>	<b>Year to Date Actual \$ million</b>	<b>Commitments \$ million</b>	<b>Status Comment</b>
Ocean Reef Road Wangara	<b>12.986</b>	0.164	0.105	Tender closed 21 Dec, with report to be presented to Council early in 2011.
Pinjar Road Ashby	<b>8.019</b>	2.061	1.378	Works in progress.
Flynn Drive Neerabup	<b>6.226</b>	0.000	0.000	Council deferred construction of Flynn Drive at its November 2010 meeting.
Mirrabooka Avenue Landsdale	<b>5.835</b>	2.499	1.877	Works in progress.
Kingsway Regional Sporting Complex	<b>4.000</b>	1.683	2.220	Works in progress.
Neerabup Industrial Estate	<b>3.699</b>	0.100	0.001	Development works progressed to meet contractual obligations.
Hepburn Avenue Alexander Heights	<b>3.500</b>	0.214	2.428	Works in progress.
Light Plant Replacement	<b>3.167</b>	0.516	0.520	In progress.
Waste Management Plant Replacement	<b>2.982</b>	0.000	0.965	In progress.
Kingsway Netball Facilities	<b>1.793</b>	0.110	0.763	Stage 2 resurfacing works in progress. Landscaping tender closed 14 Dec with report to be presented to 8 Feb Council meeting.
Joondalup Drive Pedestrian Improvements Banksia Grove	<b>1.628</b>	0.026	1.344	Works in progress.
Lenore Road Realignment Wanneroo	<b>1.250</b>	0.000	0.000	Design 95% complete. Compulsory acquisition of land taking place.
New Vehicle Purchases	<b>1.240</b>	0.000	0.010	In progress.
Wanneroo Showgrounds Clubrooms	<b>1.200</b>	0.688	0.573	Works in progress.
Joondalup Drive Carramar	<b>1.094</b>	0.009	0.000	Design 85% complete, with public information session held on 15 Dec.

Investment Portfolio Summary (Refer to Attachment 3)

In accordance with a recent review of the City's investment strategy, Council endorsed the City to continue maintaining a "cautiously optimistic" approach to its investments to ensure full protection of the City's financial assets. As such, the City will only invest in government guaranteed products or short to medium term deposits with major banks during the present economic climate.

As at 31 December 2010, the City holds an investment portfolio (cash and cash equivalents) of \$200,958,278. The average yield for the past 12 months for the portfolio is 5.84% while benchmark return annualized reflects 5.11% (UBS Warburg AUD Bank Bill Index).

Net Current Assets

The current composition of the Net Current Assets for the City is outlined below: -

	Year to Date Actual (Est.) \$ million	Original Budget \$ million	<b>Revised Budget \$ million</b>
<u>Current Assets</u>			
Cash & Cash Equivalents – Unrestricted	70.200	10.898	<b>10.898</b>
Cash & Cash Equivalents - Restricted	132.665	86.670	<b>86.670</b>
Receivables	28.740	10.116	<b>10.116</b>
Inventories	<u>0.363</u>	<u>0.318</u>	<b><u>0.318</u></b>
	231.968	108.002	<b>108.002</b>
<u>Current Liabilities</u>			
Payables and Provisions	<u>(23.963)</u>	<u>(22.832)</u>	<b><u>(22.832)</u></b>
<u>Net Current Assets</u>	<u>208.005</u>	<u>85.170</u>	<b><u>85.170</u></b>
Plus: Leave Provision Cash Backed	0.950	1.500	<b>1.500</b>
Less Cash & Cash Equivalents – Restricted	(132.665)	(86.670)	<b>(86.670)</b>
<b><u>Estimated Surplus/(Deficiency) c/fwd</u></b>	<b><u>76.290</u></b>	<b><u>0.000</u></b>	<b><u>0.000</u></b>

Rate Setting Statement (Refer to Attachment 4)

The Rate Setting Statement outlined in Attachment 4 represents a composite view of the finances of the City, identifying the movement in the surplus/(deficit), primarily based on the operations and capital works revenue and expenditure, and resulting rating income required.

Overall Comment

The Net Result for the City to December month end presents an overall favourable variance of +40% (+\$15.724 million) to year to date budget. Operating income continues to be ahead of year to date budget by +2% (\$1.710 million), with Interest Earnings contributing to the bulk of the variance (+39%/+\$1.125 million). Expenditures from operations also present a favourable variance to year to date budget of +9% (+\$5.555 million). Activities in the capital program are progressing as expected with year to date expenditures of \$14.304 million incurred with an additional \$15.215 million reflected as Commitments.

Overall, both the Operating Result and Capital Works Program are progressing well at this point of the financial year. A thorough review of all accounts and activities is currently being undertaken as part of the Mid-Year Review, to be reported to Council at its second meeting of the calendar year, being on 8 March 2011. Adjustments endorsed will be added to the Adopted Budget to form the Revised Budget.

## **Statutory Compliance**

This monthly financial report complies with *Section 6.4 of the Local Government Act 1995 and Regulations 33A and 34 of the Local Government (Financial Management) Regulations 1996.*

## **Strategic Implications**

Consistent with the City of Wanneroo's Strategic Plan 2006-2021 (Revised 2010) as follows:

Outcome 4 – Governance –

*“Leadership and Community engagement to ensure the best use of our physical, financial and human resources”.*

## **Policy Implications**

Nil

## **Financial Implications**

As outlined above and detailed in **Attachments 1, 2, 3 and 4.**

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council RECEIVES the Financial Activity Statements and commentaries on variances to budget for the period ended 31 December 2010, consisting of:**

- **Annual Budget;**
- **December 2010 Year to Date Budget;**
- **December 2010 Year to Date Income and Expenditures;**
- **December 2010 Year to Date Material Variance Notes; and**
- **December 2010 Year to Date Net Current Assets.**

## ATTACHMENT 1

## CITY OF WANNEROO

## INCOME STATEMENT BY NATURE OR TYPE

FOR THE PERIOD ENDED 31 DECEMBER 2010

Description	Year to Date				Full Year			
	Actual \$	Adopted Budget \$	Variance		Adopted Budget \$	Revised Budget \$	Variance	
			\$	%			\$	%
<b>Revenues</b>								
Rates	79,658,125	79,532,332	125,793	0	80,527,010	80,527,010	0	0
Operating Grants, Subsidies and Contributions	4,930,555	4,115,229	815,326	20	7,888,830	8,164,585	275,755	3
Fees and Charges	10,862,856	11,921,284	(1,058,428)	(9)	24,674,940	24,674,940	0	0
Interest Earnings	3,996,555	2,871,480	1,125,075	39	5,382,380	5,382,380	0	0
Other Revenue	2,312,765	1,610,078	702,687	44	3,221,310	3,221,310	0	0
<b>Total Revenues</b>	<b>101,760,856</b>	<b>100,050,403</b>	<b>1,710,453</b>	<b>2</b>	<b>121,694,470</b>	<b>121,970,225</b>	<b>275,755</b>	<b>0</b>
<b>Expenses</b>								
Employee Costs	(24,083,518)	(25,897,517)	1,813,999	7	(51,457,600)	(51,775,943)	(318,343)	(1)
Materials and Contracts	(16,299,079)	(19,285,314)	2,986,235	15	(37,852,200)	(37,943,795)	(91,595)	(0)
Utility Charges (electricity, gas, water etc)	(2,249,710)	(2,709,843)	460,133	17	(5,322,390)	(5,323,207)	(817)	(0)
Depreciation	(11,985,796)	(12,211,650)	225,854	2	(24,433,150)	(24,433,150)	0	0
Interest Expenses	(1,484,950)	(1,484,950)	0	0	(3,329,550)	(3,329,550)	0	0
Insurance	(1,208,960)	(1,277,500)	68,540	5	(1,318,000)	(1,318,000)	0	0
<b>Total Expenses</b>	<b>(57,312,013)</b>	<b>(62,866,774)</b>	<b>5,554,761</b>	<b>9</b>	<b>(123,712,890)</b>	<b>(124,123,645)</b>	<b>(410,755)</b>	<b>(0)</b>
<b>Result from Operations</b>	<b>44,448,843</b>	<b>37,183,629</b>	<b>7,265,214</b>	<b>20</b>	<b>(2,018,420)</b>	<b>(2,153,420)</b>	<b>(135,000)</b>	<b>(7)</b>
<b>Other Revenue and Expenses (excl. Contr of Physical Assets)</b>								
Non Operating Grants, Subsidies and Contributions	7,076,953	4,828,194	2,248,759	47	9,668,610	9,668,610	0	0
Town Planning Scheme Revenues (including Interest Earnings)	6,530,860	6,274,992	255,868	4	12,555,030	12,555,030	0	0
Town Planning Scheme Expenses	(2,628,026)	(11,463,702)	8,835,676	77	(22,926,150)	(22,926,150)	0	0
Profit on Asset Disposals	140,048	3,334,320	(3,194,272)	(96)	6,671,210	6,671,210	0	0
Loss on Assets Disposals	(86,433)	(444,240)	357,807	81	(888,450)	(888,450)	0	0
Loss on Financial Assets Disposals	(44,800)	0	(44,800)	(100)	0	0	0	0
<b>Total Other Revenue and Expenses</b>	<b>10,988,602</b>	<b>2,529,564</b>	<b>8,459,038</b>	<b>334</b>	<b>5,080,250</b>	<b>5,080,250</b>	<b>0</b>	<b>0</b>
Contributions of Physical Assets	0	0	0	0	30,000,000	30,000,000	0	0
<b>Net Result</b>	<b>55,437,445</b>	<b>39,713,193</b>	<b>15,724,252</b>	<b>40</b>	<b>33,061,830</b>	<b>32,926,830</b>	<b>-135,000</b>	<b>(0)</b>

## ATTACHMENT 2

## CITY OF WANNEROO

## BALANCE SHEET

FOR THE PERIOD ENDED 31 DECEMBER 2010

Description	2010/2011		
	YTD Actual \$	Full Year Adopted Budget \$	Full Year Revised Budget \$
<b>Current Assets</b>			
Cash at Bank - Municipal	6,901,366	11,003,700	11,003,700
Cash on Hand	25,948	0	0
Cash at Bank - Restricted Town Planning Schemes	(2,216,104)	0	0
Cash at Bank - Restricted Municipal	8,046,464	70,091,150	70,091,150
Investments	190,107,497	16,473,580	16,473,580
Receivables	28,740,066	10,115,910	10,115,910
Inventory	362,525	317,820	317,820
<b>Total Current Assets</b>	<b>231,967,762</b>	<b>108,002,160</b>	<b>108,002,160</b>
<b>Current Liabilities</b>			
Payables	(15,840,030)	(15,115,640)	(15,115,640)
Provisions	(8,122,978)	(7,716,320)	(7,716,320)
<b>Total Current Liabilities</b>	<b>(23,963,008)</b>	<b>(22,831,960)</b>	<b>(22,831,960)</b>
<b>Net Current Assets</b>	<b>208,004,754</b>	<b>85,170,200</b>	<b>85,170,200</b>
<b>Non Current Assets</b>			
Receivables	8,722,532	3,230,560	3,230,560
Land	15,364,730	18,717,820	18,717,820
Buildings	78,112,388	102,818,420	102,818,420
Plant	24,155,331	23,264,620	23,264,620
Equipment	25,438,650	34,428,300	34,428,300
Furniture and Fittings	3,668,641	4,442,350	4,442,350
Infrastructure	617,035,863	700,816,580	700,816,580
Work in Progress	26,517,345	0	(1,883,390)
<b>Total Non Current Assets</b>	<b>799,015,480</b>	<b>887,718,650</b>	<b>885,835,260</b>
<b>Non Current Liabilities</b>			
Interest Bearing Liabilities	(60,778,188)	(60,778,190)	(60,778,190)
Provisions	(718,570)	(1,028,080)	(1,028,080)
<b>Total Non Current Liabilities</b>	<b>(61,496,758)</b>	<b>(61,806,270)</b>	<b>(61,806,270)</b>
<b>NET ASSETS</b>	<b>945,523,476</b>	<b>911,082,580</b>	<b>909,199,190</b>
<b>Equity</b>			
Accumulated Surplus	(902,137,752)	(860,116,370)	(858,232,980)
Municipal Reserves	(43,139,632)	(50,720,120)	(50,720,120)
Non Cash Reserves	(246,092)	(246,090)	(246,090)
<b>TOTAL EQUITY</b>	<b>(945,523,476)</b>	<b>(911,082,580)</b>	<b>(909,199,190)</b>

## NET CURRENT ASSETS SURPLUS/(DEFICIT) CARRIED FORWARD

Description	2010/2011		
	YTD Actual \$	Full Year Adopted Budget \$	Full Year Revised Budget \$
<b>Current Assets</b>			
Cash - Unrestricted	70,200,124	10,898,230	10,898,230
Cash - Restricted	132,665,047	86,670,200	86,670,200
Receivables	28,740,066	10,115,910	10,115,910
Inventory	362,525	317,820	317,820
<b>Less Current Liabilities</b>			
Payables and Provisions	(23,963,008)	(22,831,960)	(22,831,960)
<b>Net Current Assets</b>	<b>208,004,754</b>	<b>85,170,200</b>	<b>85,170,200</b>
Plus Leave Provisions Cash Backed	950,000	1,500,000	1,500,000
Less Cash Restricted	132,665,047	86,670,200	86,670,200
Less Interest Bearing Liabilities	0	0	0
<b>SURPLUS/(DEFICIT) CARRIED FORWARD</b>	<b>76,289,707</b>	<b>0</b>	<b>0</b>

ATTACHMENT  
Page 1

City of Wanneroo												
Investment Summary												
Corporate Bond Investment Group												
Reset/Coupon Date	Face Value	Purchase Yield	Borrower	Rating	Maturity Date	Purchase Price	Purchase Date	Current Value	Deal Number	Accrued Interest	Dealing Bank	Reference
20-Feb-11	4,200,000.00	4.6000	Commonwealth Bank of Australia - Government Guaranteed	AAA	20-Feb-14	4,181,436.00	20-Feb-09	4,223,305.80	206503	68,820.65	CBAP	
20-Feb-11	3,000,000.00	4.7601	Commonwealth Bank of Australia - Government Guaranteed	AAA	20-Feb-14	2,970,276.00	4-Mar-09	3,016,647.00	210227	49,157.61	CBAP	
20-Feb-11	8,000,000.00	4.7001	Commonwealth Bank of Australia - Government Guaranteed	AAA	20-Feb-14	7,956,960.00	19-Mar-09	8,044,400.00	210230	131,086.96	ABNML	
25-Feb-11	5,000,000.00	5.0000	Macquarie Bank Limited - Government Guaranteed	AAA	25-Feb-14	5,014,350.00	18-Mar-09	5,060,000.00	211814	87,635.87	ABNML	
27-Feb-11	5,000,000.00	5.2199	Investec Bk (Australia) Ltd - Government Guaranteed	AAA	27-Feb-14	4,952,150.00	27-Feb-09	5,076,000.00	207018	86,277.17	CBAP	with guarantee
5-Mar-11	10,000,000.00	4.6099	Westpac Banking Corporation - Government Guarantee	AAA	5-Mar-14	10,076,900.00	17-Mar-09	9,888,300.00	210435	154,834.25	CBAP	
25-Mar-11	10,000,000.00	5.4149	Australian Postal Corporation	AA+	25-Mar-14	9,928,600.00	25-Mar-09	10,156,000.00	211817	142,127.07	CBAP	
Totals	45,200,000.00	4.9236				45,080,672.00		45,464,652.80		719,939.58		
Current Account Investment Group												
As at Date	Current Yield		Borrower	Rating				Current Value	Deal Number		Dealing Bank	Reference
31-Dec-10	5.0500		Commonwealth Bank of Australia Perth	A-1+				-	162681		CBAP	11am
Totals								0.00				
Pooled Managed Investment Group												
As at Date	Current Yield		Borrower	Rating				Current Value	Deal Number		Dealing Bank	Reference
31-Dec-10	5.0113		AMF Yield Fund	AAA				1,258,278.03	155789		AMFA	
Totals								1,258,278.03				

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City of Wanneroo											
Investment Summary											
Term Investment Group											
Rollover Date	Face Value	Purchase Yield	Borrower	Rating	Purchase Price	Purchase Date	Current Value	Deal Number	Accrued Interest	Dealing Bank	Reference
7-Jan-11	1,000,000.00	6.0600	Police & Nurses Credit Society Limited	NR	1,000,000.00	7-Jul-10	1,029,609.07	263516	29,552.88	PNCS	
10-Jan-11	1,000,000.00	6.1000	Bendigo and Adelaide Bank Limited	A-2	1,000,000.00	9-Jul-10	1,029,569.62	263759	29,413.70	ABLA	
21-Jan-11	5,000,000.00	5.6000	Bank of Western Australia	A-1+	5,000,000.00	22-Dec-10	5,009,173.26	285016	7,671.23	BWAP	
8-Feb-11	4,500,000.00	6.1000	Bank of Western Australia	A-1+	4,500,000.00	12-Aug-10	4,611,405.08	267235	106,791.78	BWAP	
9-Feb-11	10,000,000.00	6.0200	Westpac Banking Corporation - Local Govt	A-1+	10,000,000.00	9-Nov-10	10,097,872.19	278808	87,413.70	WBCLGP	
9-Feb-11	10,000,000.00	6.0200	Westpac Banking Corporation - Local Govt	A-1+	10,000,000.00	9-Nov-10	10,097,872.19	278808	87,413.70	WBCLGP	
10-Feb-11	1,000,000.00	6.0000	ANZ Banking Group Limited	A-1+	1,000,000.00	10-Sep-10	1,019,371.68	271780	18,575.34	ANZP	
21-Feb-11	6,000,000.00	6.3200	ING Bank (Australia) Limited	A-1	6,000,000.00	25-Aug-10	6,143,909.59	269498	134,018.63	INGAB	
28-Feb-11	3,000,000.00	6.3000	ING Bank (Australia) Limited	A-1	3,000,000.00	31-Aug-10	3,069,165.76	270329	63,690.41	INGAB	
2-Mar-11	1,000,000.00	6.0000	B & E Ltd Launceston	NR	1,000,000.00	3-Sep-10	1,021,131.75	271502	19,726.03	BELL	
2-Mar-11	1,000,000.00	6.0000	Queensland Police Credit Union	NR	1,000,000.00	3-Sep-10	1,021,131.75	271503	19,726.03	QPCC	
2-Mar-11	10,000,000.00	6.0500	Credit Union Australia	A-2	10,000,000.00	2-Dec-10	10,064,965.42	281648	49,726.03	CJAS	
2-Mar-11	10,000,000.00	6.0000	Bendigo and Adelaide Bank Limited	A-2	10,000,000.00	2-Dec-10	10,063,742.78	281649	49,315.07	ABLA	
3-Mar-11	1,000,000.00	6.2000	Greater Building Society Limited	A-2	1,000,000.00	3-Sep-10	1,022,135.80	271500	20,383.56	GBS	
3-Mar-11	1,000,000.00	6.0000	Maitland Mutual Building Society Limited	NR	1,000,000.00	3-Sep-10	1,021,152.29	271501	19,726.02	MMBS	
8-Mar-11	20,000,000.00	6.0800	National Australia Bank Ltd - Govt Business	A-1+	20,000,000.00	7-Sep-10	20,420,295.85	271461	386,454.80	NABLGP	
15-Mar-11	1,000,000.00	6.0000	Members Equity Credit Union	A-2	1,000,000.00	15-Oct-10	1,014,550.87	276986	12,821.92	MECU	
16-Mar-11	18,000,000.00	6.1000	Bank of Western Australia	A-1+	18,000,000.00	16-Sep-10	18,356,408.52	272264	321,879.45	BWAP	
29-Mar-11	1,000,000.00	6.1500	South West Credit Union Co-op Ltd Warrnambool Victoria	NR	1,000,000.00	28-Sep-10	1,018,306.38	273651	16,006.85	SWCU	
29-Mar-11	1,000,000.00	5.9500	SGE Credit Union (FM)	NR	1,000,000.00	28-Sep-10	1,017,321.08	273652	15,486.30	SGEC	
29-Mar-11	1,000,000.00	6.0200	Police Credit Union Ltd (SA)	NR	1,000,000.00	28-Sep-10	1,017,865.93	273653	15,668.49	POCU	
4-Apr-11	10,000,000.00	6.0000	Bank of Queensland	A-2	10,000,000.00	2-Dec-10	10,069,743.19	281647	49,315.07	BQCB	
11-Apr-11	1,000,000.00	5.9000	Bank of Cyprus Australia	NR	1,000,000.00	12-Oct-10	1,015,044.74	276609	13,093.15	BCYPB	
18-Apr-11	1,000,000.00	6.1000	IMB Limited	A-2	1,000,000.00	18-Oct-10	1,015,000.44	276034	12,534.25	IMBB	

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**ATTACHMENT 3**  
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City of Wanneroo										
Investment Summary										
21-Apr-11	7,000,000.00	6.3300	Westpac Banking Corporation	A-1+	7,000,000.00	21-Oct-10	7,111,329.13	276977	87,406.03	WBCP
23-May-11	1,000,000.00	6.0000	Bank of Western Australia	A-1+	1,000,000.00	23-Nov-10	1,009,447.19	280162	6,410.96	BWAP
31-May-11	10,000,000.00	6.2600	National Australia Bank Ltd - Govt Business	A-1+	10,000,000.00	2-Dec-10	10,093,592.51	281644	51,452.06	NABLGP
31-May-11	10,000,000.00	6.3500	Suncorp Deposits and Transactions Products	A-1	10,000,000.00	2-Dec-10	10,097,120.25	281645	52,191.78	SSSV
15-Jun-11	1,000,000.00	6.4500	Suncorp Deposits and Transactions Products	A-1	1,000,000.00	15-Jun-10	1,039,880.17	260058	35,342.47	SSSV
27-Jun-11	1,000,000.00	5.9000	The Rock Building Society	A-3	1,000,000.00	28-Jun-10	1,032,537.78	262590	30,227.40	TRBS
5-Sep-11	1,000,000.00	6.4500	Electricity Credit Union Ltd	NR	1,000,000.00	3-Sep-10	1,028,186.52	271496	21,205.48	ECUC
7-Sep-11	1,000,000.00	6.3100	AMP Bank Limited	A-1	1,000,000.00	7-Sep-10	1,026,087.43	271751	20,053.70	AMPS
19-Sep-11	1,000,000.00	6.3000	Credit Union Australia	A-2	1,000,000.00	21-Dec-10	1,008,909.23	284186	1,898.63	CUAS
10-Oct-11	1,000,000.00	6.0000	St. George Bank Limited	A-1+	1,000,000.00	11-Oct-10	1,018,312.37	276612	13,479.45	STGP
17-Oct-11	1,000,000.00	6.2000	Defence Force Credit Union Ltd	NR	1,000,000.00	15-Oct-10	1,019,723.50	277116	13,249.32	DFCULB
<b>Totals</b>	<b>154,500,000.00</b>	<b>6.1040</b>			<b>154,500,000.00</b>		<b>156,751,869.31</b>		<b>1,919,321.67</b>	

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## ATTACHMENT 4

## CITY OF WANNEROO

## RATE SETTING STATEMENT

FOR THE PERIOD ENDED 31 DECEMBER 2010

Description	Year To Date				Full Year			
	Actual \$	Adopted Budget \$	Variance		Adopted Budget \$	Revised Budget \$	Variance	
			\$	%			\$	%
<b>Revenues</b>								
Operating Grants, Subsidies and Contributions	4,930,555	4,115,229	815,326	20	7,888,830	8,164,585	275,755	3
Fees and Charges	10,862,856	11,921,284	(1,058,428)	(9)	24,674,940	24,674,940	0	0
Interest Earnings	3,996,555	2,871,480	1,125,075	39	5,382,380	5,382,380	0	0
Other Revenue	2,312,765	1,610,078	702,687	44	3,221,310	3,221,310	0	0
<b>Total Revenues</b>	<b>22,102,731</b>	<b>20,518,071</b>	<b>1,584,660</b>	<b>8</b>	<b>41,167,460</b>	<b>41,443,215</b>	<b>275,755</b>	<b>1</b>
<b>Expenses</b>								
Employee Costs	(24,083,518)	(25,897,517)	1,813,999	7	(51,457,600)	(51,775,943)	(318,343)	(1)
Materials and Contracts	(16,299,079)	(19,285,314)	2,986,235	15	(37,852,200)	(37,943,795)	(91,595)	(0)
Utility Charges (electricity, gas, water etc)	(2,249,710)	(2,709,843)	460,133	17	(5,322,390)	(5,323,207)	(817)	(0)
Depreciation	(11,985,796)	(12,211,650)	225,854	2	(24,433,150)	(24,433,150)	0	0
Interest Expenses	(1,484,950)	(1,484,950)	0	0	(3,329,550)	(3,329,550)	0	0
Insurance	(1,208,960)	(1,277,500)	68,540	5	(1,318,000)	(1,318,000)	0	0
<b>Total Expenses</b>	<b>(57,312,013)</b>	<b>(62,866,774)</b>	<b>5,554,761</b>	<b>9</b>	<b>(123,712,890)</b>	<b>(124,123,645)</b>	<b>(410,755)</b>	<b>0</b>
<b>Other Revenue and Expenses</b>								
Non Operating Grants, Subsidies and Contributions	7,076,953	4,828,194	2,248,759	47	9,668,610	9,668,610	0	0
Town Planning Scheme Revenues (including Interest Earnings)	6,530,860	6,274,992	255,868	4	12,555,030	12,555,030	0	0
Town Planning Scheme Expenses	(2,628,026)	(11,463,702)	8,835,676	77	(22,926,150)	(22,926,150)	0	0
Profit on Asset Disposals	140,048	3,334,320	(3,194,272)	(96)	6,671,210	6,671,210	0	0
Loss on Assets Disposals	(86,433)	(444,240)	357,807	81	(888,450)	(888,450)	0	0
Loss on Financial Assets Disposals	(44,800)	0	(44,800)	(100)	0	0	0	0
Contributions of Physical Assets	0	0	0	0	30,000,000	30,000,000	0	0
<b>Total Other Revenue and Expenses</b>	<b>10,988,602</b>	<b>2,529,564</b>	<b>8,459,038</b>	<b>334</b>	<b>35,080,250</b>	<b>35,080,250</b>	<b>0</b>	<b>0</b>
<b>Adjustments for Cash Budget Requirements</b>								
(Profit)/Loss on Asset Disposals	(53,615)	(2,890,080)	(2,836,465)	(98)	(5,782,760)	(5,782,760)	0	0
Depreciation on Assets	11,985,796	12,211,650	225,854	2	24,433,150	24,433,150	0	0
Physical Assets Received from Developers	0	0	0	0	(30,000,000)	(30,000,000)	0	0
<b>Total Adjustments for Cash Budget Requirements</b>	<b>11,932,181</b>	<b>9,321,570</b>	<b>(2,610,611)</b>	<b>(28)</b>	<b>(11,349,610)</b>	<b>(11,349,610)</b>	<b>0</b>	<b>0</b>
<b>Adjustments for Non-Operating Expenditure and Income</b>								
Capital Acquisitions	(14,304,650)	(44,029,735)	(29,725,085)	(68)	(88,059,470)	(86,176,080)	1,883,390	2
Proceeds from Disposal of Assets	407,790	4,097,900	3,690,110	90	8,195,800	8,195,800	0	0
Movement in Leave Provisions to Reserve	0	0	0	0	500,000	500,000	0	0
Proceeds from Loan Borrowings	14,060,000	14,060,000	0	0	14,060,000	14,060,000	0	0
<b>Total Adjustments for Non-Operating Expenditure &amp; Income</b>	<b>163,140</b>	<b>(25,871,835)</b>	<b>(26,034,975)</b>	<b>(101)</b>	<b>(65,303,670)</b>	<b>(63,420,280)</b>	<b>1,883,390</b>	<b>(3)</b>
<b>Transfers</b>								
Movement in Restricted Grants, Contributions and Loans	302,123	134,790	(167,333)	(124)	269,580	269,580	0	0
Transfers to Reserves	85,813	(12,784,525)	(12,870,338)	(101)	(25,569,050)	(25,569,050)	0	0
Transfers from Reserves	0	12,731,790	12,731,790	100	25,463,580	25,463,580	0	0
Transfers to Schemes	(6,530,860)	(6,277,515)	253,345	4	(12,555,030)	(12,555,030)	0	0
Transfers from Schemes	6,834,354	24,699,390	17,865,036	72	49,398,780	49,398,780	0	0
<b>Total Transfers</b>	<b>691,430</b>	<b>18,503,930</b>	<b>17,812,500</b>	<b>96</b>	<b>37,007,860</b>	<b>37,007,860</b>	<b>0</b>	<b>0</b>
<b>Surplus/(Deficit)</b>								
Surplus/(Deficit) July 1 Brought Forward	7,863,986	6,583,590	(1,280,396)	(19)	6,583,590	7,863,986	1,280,396	16
Surplus/(Deficit) Carried Forward to next month	76,289,707	47,913,990	(28,375,717)	59	0	3,028,786	3,028,786	0
<b>Movement in Surplus/(Deficit)</b>	<b>68,425,721</b>	<b>41,330,400</b>	<b>(27,095,321)</b>	<b>66</b>	<b>(6,583,590)</b>	<b>(4,835,200)</b>	<b>(1,748,390)</b>	<b>36</b>
<b>Amount Required to be Raised from Rates</b>	<b>(79,859,650)</b>	<b>(79,195,874)</b>	<b>31,860,694</b>	<b>(40)</b>	<b>(80,527,010)</b>	<b>(80,527,010)</b>	<b>0</b>	<b>0</b>

## Governance & Executive Services

### CS04-02/11 Proposed Amendments to the Local Government Act 1995

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File Ref:	4277
Responsible Officer:	Director Corporate Strategy and Performance
Disclosure of Interest:	Nil
Attachment(s):	Nil

#### Issue

To consider proposed amendments to the Local Government Act 1995 (the Act) and provide a submission to the Western Australian Local Government Association (WALGA) and the Department of Local Government (DLG).

#### Background

The State Government is proposing to make a number of legislative changes to give effect to local government reform initiatives.

To ensure appropriate consultation with the sector, the Minister for Local Government has invited the sector (through WALGA and the Local Government Managers Association (LGMA)) to comment on the proposals. Once feedback from the sector is received and considered, amendments to the Local Government Act 1995 will be drafted and an amendment Bill introduced into Parliament around the first half of 2011.

WALGA has prepared a set of explanatory notes that include both the Minister's proposal and WALGA's comment on each of the seven items and requested that Council give formal consideration to the proposals and provide comment by 7 January 2011. In the City's view, the timeframe provided by WALGA for feedback was not sufficient to allow the City to adequately consult with its members, given that the Council was in recess from 6 December 2010 through to 1 February 2011.

Although WALGA have indicated that any formal submission from Council will be too late to be included in their report to the WALGA State Council Meeting for 18 February 2010, Council's resolution on the proposed amendments will be forwarded through to both WALGA and the DLG. The collective industry position presented by WALGA to its State Council Meeting will also be distributed to members as soon as it becomes available.

#### Detail

The proposed changes involve seven areas, namely:

1. Reducing Elected Members to between six and nine.
2. Salaries and Allowances Tribunal to set the fees for Elected Members.
3. New mechanism for the temporary suspension of a Council.
4. Require Elected Members to resign where they are elected to State or Commonwealth Parliament.
5. Restricting the type of local government investments to low risk products such as those with the WA Treasury Corporation, major banks and government bonds.
6. Align criminal conviction criteria for Elected Members with that of Western Australian Members of Parliament.
7. To limit employee termination payments to one year's salary.

WALGA's and the DLG's proposals and comments follow.

## COMMENT

### 1. Reducing the number of Elected Members to between six and nine.

#### **Minister's Proposal:**

*"As part of the reform process, local governments were asked by the Minister for Local Government to consider reducing the number of elected members to between six and nine. The rationale is that a smaller number of elected members will encourage greater competition for positions on Council and contribute to a more strategic decision-making focus by councils. Fifty one local governments have committed to reducing the number to the range requested. Sixty one local governments already have Councillor numbers in this range."*

*It is proposed that section 2.17 of the Act be amended to reduce the number of elected members to between six and nine. Despite the new permitted range, local governments may continue with existing elected member numbers for up to an eight year period from the October 2011 elections. This will be for two full electoral terms. If they have not made the changes by then, the Local Government Advisory Board would take the action as set out in Schedule 2.2, Clause 6.(3) to implement the necessary change for the 2019 elections."*

#### **WALGA Comment:**

*"The Association has expressed to the Minister on a number of occasions, the continual opposition of this recommendation by the Local Government sector, most recently with the State Council resolving on 12 October 2010:*

*"That WALGA;*

- c. Oppose the Local Government Reform Steering Committee Report recommendation 8 concerning prescribing the number of Elected members to between 6 and 9".*

*The reduction in the numbers to this extent would require Elected Members in large metropolitan Councils to become full time Councillors. A significant number of Local Governments have provided the Association with reasoned arguments explaining the detrimental nature of this one size fits all approach.*

*It has been suggested the Minister engage the Department of Local Government in researching the benefits of this proposal in greater detail, and provide to the sector similarly reasoned arguments in support of this proposal."*

#### **Administration's Comment**

At its Council meeting of 25 August 2009, the City resolved the following:-

- "2. NOT REDUCE the current total number of elected members given the current ratio of 5,388 electors per elected member which will increase to in excess of 8,500 electors to elected member by 2018 and which is considered effective from a community engagement perspective; "*

After consultation conducted by Creating Communities, the community's position was that the number of elected members remain unchanged to ensure adequate ratepayer and community constituent representation.

The marginal cost of each additional elected member is a small proportion of operational costs and should not be a significant consideration in the determination of elected member numbers.

Conversely the cost to the community associated with the reduction in elected members could be significant as the time involved by elected members in the community would have to be supplemented by paid Officer(s).

The implications of the independent analysis indicate that the City of Wanneroo is uniquely different compared with neighbouring local government areas, as an outer metropolitan growth region located on the coast with the highest population growth of any local government area in Western Australia and the second highest significant growth council in Australia. Therefore a "one size fits all" approach should not be adopted.

Local Governments need to ensure the strongest possible linkages between its elected council and its community to ensure that marginal decisions Council makes are based on community interest today and tomorrow and are representing the diversity of the population and industry base.

It may be more relevant to retain the current 15 member system however consider basing elected member numbers on both size and population of the local authority.

## **2. Salaries and Allowances Tribunal to set the fees for Elected Members**

### ***Minister's Proposal:***

#### ***"Elected Members***

*At present, the head of power for the setting of elected member fees and allowances is provided under the Act and monetary values are prescribed in Regulations. The Governor approves the setting or amending of these fees and allowances on a recommendation by the Minister for Local Government. Elected member meeting fees have only been amended twice since 1996 and, in both cases, in line with changes to the Consumer Price Index.*

*It is proposed that the responsibility for the setting of the dollar values for elected member fees and allowances be transferred to the Salaries and Allowances Tribunal, through amendment to the Act and the Salaries and Allowances Tribunal Act 1975. The approach envisaged would be for the Tribunal to provide its advice to the Minister for Local Government, who will then have the final decision about whether the fees and allowances are adopted.*

*The 2006 Local Government Advisory Board's report into Structural and Electoral Reform, as well as the 2008 WALGA Sustainability Study, both recommended that the Salaries and Allowances Tribunal be responsible for the setting of elected member fees.*

*Providing for an independent body to set the value of fees and allowances for local government elected members will bring the approach into line with that already in place for State Members of Parliament. In addition, other States have independent tribunals established to set fees and allowances for local government members.*

*The Minister for Local Government will also retain responsibility for the types of fees, allowances and expenses that elected members can be paid or reimbursed and the circumstances in which they are made.*

**Chief Executive Officers (CEOs)**

*At present, the Tribunal has a statutory role in making recommendations as to the remuneration to be paid or provided to local government CEOs. These recommendations are to be taken into account by the local government before entering into, or renewing, a contract of employment with a CEO.*

*It is proposed that the legislation be amended so that local governments are required to ensure the salaries of their CEOs are set within the salary bands recommended by the Tribunal. Similar to that for elected members, the approach envisaged would be for the Tribunal to provide its advice to the Minister for Local Government, who will then have the final decision about whether the salary bands are adopted."*

**WALGA Comment:**

*"Elected Members – It is pleasing to note that the setting of remuneration levels for Elected Members by the Salaries and Allowances Tribunal has not been linked to the State Government's plan to reduce elected members.*

*The Association has advocated on this issue since 2004 and reaffirmed this advocacy when State Council considered this matter in light of the 2006 Local Government Advisory Board (LGAB) Report on Structural Reform, subsequently resolving:*

*That recommendation 1.35 of the Local Government Advisory Board report be supported and that the State Government be requested to amend the Local Government Act 1995 accordingly to achieve the following outcome:*

*"That the Western Australian Salaries and Allowances Tribunal be given the responsibility for establishing the range of fees and allowances for elected members, with each Local Government having the ability to set a fee within this range. The Tribunal also be required to update the fees and allowances on an annual basis.*

*That the State Government be requested to amend the Local Government Act accordingly; In the event the Local Government Act 1995 is amended as per the Association's advocacy: that the question of the quantum and extent of Councillor Fees and Allowances be sought from other states with a view of presenting this to the Western Australian Salaries and Allowances Tribunal to support any Association submission on this subject; and That targeted research be undertaken on Councillor responsibilities, level of control and work values, so that these can be extrapolated as industry averages and provided to the Tribunal in further support of any Association submission."*

*Chief Executive Officers (CEOs) – This is a recent addition by the Minister to the Local Government Act amendment proposals and did not feature in the Local Government Reform Steering Committee Report recommendations. WALGA takes a view that Local Governments should retain the general competence power to determine appropriate remuneration levels for their key executive. "*

**Administration Comment**

*Demands on the local government sector in Western Australia due to increasing legislative complexity and higher community expectations around how local government should operate and which services it should deliver, requires greater accountability on the part of the elected member.*



Large ward sizes and resident per elected member ratios, particularly in large growth council's such as the City of Wanneroo, result in higher workloads i.e. attending meetings, workshops and briefings and increases the requirement to make a diversity of decisions across a broad spectrum of subjects.

Council may wish to consider supporting WALGA's position that the Western Australian Salaries and Allowances Tribunal be given the responsibility for establishing the range of fees and allowances for elected members and CEOs, with the proviso that local governments retain the ability to set a fee within the range set by the Tribunal. In respect to the CEOs salary, current legislation requires that Council needs to consider the range set by the Tribunal, but is not bound by it. Restricting the CEO's salary to the range set could impact on the Council's ability to attract the best candidate for the position. This may be particularly relevant for the City of Wanneroo given it will be the largest local government in Western Australia within a few years.

### **3. New mechanism for the temporary suspension of a Council**

#### ***Minister's Proposal:***

*"The Department delivers both proactive and reactive assistance and support to Councils to aid them in providing good governance to the people of its district. However, on occasion, division and conflict between Council members, and between Council Members and the administrative officers, arises leading to Councils becoming dysfunctional.*

*Section 8.19 of the Act provides for the suspension of a Council, however, this only applies where an Inquiry Panel is appointed by the Minister to inquire and report on a local government's operation or affairs within six months of the suspension. The operation of Inquiry Panels has been found to be effective in dealing with serious and systemic governance issues. However, because the Inquiry process can recommend dismissal of a council, it involves a process that is necessarily exhaustive, and correspondingly time consuming and costly. It is estimated that a Panel Inquiry would cost approximately \$1-1.5 million. It is not viewed as being an appropriate mechanism to deal with the type of situations outlined above.*

*Section 8.15(2) of the Act also provides for a council to be suspended in circumstances where the council has not complied with an order made with respect to the recommendations of an Authorised Inquiry that is conducted pursuant to section 8.3 of the Act. Although less costly and time consuming than a Panel Inquiry, an Authorised Inquiry still typically takes between 6 – 12 months from commencement to completion. As a consequence, an Authorised Inquiry does not provide an immediate response to issues that are detrimentally affecting the operation of the local government.*

*It is proposed that Part 8 of the Act be amended to provide an alternative mechanism for the Minister to utilise where the Minister becomes aware of significant issues that he or she believes may lead to a breakdown in the effective decision making process of an elected Council. This mechanism will allow for the suspension of a Council and the appointment of a Commissioner to act on behalf of the Council for a maximum period of six months. Prior to the end of this period, the Minister would decide whether to reinstate the Council or to keep it suspended and establish a Panel Inquiry, as required by section 8.19 of the Act.*

*This new approach is considered to provide a circuit breaker to allow the issues that have arisen to be quickly resolved by the Commissioner and for the Council to be reinstated. The addition of an alternative 'issue resolution' process will enable the Minister to choose the most practical 'suspension' mechanism for each specific circumstance.*

Once the Minister becomes aware of a dysfunctional Council, the suspension powers would operate in the following manner. The Minister would request the Department of Local Government to carry out an assessment and provide a report on the issues about a local government that have been brought to his or her attention. Based on this information, the Minister would then decide whether to take any action and, if so, whether the new suspension power would be utilised, or a Panel Inquiry held.

If this new suspension power was used, the Council would be issued a 'notice of intent to suspend' by the Minister and be given a period of 21 days to respond to this notice. If the Minister chose to carry through with the intention to suspend, a Commissioner would be appointed and the elected members of council temporarily suspended for a period of no more than six months. Elected members would continue to receive their meeting allowance.

Prior to the end of the six month suspension, the Minister would either reinstate the Council, or appoint an Inquiry Panel in line with the current section 8.19 of the Act.

In summary, Part 8 would require amendment to incorporate the following steps:

- (a) The Minister issues the Council with a notice of intention to suspend due to issues arising that the Minister believes may lead to a breakdown in the effective decision making process of an elected Council;
- (b) The Council will have a period of 21 days in which to respond to the Minister's notice detailing the Minister's reasons for providing a notice of intention to suspend;
- (c) The Minister would give serious consideration to the reasons provided and determine whether the council should be suspended;
- (d) If the Minister decides to suspend the Council, he or she has the option of suspending and appointing a Commissioner for a maximum period of six months (new power) or if the identified issues are considered so significant that a Commissioner would not be able to resolve them within six months, to immediately appoint an Inquiry Panel (existing power) to investigate the issues; and
- (e) Prior to the end of the six month suspension period, the Minister is to reinstate the Council or appoint a Panel Inquiry.

The Minister is to have the power to require council members to undertake remedial action, such as undergoing training or mediation, during the period of suspension."

#### **WALGA Comment:**

"The proposed amendment appears to have its origin in situations the Minister and his Department have encountered, where there was insufficient reason to conduct a Panel Inquiry yet the operations of a Council were affected by internal conflicts that could have the potential to escalate. From this perspective, WALGA appreciates there may be the need for extraordinary powers to immediately provide to a community, a cost-effective remedy that will lead to the resumption of good governance.

WALGA's policy position on this issue was considered in 2008 where there was support for a mechanism to suspend individual Elected Members rather than an entire Council."

#### **Administration Comment**

Currently Section 8.19 of the Act provides for the suspension of a Council whilst an enquiry is held by a panel appointed by the Minister and a report received within six months of the suspension, however this process as suggested by WALGA is time consuming and can, in some cases, be extremely costly.

The above mechanism may be required where serious and systemic governance issues are encountered within a Council however may not be the best mechanism to deal with division and conflict between elected members themselves. The Local Government (Official Conduct) Amendment Act 2007 provides for a standards panel to deal with complaints about breaches of the Local Government (Rules of Conduct) Regulations 2007, penalties for breaches include public censure, public apology or an order to undertake training. Serious breaches that are referred by the Department to the State Administrative Tribunal and include penalties such as six months suspension or up to five years disqualification of an individual elected member.

It is believed that the current system provides a balance between the need to act and ensuring a balanced process is applied in reaching a decision including appeal rights. The length of time that is taken to investigate and determine these matters does however require improvement.

#### **4. Require Elected Members to resign when they are elected to State or Commonwealth Parliament**

##### ***Minister's Proposal:***

*"The Act provides that if a local government elected member is elected as a Member of Parliament, his or her council position does not become vacant until the next ordinary election day. There is no requirement in the Act, or other legislation, for the local government elected member to resign and, as such, a person can be an elected member of a local government Council and the Western Australian Parliament.*

*Section 36(1)(b) of the Constitution Acts Amendment Act 1899 requires a member of the WA Parliament to immediately resign when elected to Commonwealth Parliament.*

*It is proposed to amend the Act to require elected members to immediately resign (or for their position to become automatically vacant) when elected to State or Commonwealth Parliament. This will contribute to appropriate separation of responsibilities and reduce potential conflicts of interest that might arise if representing at a State or Federal and Local level simultaneously.*

*This will also align with the eligibility requirements for nomination or membership into State and Commonwealth Parliament set by the State Electoral Act 1907 and Constitution Acts Amendment Act 1899.*

*In 2008, WALGA requested the Minister consider an amendment of this type."*

##### ***WALGA Comment:***

*"The proposal aligns with a State Council resolution of August 2007 –*

*That the Minister for Local Government be requested to consider amending the Local Government Act 1995 to require Elected Members to resign from Council immediately upon being declared elected to State or Federal Parliament."*

##### **Administration Comment**

The overriding duty of elected members is to the whole community – they have a special duty to represent their constituents and to provide a voice for all sections of the community by campaigning on local issues.

Being elected as a member of the State or Commonwealth Parliament will result in the need to divide their time and energies between local issues and the larger issues that arise from state and federal matters. The proposal ensures a clear separation of the tiers of government.

Although the Minister's reference to the requirement for a member of the WA Parliament to immediately resign when elected to Commonwealth Parliament is misleading in that the intent of the *Constitution Acts Amendment Act 1899* Section 34. would require a member of the WA Parliament to resign prior to **nominating** for membership, it is not WALGA's position that this requirement also apply to Local Government. WALGA are merely advocating that the Local Government Act 1995 be amended to require a member to resign from Council immediately on being declared elected to State or Federal Parliament.

**5 Restricting the types of local government investments to low risk products such as those with the WA Treasury Corporation, major banks and government bonds.**

**Minister's Proposal:**

*The investment options available to local governments were altered in 1997 when the prescribed list of investments in the Trustees Act 1962 was removed and replaced by the 'Prudent Person' rule. This rule is no longer viewed as providing sufficient clarity and guidance in relation to local government investment management policies.*

*In 2007, it was revealed that eight local governments and two regional local governments had invested in Collateralised Debt Obligations with Lehman Brothers (formerly Grange Securities). This has resulted in multi-million dollar losses by the affected local governments and concerns have been raised in the community about the performance of local governments in this area.*

*It is proposed to amend the Act to allow for regulations to prescribe the investments that can be made by local government. This will include Government guaranteed and other low risk investments. A requirement for local governments to only invest in these types of products is expected to minimise the investment exposure of local governments and the loss of ratepayer funds.*

*At this stage, the following forms of investment are being considered to be included in this regulation:-*

- *a deposit with the Western Australian Treasury Corporation or an investment facility of the Western Australian Treasury Corporation;*
- *any public funds or securities issued by, or guaranteed by, the Commonwealth, any State of the Commonwealth or a Territory; and*
- *interest bearing deposits with, and/or debentures or bonds issued by, an authorised deposit-taking institution (as defined in the Banking Act 1959 (Cwth)) where the Institution has a Standard & Poor's Rating of A-1+ (short-term) or AA (long term, but excluding subordinated obligations).*

*Further discussion is proposed to take place between the Department of Local Government, local governments and the WA Treasury Corporation to develop this regulation."*

**WALGA Comment:**

*"There remains subjectivity in the definition of the term 'low risk' in the context of this proposal.*

*The WA Local Government Association supports the sector's right to retain the principle of general competency powers as provided under the Local Government Act 1995, and that Local Governments be allowed to continue to decide for themselves how best to deal with investment opportunities.*

### **Administration Comment**

The City's Investment Policy is a conservative policy which only allows investments to low risk products and has in the main adopted the "best practise" policy as provided by the Department of Local Government Operational Guidelines – Number 19 issues in February 2008. This policy is reviewed annually to ensure it remains relevant.

This supports the principle that Local Governments should be able to exercise responsibility within the general "Prudent Person" constraint to define appropriate investment strategies as opposed to an overly legislative constraint that may still leave it open to interpretation and would be inflexible, perhaps not meeting specific requirements of individual local governments.

Council may wish to support WALGA's position that Local Governments be allowed to continue to decide for themselves how best to deal with investment opportunities.

### **6. Align criminal conviction criteria for Elected Members with that of Western Australian Members of Parliament**

#### ***Minister's Proposal:***

*"It is proposed to amend the Act to preclude a person who has been convicted of an offence with a statutory penalty of imprisonment for five years or more from standing for election to local government.*

*This will align the eligibility requirements for local government candidates with those that apply to State Members of Parliament. This requirement will have a positive impact on the calibre of those standing and ultimately representing the community on Council.*

*These provisions need to be modelled on section 32(1)(b) of the Constitution Acts Amendment Act 1899 whereby a person is disqualified where he or she has been convicted on indictment of an offence for which the indictable penalty was or included imprisonment for life, or imprisonment for more than five years.*

*Serving elected members with such records will be able to serve out their terms, however, would not be eligible for re-election once the legislation was amended."*

#### **WALGA Comment:**

*"This proposal is consistent with the Associations policy position.*

*It is suggested that for true alignment of criteria, the proposal take a holistic approach incorporating all aspects of Candidates/Elected Member qualification and disqualification rather than one aspect of disqualification, namely criminal convictions.*

*One option would be for this proposal to be broadened to "Align the qualification and disqualification criteria for Local Government election candidates and Elected Members with that of Western Australian Members of State Parliament".*

## **Administration Comment**

An important role of an elected member is to represent the public interest in scrutinising the operation and decisions of the Council. Community leadership is at the heart of the role of modern local government and elected members are required to demonstrate the highest standards of conduct and ethics to enhance the reputation of the Council.

Council may wish to support WALGA's position that the criteria align with that of Members of Parliament.

### **7. To limit employee termination payments to one year's salary**

#### ***Minister's Proposal:***

*"Recent consideration of the current provisions in the Act indicates that it is possible for employees of local governments, including CEOs, to receive up to two years' salary on redundancy. This situation has arisen out of an anomaly in the Act not intended when the Act was developed.*

*It is proposed that an amendment to regulations to limit payouts to all such employees to a maximum of one year's salary will bring local government provisions into line with Western Australian State and Commonwealth public sector arrangements and would be consistent with organisational practice in other jurisdictions.*

*This proposal will not effect the two year guarantee of employment as provided for in Clause 11 (4) of Schedule 2.1 of the Act.*

#### ***WALGA Comment:***

*There is no current Association policy position on this proposal."*

## **Administration Comment**

Recent consideration of the current provisions in the Local Government Act 1995 indicates that it is possible for employees of local government, including the CEO to receive up to two years' salary on redundancy. This situation has arisen out of an anomaly in the Act not intended when the Act was developed.

The anomaly is in Section 5.50 of the Act. It was not intended that this apply to CEOs and Senior Employees on contract as governed by Section 5.39 and related Regulations of the Act. The intention was that Section 5.50 only relate to employees not already covered. The anomaly means that Section 5.50 currently operates in addition to Section 5.39.

It is proposed that an amendment to regulations to limit payouts to all such employees to a maximum of one year's salary will bring local government provisions into line with Western Australian State and Commonwealth public sector arrangements and would be consistent with organisational practice in other jurisdictions.

As this appears to merely be an anomaly in the Act not intended when the Act was drafted, Council may wish to support the amendment.

## **Statutory Compliance**

The proposed amendments will change aspects of the Local Government Act 1995.

## **Strategic Implications**

Nil

## **Policy Implications**

The policy implications should the proposed amendments be adopted and the Local Government Act 1995 be amended are that the following policies will need to be reviewed and amended to be consistent with the Act.

- Council Members Fees, Allowances, Reimbursements and benefits
- Investment Policy

## **Financial Implications**

The financial implications associated with the amendments if adopted, relate to reducing the number of Elected Members, the value that the Salaries and Allowances Tribunal would place on the fees and allowances for Elected Members, costs associated with implementing new mechanisms for temporary suspension of a Council.

Proposal 4 and 6 have the potential to cause extraordinary elections and proposal 7 is unlikely to apply to the City due to the City's present policies.

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council ADVISES WALGA as follows:**

- 1. The City of Wanneroo SUPPORTS the retention of a maximum of 15 elected members, with the total number of elected member positions for individual local authorities being calculated according to the size and population of the local authority concerned;**
- 2. The City of Wanneroo SUPPORTS WALGA's position that the Western Australian Salaries and Allowances Tribunal be given the responsibility for establishing the range of fees and allowances for elected members and CEOs, with the proviso that local governments retain the ability to set a fee within the range set by the Tribunal for elected members, however, does not support the proposal that would see the local government lose the capacity to negotiate a salary for the CEO outside the range set by the Tribunal due to the potential limitation to employ the best candidate for the position;**
- 3. The City of Wanneroo DOES NOT SUPPORTS WALGA's position that a mechanism be adopted that would allow a swift resolution to circumstances that would impede the effective functioning of the Council as it is of the opinion that the existing provisions within the Act already provide this mechanism;**
- 4. The City of Wanneroo SUPPORTS WALGA's position of requiring members to resign from Council immediately on being declared elected to State or Federal Parliament;**



5. The City of Wanneroo SUPPORTS WALGA's position that is the principle that Local Governments should be able to exercise responsibility to decide how best to deal with investment opportunities;
6. The City of Wanneroo SUPPORTS WALGA's position that criminal conviction criteria for elected members be aligned with those applying to WA Members of Parliament; and
7. The City of Wanneroo SUPPORTS an amendment to regulations to limit redundancy payouts to employees on contract to a maximum of one year's salary.

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**CS05-02/11 Tamala Park Regional Council Draft Future Plan 2010-2013**

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File Ref: 11/6288  
Responsible Officer: Director Corporate Strategy and Performance  
Disclosure of Interest: Nil  
Attachment(s): 2

**Issue**

To consider the Tamala Park Regional Council (TPRC) draft Future Plan 2010-2013.

**Background**

*Section 5.56 of the Local Government Act 1995* requires each local authority to prepare a Future Plan. Consultation is required with electors and ratepayers during the development of the plan which is to have a time life of at least two years.

**Detail**

Participant Council's have specifically been invited to present a submission on the plan, which provides a 3-year outlook of the activities of the TPRC (**Attachment 1**). The Plan is different to previous Future Plans as it recognises that the Council will be embarking on a new phase from the planning, design and approval; to the development, marketing and sale of the residential lots of the Tamala Park land.

The City of Wanneroo is the regulatory authority to which the TPRC must apply for approvals for its statutory planning and development approvals. It will also be responsible for the delivery of the normal municipal services to future residents.

The deadline set by TPRC for submissions is 7 February 2011. Given that the Council has been in recess until 1 February 2011 with the first decision making forum scheduled for 8 February 2011, the City's submission will be provided post deadline. The TPRC's meeting to consider recommendation is scheduled for 17 February 2011 with its deadline for reports being one week prior (10 February 2011).

Comments received from stakeholders will be coordinated into a submission from the City and provided to the TPRC via email on 9 February 2011.

**Consultation**

The plan was circulated to Elected Members and key administration officers for comment on 17 January 2011.

**Comment****Administration Comment:-**

The City of Wanneroo has two distinct roles in its participation in TPRC. Firstly due to its statutory role in being the responsible planning and service authority for the ongoing management of sub divided areas. Secondly and in kind with the other participant Councils, the City of Wanneroo is also keenly interested in the financial performances of TPRC and the proceeds generated from the subdivision development.

The Plan for the Future is intended to “set out the broad objectives” of the local government for the period specified in the Plan and identifies that the key focus for 2011 to 2013 will be the stage 1 subdivision. Whilst financial estimates are included in the Plan to demonstrate the revenues and expenditure anticipated over the three financial years, there is no indication of what type of distribution is proposed during the term.

Given that one of the stated objectives of the TPRC is to “maximise, within prudent risk parameters the financial return to the participants”, the omission of the information in the plan is considered significant.

In addition considering the strategic importance of the TPRC development to the City of Wanneroo and other member Councils, and the desire for that development to establish the benchmark for sustainable and innovative urban design and development in Western Australia, Administration is of the view that achievement of the objectives set out in the Tamala Park Local Structure Plan No. 79 (LSP 79) should be enshrined as core elements of the Plan for the Future.

The objectives of the structure plan are set out in section 2.0 (Statutory Principles and Objectives) of Part 1 of LSP 79, under the following six guiding principles:

- Principle 1 – Lifestyle and Housing Choice
- Principle 2 – Effective use of Land and Infrastructure
- Principle 3 – Long Term Health of the Environment
- Principle 4 – Long Term Health of the Social and Cultural Environment
- Principle 5 – Long Term Economic Health
- Principle 6 – People and Government

It is suggested that key performance indicators should be established against each principle objective to allow for assessment against achieving each principle.

A copy of section 2.0 of LSP 79 (as modified in accordance with Council’s adoption of the structure plan on 4 May 2010) is included as **Attachment 2**.

## **Statutory Compliance**

*Section 5.56 of the Local Government Act 1995*

## **Strategic Implications**

The Plan impacts on the following Outcome Objectives of the City’s Strategic Plan for 2006 – 2021:-

### *“1.4 Improve the quality of the built environment*

- 1.4.1 Identify and prioritise opportunities to revitalise existing neighbourhoods to meet the changing needs of the community.*
- 1.4.2 Encourage the development of more diverse residential and commercial centres.*
- 1.4.3 Promote urban design that creates attractive, distinctive and sustainable neighbourhoods.*

## **Policy Implications**

Nil

**Financial Implications**

Nil

**Voting Requirements**

Simple Majority

**Recommendation**

**That Council ENDORSE a submission being made to the Tamala Park Regional Council in response to its invitation to comment on the Plan for the Future 2010-2013, requesting the following items for inclusion in the Plan:-**

- 1. Details on the financial disbursement proposed for participant Council's over the term of the plan; and**
- 2. Enshrining the objectives of the Tamala Park Local Structure Plan No. 79, including Key Performance Indicators against each objective.**

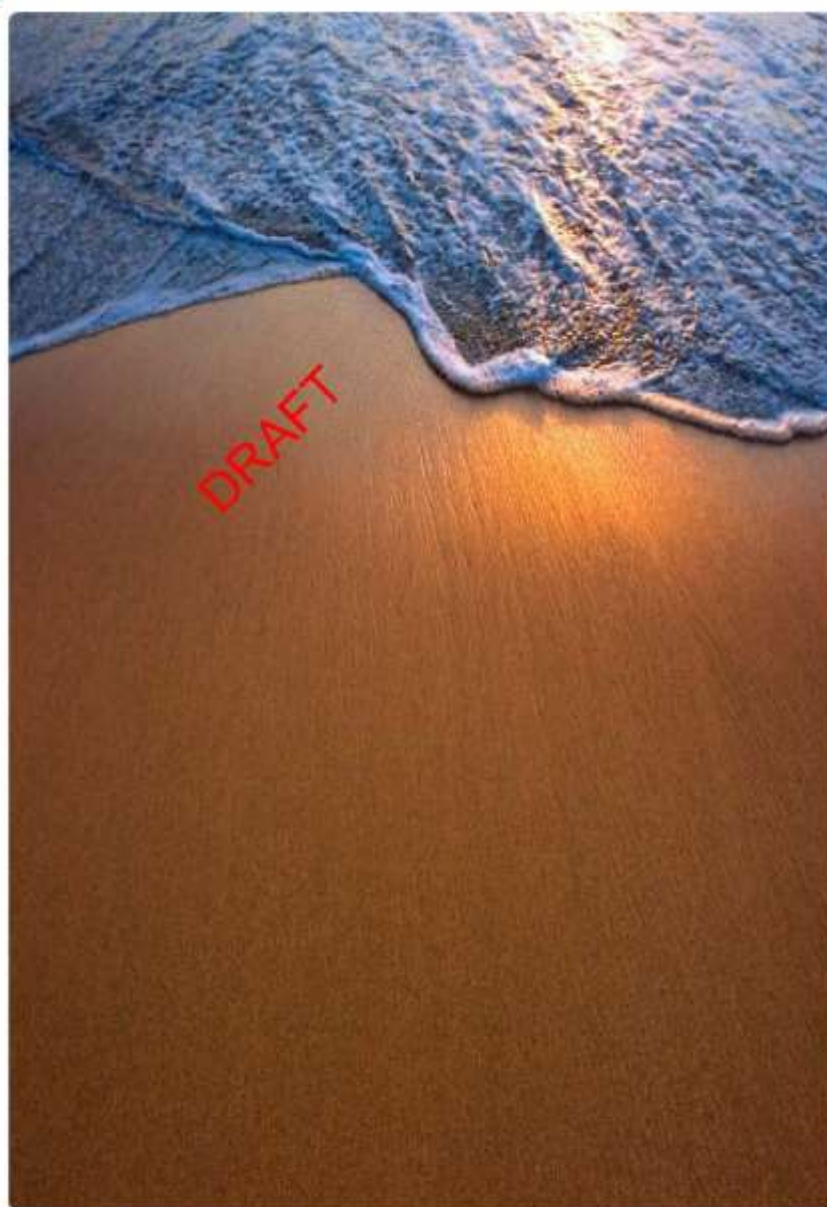
ATTACHMENT 1  
16 Pages

Tamala Park Regional Council



# Future Plan

2010-2013



## Introduction

This Plan for the Future provides a three year outlook of the activities of the Tamala Park Regional Council (TPRC). It also recognises that the primary function of the TPRC involves the rezoning, subdivision, marketing and sale of the Tamala Park land.

The Plan guides the Council in its strategic view in terms of the development, marketing and sale of the Tamala Park project.

The Tamala Park land is located only 30 minutes from Perth's CBD and within one of the fastest growing areas within the Perth metropolitan region. It also has easy access to regional centres of Joondalup and Wanneroo and is part of a bustling urban community offering all the conveniences of modern day living.

Since the establishment of the Tamala Park Regional Council in 2006, it has progressed the planning and design of the Tamala Park project, and in particular the Tamala Park Local Structure Plan.

This Plan is different to previous Future Plans as it recognises that the Council will be embarking on a new phase from the planning and design and approval; to the development, marketing and sale of the residential lots of the Tamala Park land.

The next three years will see significant changes to the activities of the Council and to the Tamala Park landholding which will foster the emergence of a new community.

The Future Plan demonstrates the manner by which the Council will deliver its objectives over the next three years. It also outlines the initiatives which are to be delivered by Council.

This Future Plan not only supports sound financial management but also meets the legislative requirements contained within the Local Government Act 1995 and associated Regulations.



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## Legislative Background

Section 5.56 of the Local Government Act requires each local authority to prepare a Future Plan.

The Future Plan is to have a time life of at least 2 years.

Consultation is required with electors and ratepayers during the development of the local authority Future Plan.

The specific matters that the Local Government (Administration) Regulations require to be included in the Future Plan are set out in Regulation 19C which reads as follows:

- a) *In this regulation and regulation 19D: 'Plan for the future' means a Plan made under Section 5.56.*
- b) *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).*
- c) *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.*
- d) *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.*
- e) *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 modifications, as is relevant.*  
\* Absolute majority required
- f) *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.*
- g) *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.*
- h) *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.*
- i) *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.*

### Regulation 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 is 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 the period specified in the plan; and
- ii) details of where and when the modified plan may be inspected.

Section 5.53 of the Local Government Act requires a summary of the Future Plan to be included in a local authority annual report.

Section 5.52 of the Local Government Act requires that the budget of a local government to be made in reference to the Future Plan.

DRAFT



## Tamala Park Regional Council (TPRC)

### Background

The Tamala Park Regional Council (TPRC) was established under the Local Government Act on 3 February 2006. The legislative backing for the promulgation of the TPRC is contained in section 3.61 of the Local Government Act which provides that one or more local governments may, with the Minister's approval, establish a regional local government to do things for the participants which a single local government may do under the Local Government Act.

The land was acquired by the local authorities in 1981 to be used partially for a refuse landfill and partially for urban development purposes.

The TPRC has been established with approval of the Minister for Local Government on request by 7 local governments which had a joint landholding of 432 hectares of land in the municipal district of the City of Wanneroo. Following subdivision to provide for road reserves for Marmion Avenue, Connolly Drive and Neerabup Road, Lot 17 became Lot 118 Mindarie.

In 2006 the owners transferred 90 hectares to the West Australian Planning Commission (WAPC) for incorporation in the coastal conservation reserve west of Marmion Avenue between Burns Beach and Mindarie Keys. This was part of a Negotiated Planning Solution (NPS) with the WAPC which resulted in the Tamala Park land being zoned Urban and Urban Deferred in the Metropolitan Region Scheme.

An area of 151 hectares is now leased to Mindarie Regional Council (MRC) for operation of a waste management facility. The MRC lease will continue until 2032.

The TPRC's principal concern is directed to 180 hectares of Urban and Urban Deferred land forming the northern part of the joint landholding and approximately 16 hectares of State Government land east of the TPRC land.

### Legal Obligations of the TPRC

The TPRC is a local government operating under the Local Government Act (Act). The TPRC has all of the responsibilities imposed upon local governments under the Act except responsibilities relating to the holding of municipal elections.

Public advertising in reference to major decisions, expenditures, tenders and contracts and of Council meetings are exactly the same for the TPRC as for its participant local governments.

Local Government Act section 3.61 (et sic) sets out specific matters that must be included in an Establishment Agreement in which a Regional Council's purpose and objectives are formed.

The TPRC must prepare financial reports, public agendas for its business and an annual report for its constituents. The TPRC is also required to produce periodic reports on its performance to the Department of Local Government and other regulatory authorities.

### Establishment Agreement

The following is an extract from the Establishment Agreement signed by the 7 participant local authorities and approved by the Hon. Minister for Local Government.



*Region* - The TPRC is established for the Region comprising the 7 local government participants.

*Regional Purpose* - The regional purpose for which the TPRC is established is:

- a) to undertake, in accordance with the objectives, the rezoning, subdivision, development, marketing and sale of the Tamala Park Land; and
- b) to carry out and do all other acts and things which are reasonably necessary for the bringing into effect of the matters referred to in paragraph (a) of this clause.

#### *Objectives*

- a) The objectives of the TPRC 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.

A summary of participant shares is shown in the table following.

Participant	Participant Shares
Town of Cambridge	1/12
City of Perth	1/12
Town of Victoria Park	1/12
Town of Vincent	1/12
City of Joondalup	2/12
City of Wanneroo	2/12
City of Stirling	4/12

A full copy of the Establishment Agreement may be viewed on the Council's website at [www.tamalapark.wa.gov.au](http://www.tamalapark.wa.gov.au).

Tamala Park Council members are elected by the participant Councils.

Although the Council members are representatives of their local governments, they must act for the Tamala Park Regional Council when they come together as the Tamala Park Regional Council decision making body.

Decisions taken by the Council are enacted for the TPRC by the TPRC Chief Executive Officer.

The TPRC is the legal vehicle that is able to transact business on behalf of the interest held in the Tamala Park Regional Council by the 7 participant local authorities.

The participant local authorities are the beneficiaries of the cash flow generated by the TPRC.

The City of Wanneroo is the regulatory local authority to which TPRC must apply for approvals for its statutory planning and development approvals. It will also be responsible for the delivery of the normal municipal services to future residents.

## TPRC Project Background

Since the Perth Corridor Plan in 1977, the area around Tamala Park has been identified as a major residential and commercial node and the Metropolitan Region Scheme has reflected the intent for major development around the major road arteries and rail station plan for the area.

Progression towards the urban development of Tamala Park has been measured through a number of milestones. The most important of which are listed below:

- In 1981 the Councils acquire 432 hectares at Tamala Park for landfill and future urban development.
- The TPRC land, west of Marmion Avenue, was zoned Urban by Metropolitan Region Scheme Amendment 942/33A (gazetted 24 September 1993).
- The TPRC land, east of Marmion Avenue, including the WAPC land adjoining the freeway was zoned Urban Deferred by Metropolitan Region Scheme Amendment 992/33 (gazetted 19 September 2003).
- A Negotiated Planning Solution signed between the Western Australian Planning Commission and the TPRC in 2006 provided for 90 hectares to be transferred over time to the WAPC for conservation purposes and agreement of the remaining land (180 hectares) for urban development.
- The land west of Marmion Avenue was zoned 'Urban Development' when District Planning Scheme No. 2 (DPS 2) was gazetted on 6 July 2001.
- The land east of Marmion Avenue was rezoned to 'Urban Development' on 3 December 2004 through Amendment No. 41 to DPS 2.
- Clarkson Rail Station opened in October 2005.
- Clarkson (Ocean Keys) commercial and community centre has been developed with expansion plans proposed for the Ocean Keys commercial area.
- Local Structure Plan adopted by City of Wanneroo in 2010, subject to conditions.
- The TPRC appoints Satterley Property Group as Project Managers/Sales Managers to assist with management and selling of the TPRC project on 24 June 2010.



## Local Structure Plan

Since early 2008 the key activity of the Council has been progressing the design/planning and approval of the Local Structure Plan (LSP). The need for the preparation and approval of a LSP is set out under the City of Wanneroo District Planning Scheme No 2. The LSP is intended to guide the planning and development of the TPRC landholding.

The Local Structure Plan reflects the TPRC objective - "to create an urban centre for choice, sustainability, community and opportunity".

The design in the Local Structure Plan responds to contemporary lifestyles, best practice urban design, sustainability principles, and the recognition of environmental values of the land.

Planning and design has responded to the site's proximity to the ocean, beach, road and rail arteries and opportunities arising from the site being adjoined on three sides by Bush Forever and National Park land and the Ocean Keys Commercial centre.

### Key Elements

Key aspects of the Structure Plan include:

- Providing for a wider range of residential density and a range of housing types that address changing demographics.
- Providing for sustainable environmental outcomes.
- Providing active commercial centres and community hubs that meet the daily and weekly needs of residents and provide employment opportunities.
- Providing an urban design response in recognition of adjoining public transport infrastructure.
- A high level of linkage both within and beyond the boundaries of the Tamala Park landholding.

### Environmental Management

An Environmental Management Plan (EMP) has been prepared which provides management and mitigation measures for impacts of the proposed Tamala Park development. The EMP is intended to accompany the LSP and to address the specific Ministerial Conditions (Minister for the Environment) set for the development. These conditions are summarised as follows:

- Management of remnant vegetation whilst strengthening links between the coast and the Neerabup National Park.
- Control of exotic flora and fauna species.
- Specially protected fauna management.
- Fire management.
- Management of public access to the areas reserved for conservation and recreation.
- Recommendations for revegetation.
- Recommendations for public education and awareness to ensure long-term protection of the natural environment.

### Approval Status

At its Council meeting of 4 May 2010 the City of Wanneroo endorsed the Structure Plan subject to a number of changes. The LSP has been referred to the Western Australian Planning Commission and it is expected that approval will be granted in late 2010.

## Major Projects for the Immediate Future

	Timeframe
<b>Local Structure Plan Approval</b> Local Structure Plan approval by the City of Wanneroo and Western Australian Planning Commission.	2010/11
<b>Rezoning to TPRC Land Urban Deferred to Urban</b> Rezoning Urban Deferred land to Urban under the Metropolitan Region Scheme.	2011
<b>Federal Environmental Approvals - Environmental Protection &amp; Biodiversity Conservation Act (EPBC Act)</b> Approval to the Structure Plan from the Department of Sustainability, Environment, Water, Population and Communities (SEWPAC) is expected in early 2011.	2011
<b>Project Marketing and Branding</b> Strategies will be developed and implemented for the rebranding and preliminary marketing of the Project during 2011.	2011/13
<b>Approval to Stage 1 Subdivision Plan</b> It is anticipated that an Application for Approval of Stage 1 Subdivision Plan will be lodged late in 2010 or early in 2011. Subdivision Applications for the balance of the TPRC land will be progressively implemented.	2011/13
<b>Environmental/Sustainability Initiatives</b> The Local Structure Plan discusses a number of environmental and sustainability initiatives which are to be reviewed to determine viability and implementation capacity. This will particularly apply to the initiatives relating to water conservation, transport, energy generation and new infrastructure.	2011/13
<b>Plan for MRC Site</b> Develop future plan for closed MRC landfill site .	2011/12
<b>Appointment of Consultant Project Team</b> In order to facilitate the lodgement of the Stage 1 Subdivision Application and to generally progress the project. It is anticipated that Council will appoint the key project consultant team in late 2010  Consultants proposed to be appointed include Town planning/urban design, Civil Engineering, Survey, Landscape Architecture, Advertising/Marketing, and Research.	2010
<b>Acquisition of WAPC Land</b> As part of the Negotiated Planning Solution the TPRC may acquire surplus WAPC landholdings. The Council will review the viability of the various landholdings and also consider consistency in achieving both the TPRC and Structure Plan objectives through the potential acquisitions	2011/12
<b>Environmental Management Plans</b> Progressively implement the EMP consistent with conditions of subdivision approval.	2011/13
<b>New TPRC Administration Office</b> The Council has approved the establishment of a new TPRC Administration Office. Planning is well underway and it is expected that the new office will be completed in early 2011.	2010/11



## Major Projects Financial Summary

### TPRC Projected Revenue & Expenditure 2010-2013

	2010/2011	2011/2012	2012/2013
<b>INCOME</b>			
Interest on Investment	838,236.00	200,000.00	200,000.00
Land Sales Revenue		70,000,000 (200 lots @ \$350)	93,750,000 (250 lots @ \$370)
<b>Projected INCOME</b>	<b>838,236.00</b>	<b>70,200,000.00</b>	<b>93,950,000</b>
<b>EXPENDITURE</b>			
<b>TPRC Administration</b>			
Governance	118,500.00	124,425.00	130,646.25
Administration	838,800.00	880,740.00	924,777.00
Structure Planning	110,000.00	115,500.00	30,000.00
Other Structure Planning Consultancies	45,000.00	45,100.00	10,000.00
Environmental Innovation Consultancies	155,000.00	75,000.00	15,000.00
Admin Operational Consultancies	110,000.00	115,500.00	125,000.00
Other Property Admin & Approvals	137,200.00	385,000.00	600,000.00
Engineering Design	110,000.00	700,000.00	1,000,000.00
Subdivision Design	90,000.00	90,000.00	100,000.00
Environmental Management Plans/Implementation	30,000.00	100,000.00	150,000.00
Subdivision Construction	0.00	20,000,000.00	25,000,000.00
Fees/Commission	0.00	4,700,000.00	5,480,000.00
Asset Acquisition	300,000.00	50,000.00	50,000.00
GST on Lot Sales (provisional)		6,400,000.00	8,541,000.00
<b>Projected EXPENDITURE</b>	<b>2,044,500.00</b>	<b>33,781,265.00</b>	<b>42,156,423.25</b>
<b>TOTAL EXPENDITURE</b>	<b>2,044,500.00</b>	<b>33,781,265.00</b>	<b>42,156,423.25</b>
<b>TOTAL INCOME</b>	<b>838,236.00</b>	<b>70,200,000.00</b>	<b>93,950,000.00</b>
<b>TOTAL NET INCOME</b>	<b>-1,206,264.00</b>	<b>36,418,735.00</b>	<b>51,793,576.75</b>

## Statistics & Influences

### Political Timetable

The development of Tamala Park is expected to occur in a timeframe of approximately 12 years.

During this period, there is likely to be:

- 6 local government elections
- 3 state government elections
- 3 federal government elections

Potentially, there will be 6 changes in the composition of the Tamala Park Regional Council during its development life.

Changes at the State Government level to Governments or policy can result in significant changes in the approval regime and development of infrastructure which will impact the TPRC development.

A growing emphasis in policy formulation around environmental matters at both State and Federal Government level, will impact expectations for local responses to urban design, conservation and sustainability issues.

The planning by the TPRC must necessarily take account of the non-controllable impetus that may result out of the change in political framework that will occur in the TPRC development timeframe.

### Perth North-West Corridor Growth

The Metropolitan Region Scheme sets out the major land uses and infrastructure to be provided in the north-west corridor. The Tamala Park land is the largest undeveloped land parcel in the corridor south of Alkimos.

The State Government planning has committed to continued residential growth in the north western sector of Perth. In the area north of Butler over 100,000 lots are to be created over the next 20 years.

Directions 2031 (August 2010) prepared by the Western Australian Planning Commission and Department of Planning provides the planning framework for Perth to 2031. It establishes a vision for the future growth of the Perth Metropolitan Region. Directions 2031 recognises the Tamala Park landholding current Urban and Urban Deferred zonings, with the potential for 2500 residential dwellings. It is seen as a satisfying land supply in the local area over the next decade.

## Public Consultation

The following Public consultation is proposed for this Future Plan:

- Availability of Plan advertised in newspapers (Plan available for public comment for 45 days).
- Availability of Plan advised on participant Council noticeboards.
- The TPRC Web Site.
- Submission forms available on TPRC website.
- Consultation results and recommendations returned for TPRC review.
- The availability of the adopted plan and any modifications advertised.

Comment forms are contained in Appendix 1 of this document.

Email response is preferred as it will aid efficient collation of input for review by the Council.

The TPRC has demonstrated a high regard for the sustainability principles of Council's resources and this Future Plan not only supports sound financial management but also meets the legislative requirements contained within the Local Government Act 1995 and associated Regulations.

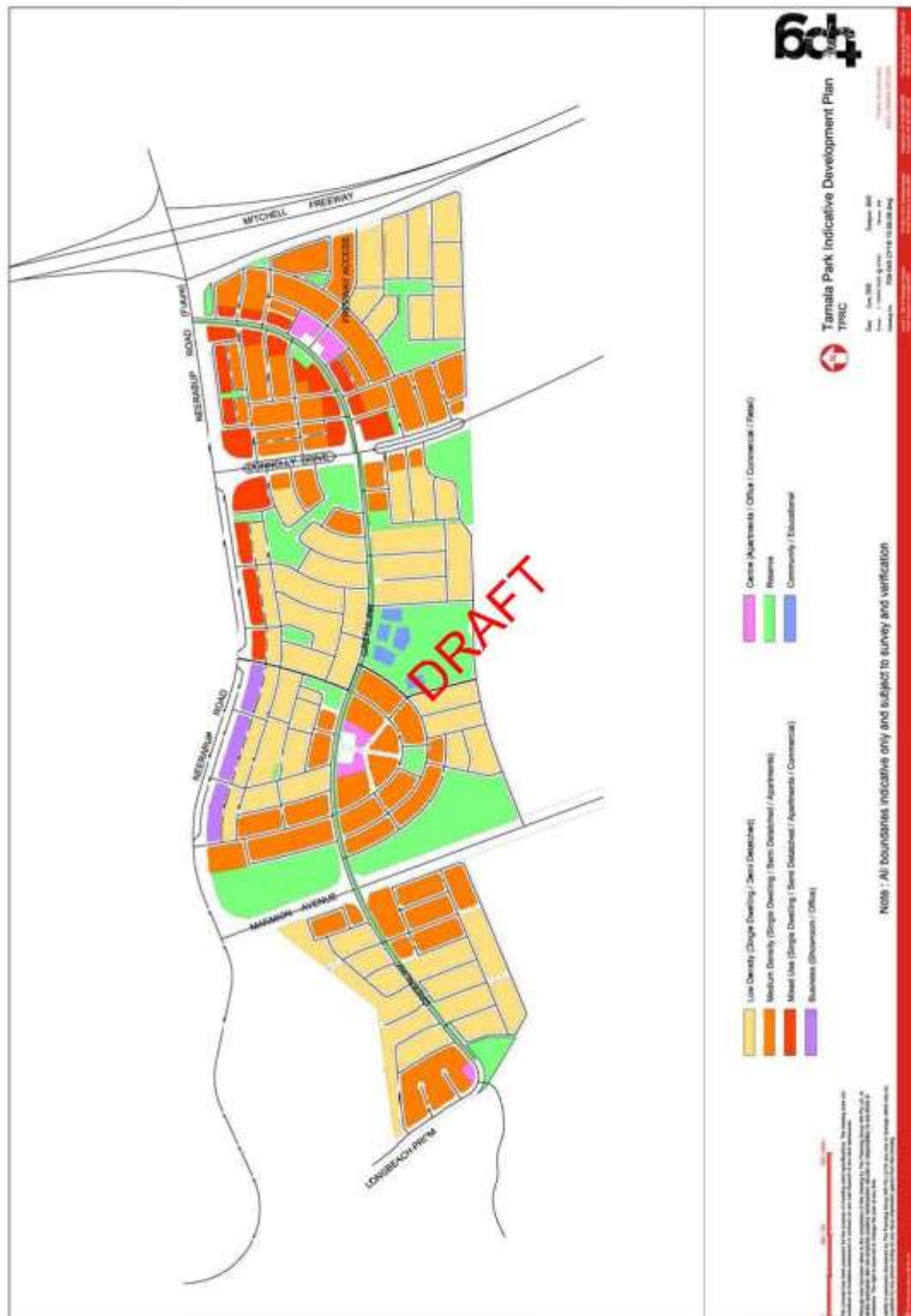
With significant forecast population growth and development comes the need for prudent, but innovative and sustainable, planning, both at a community service and facility level as well as at a fiscal level. Whilst the area's population growth over the next several years is expected to grow significantly, bringing with it new demands on Council, the Council is also conscious of the current population and the demands placed on it by the long-term residents of the region.

DRAFT





# Local Structure Plan





Tamala Park Regional Council (TPRC) has been formed by 7 local governments which are joint owners of the Tamala Park land:

- Town of Cambridge
- City of Joondalup
- City of Perth
- City of Stirling
- Town of Victoria Park
- Town of Vincent
- City of Wanneroo

Room 3 - Scarborough Civic Centre  
173 Gildercliffe Street, Scarborough - Phone: 9245 1368  
Website: [www.tamalapark.wa.gov.au](http://www.tamalapark.wa.gov.au)

**ATTACHMENT 2****2.0 STATUTORY PRINCIPLES AND OBJECTIVES**

The objectives of the LSP include those adopted by the Tamala Park Regional Council (TPRC), which have been derived from the objectives contained in the CoW Smart Growth Strategy. Meeting the adopted objectives of the TPRC will generally satisfy the requirements of the Smart Growth Strategy. It is noted that the TPRC objectives may be amended or updated from time to time.

The objectives of the LSP are generally in accordance with those adopted by the TPRC and are as follows:

**2.1 PRINCIPLE 1 – LIFESTYLE AND HOUSING CHOICE****2.1.1 Objectives**

- (a) Promote a range of lot sizes and housing types, catering for different lifestyle choices and affordable housing opportunities.
- (b) Provide a variety of quality lifestyle options.

**2.2 PRINCIPLE 2 – EFFECTIVE USE OF LAND AND INFRASTRUCTURE****2.2.1 Objectives**

- (a) Supporting commercial and residential developments that support community facilities, commercial facilities and public transport systems.
- (b) Optimising the use of infrastructure and assets.
- (c) Effectively planning for the development of future infrastructure.
- (d) Promoting urban design that is responsive to the needs of the community.

**2.3 PRINCIPLE 3 – LONG TERM HEALTH OF THE ENVIRONMENT****2.3.1 Objectives**

- (a) Conserving and enhancing local biodiversity and landform wherever practicable.
- (b) Encourage community participation in local bushcare efforts.
- (c) Promote more efficient use of water, energy and other resources.
- (d) Developing integrated water management strategies to increase water efficiency.
- (e) Encouraging sustainable waste management options and improving resource recovery.
- (f) Promote a variety of alternative transport choices to reduce energy consumption.
- (g) Adoption of supporting environmental and sustainability principles such as Green Star rating of residential buildings and whole-of-life energy material and maintenance utilisation factors for assessment of the value of public infrastructure.

**2.4 PRINCIPLE 4 – LONG TERM HEALTH OF THE SOCIAL AND CULTURAL ENVIRONMENT****2.4.1 Objectives**

- (a) Valuing social and cultural diversity



- (b) Encouraging social cohesiveness and civic participation.
- (c) Encouraging and supporting equity for all community members.
- (d) Encouraging inter-connectedness between neighbourhoods.
- (e) Promoting distinctive and attractive communities.
- (f) Promoting community safety.
- (g) Promoting the conservation and appreciation of heritage sites.
- (h) Promoting the provision of community facilities and services that meet the needs of the community.
- (i) Structure planning and subsequent detailed area planning to establish outcomes that accommodate and enhance community health and wellbeing.

## **2.5 PRINCIPLE 5 – LONG TERM ECONOMIC HEALTH**

### **2.5.1 Objectives**

- (a) Building on local industry strengths and opportunities.
- (b) Encouraging workforce participation and local employment placement.
- (c) Promoting investment consistent with strategic vision.
- (d) Advocating the provision and enhancement of communications infrastructure.
- (e) Promoting business assistance and support networks.
- (f) Promoting lifelong learning and targeted industry training.
- (g) To provide ample opportunities for sound access to employment nodes via a range of transport modes.

## **2.6 PRINCIPLE 6 – PEOPLE AND GOVERNMENT**

### **2.6.1 Objectives**

- (a) Promoting inclusive decision-making.
- (b) Creating a commitment to the future of the region.

**CS06-02/11 Donations to be Considered by Council - January 2011**

File Ref: 2855  
 Responsible Officer: Director Corporate Strategy & Performance  
 Disclosure of Interest: Nil  
 Attachment(s): Nil

**Issue**

To consider requests for sponsorships, donations and waiver of fees in accordance with the City's Donations, Sponsorships and Waiver of Fees and Charges Policy.

**Background**

The Donations, Sponsorships and Waiver of Fees and Charges Policy requires applications over \$500 from individuals and organisations to be determined by Council. Consequently a report is prepared for Council meetings, coinciding with a period where applications of this nature have been received.

With respect to requests for sponsorships, the City's Policy specifies that for National Events the amount provided will be \$200.00 per individual, capped at \$600.00 per team, and for International Events the amount provided is \$500.00 per individual with no capped amount.

**Detail**

During this period, the City has received three requests for a waiver of fees and charges, which are summarised as follows. Copies of the full applications are available from Governance upon request.

**Comment****Community Group Donations**

<b>Applicant 1 – Challenge Brass Band</b>	
Request Amount	\$1,324.80
Description of Request	100% waiver of fees to the sum of \$1,324.80 to the Challenge Brass Band for the hire of Room 4, Wanneroo Recreation Centre for 2 hours per week for 48 bookings in 2011
<b>Criteria</b>	<b>Evaluation</b>
Potential for income generation	Nil
Status of applicant organisation	Not-for-profit community group
Exclusivity of the event or project	Open to the public – experienced and new players, able and disabled
Alignment with Council's existing philosophies, values and strategic direction	This request supports Objective 2.2 of Council's Strategic Plan being <i>"Improve the City's identity and community wellbeing through arts, culture, leisure and recreation."</i>

Alternative funding sources available or accessed by the organisation	Not stated
Contribution to the event or activity made by the applicant or organisation	Nil
Previous funding assistance provided to the organisation by the City	100% Waiver of Fees - \$1,911.00 February 2010
Commitment to acknowledge the City of Wanneroo	Via Band Website and attendance/performing at City of Wanneroo events as requested
Comments	The policy specifies that at least 75% of membership of groups requesting support must be City of Wanneroo residents. This application states that approximately less than 50% reside in the City. The Policy also states that it does not support 100% waiver of fees. Council may, however, wish to reconsider this application.
<b>Recommendation</b>	<b>NOT APPROVE a 100% waiver of fees to the sum of \$1,324.80 to the Challenge Brass Band for hire of Room 4, Wanneroo Recreation Centre for 2 hours per week for 48 bookings in 2011, as it does not comply with the City's Donations, Sponsorship and Waiver of Fees and Charges Policy.</b>

<b>Applicant 2 – Circus Joseph Ashton</b>	
Request Amount	\$4,030.20
Description of Request	That Council consider charging Circus Joseph Ashton for performance days only (being three days per week) for the duration of their occupancy of Dalvik Park, Clarkson from 31 January to 27 February 2011.
<b>Criteria</b>	<b>Evaluation</b>
Potential for income generation	Yes – tickets at \$15.00 each
Status of applicant organisation	Commercial entity
Exclusivity of the event or project	Open to members of the public who purchase tickets
Alignment with Council's existing philosophies, values and strategic direction	This request supports Objective 2.2 of Council's Strategic Plan being <i>"Improve the City's identity and community wellbeing through arts, culture, leisure and recreation."</i>
Alternative funding sources available or accessed by the organisation	None stated
Contribution to the event or activity made by the applicant or organisation	None stated

Previous funding assistance provided to the organisation by the City	Nil
Commitment to acknowledge the City of Wanneroo	None stated
Comments	<p>Circus Joseph Ashton will be based in Dalvik Park for the period 31 January to 27 February 2011, and have requested that Council waive the relevant hire fees for those days on which performances are not held. This reduces the number of days charged from 28 to 12.</p> <p>The application is not in accordance with Council's policy as the policy states: 4.3 The City will not consider applications for community group donations or the Waiver of Fees and Charges for: a) <i>Any profit making ventures for commercial entities</i>". and 4.3.1 <i>"The potential for income generation or profit from the event funding request will not be supported where an entry fee is being charged and at least 75% of membership of groups requesting support must be City of Wanneroo residents."</i></p>
<b>Recommendation</b>	<b>NOT APPROVE a request for a Waiver of Fees and Charges in the sum of \$4,030.20 to Circus Joseph Ashton for the hire of Dalvik Park, Clarkson in February 2011.</b>

<b>Applicant 3 – Westpoint Coastal Church Inc.</b>	
Request Amount	\$573.30
Description of Request	50% waiver of fees to the sum of \$573.30 to the Westpoint Coastal Church for the hire of the Butler Community Centre for 1 ½ hours per week for 52 bookings in 2011 for the purpose of food distribution.
<b>Criteria</b>	<b>Evaluation</b>
Potential for income generation	Nil
Status of applicant organisation	Charity group
Exclusivity of the event or project	Open to anyone in the community needing food.
Alignment with Council's existing philosophies, values and strategic direction	This request supports Objective 2.2 of Council's Strategic Plan being <i>"Improve the City's identity and community wellbeing through arts, culture, leisure and recreation."</i>
Alternative funding sources available or accessed by the organisation	Not stated
Contribution to the event or activity made by the applicant or organisation	\$8,609 plus \$45,384 in kind contribution

Previous funding assistance provided to the organisation by the City	50% Waiver of Fees - \$531.30 Feb-Dec 2009
Commitment to acknowledge the City of Wanneroo	Yes
Comments	This request meets the criteria of the policy.
<b>Recommendation</b>	<b>APPROVE a 50% waiver of fees to the sum of \$573.30 to the Westpoint Coastal Church Inc for the hire of the Butler Community Centre for 1 ½ hours per week for 52 bookings in 2011 for the purpose of food distribution.</b>

### Statutory Compliance

Nil

### Strategic Implications

The provision of donations is aligned with the City's strategic direction as follows:

*"2.2 Improve the City's identity and community well-being through arts, culture, leisure and recreation.*

*2.3.3 Identify opportunities to promote and support vulnerable sections of our community."*

### Policy Implications

City of Wanneroo Donations, Sponsorship and Waiver of Fees and Charges Policy, Clause 4.3 states as follows:

*"The City WILL NOT consider applications for community group donations or the waiver of fees and charges for:*

*a) Any profit making ventures for commercial entities;*

and Clause 4.3.1 states:-

*"Assessment criterion will include:*

*The potential for income generation or profit from the event funding request will not be supported where an entry fee is being charged; and*

*At least 75% of membership of groups requesting support must be City of Wanneroo residents."*

## Financial Implications

Budget 2010/2011	<b>\$60 000.00</b>
Amount expended to date (as at 25 January 2011)	<b>\$51 267.10</b>
Balance	<b>\$8 732.90</b>
Total of requests for this round: Donations (in this report)	\$5,928.30 \$573.30
<b>Total this Round</b>	<b>\$573.30</b>
<b>CARRY FORWARD</b>	<b>\$8 159.60</b>

Council's attention is drawn to the fact that the amount of \$60,000.00 budgeted for Donations, Sponsorships and Waiver of Fees and Charges for the 12 month period 1 July 2010 to 30 June 2011 has almost been expended. There is currently \$8,732.90 left in the budget with \$1,873.30 waiting to be approved by Council and under the CEO's delegation, which if approved will leave \$6,859.60.

If the recommendation to donate \$5,000.00 to the Queensland Premier's Disaster Relief Appeal requested by Cr Steffens in a Motion on Notice to Council is approved, this will leave \$1,859.60. It is of note that the Donations budget for 2009/10 was \$45,425.00 which was increased by \$15,000.00 during the year to meet demand. Accordingly, the 2010/11 Donations budget was set at this higher level.

Despite this, the amount of \$51,267.10 has been expended over a period of seven months. Accordingly, it is proposed initially to reallocate a further \$20,000.00 to accommodate requests for donations, sponsorships and waiver of fees and charges over the five month period ending 30 June 2011.

These funds can be sourced from:

Support Elected Members: Attend Conference or Seminar: Conference Seminar Fee Expenses

Budget allocation:	\$60,000.00	
Expenditure to date:		\$10,888.00
Funds remaining:	\$49,112.00	
<b>Proposed transfer to Donations A/C:</b>		<b>\$20,000.00</b>
Balance:	\$29,112.00	

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

- RESOLVE to increase the Donations, Sponsorship and Waiver of Fees and Charges budget;**

2. **NOTE** the following consequential budget variation to accommodate the shortfall:-

EXPENDITURE	FROM	TO	DESCRIPTION
717147-9111-315	\$20,000.00		Support Elected Members: Attend Conference or Seminar: Conference Seminar Fee Expenses
717143-1207-316		\$20,000.00	Provide Governance Executive Function: Award Governance Donations: Contribution Donation Sponsorship Expenses

3. **NOT APPROVE** a 100% waiver of fees to the sum of \$1,324.80 to the Challenge Brass Band to hire of the Room 4, Wanneroo Recreation Centre for 2 hours per week for 2011;
4. **NOT APPROVE** a request for a Waiver of Fees and Charges in the sum of \$4,030.20 to Circus Joseph Ashton for the hire of Dalvik Park, Clarkson in February; and
5. **APPROVE** a 50% waiver of fees to the sum of \$573.30 to the Westpoint Coastal Church Inc for the hire of the Butler Community Centre for 1½ hours per week for 52 bookings in 2011 for the purpose of food distribution.



## Property

### CS07-02/11 Proposed Subdivision of Lot 506 (3) Rocca Way Wanneroo - Business Plan

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File Ref:	SD142802
Responsible Officer:	Director Corporate Strategy & Performance
Disclosure of Interest:	Nil
Attachment(s):	1

## Issue

To consider a Business Plan for the commencement of a subdivision development of Lot 506 (3) Rocca Way, Wanneroo.

## Background

The City has the freehold ownership of Lot 506 (3) Rocca Way, Wanneroo (**Attachment 1** refers). Relevant property details are listed below:

Address:	3 Rocca Way, Wanneroo WA 6065
Legal Description:	Estate in fee simple and being Lot 506 on Deposited Plan 29475
Certificate of Title	Volume 2517 Folio 671
Land Area:	7,250 sqm
Date Acquired:	06/06/2002 via land exchange

The whole of Lot 506 is zoned Centre, with the front of the property containing the Wanneroo Library & Cultural Centre (WLCC). The rear portion is mostly undeveloped vacant land with a small car parking lot containing 25 bays.

## Detail

The City and Edith Cowan University (ECU) have been in ongoing negotiations for the development of a new GP Super Clinic within the Wanneroo Town Centre.

Council at its ordinary meeting of 1 June 2010 resolved the following under Confidential Report (CR01-06/10 refers):

*“That Council:-*

1. *APPROVES in principle the location of the Wanneroo GP Super Clinic being situated at the rear of Part Lot 506 (rear of Wanneroo Library and Museum) subject to:*
  - a) *Council determining the disposal value of the land;*
  - b) *Council approving the design of the Wanneroo GP Super Clinic street elevation as part of the conditions of sale;*
  - c) *Edith Cowan University (ECU) and the City entering into a suitable agreement pertaining to integration of the Wanneroo GP Super Clinic with Aquamotion;*

- d) *Execution of a formal funded agreement between ECU and the Federal Government for the establishment and operation of the Wanneroo GP Super Clinic;*
  - e) *Consideration of the Business Plan and Governance Model.*
- 2. *AUTHORISES the CEO to subdivide Part Lot 506 to create a new lot of approximately 3000m<sup>2</sup>; and*
  - 3. *NOTES a further report will be presented to Council upon finalisation of the issues in Recommendation 1 above."*

The City has recently undertaken a land valuation as part of this process and the proposal for the potential sale to ECU. The land disposition will be the subject of further report to Council. Administration is seeking Council's approval only to advertise the required Business Plan at this stage.

In addition, the Western Australian Planning Commission recently granted approval for the subdivision of Lot 506, which is valid for three years until December 2013. In order to comply with the conditions of that approval, suitable arrangements need to be made with the Water Corporation and Western Power to provide water, sewer and electricity to the subdivided vacant Lot.

Currently, water and electricity are located adjacent to Lot 506 on Dundobar Road with sewer provisions situated on the opposite side of the road. All services are available for connection however costs have not been established at this point in time. Currently there is no budget for these works which are likely to be in the order of \$50,000 and it is proposed that they be funded from the Wanneroo Townsite Reserve under new project PR-2148.

### **Consultation**

A public submission process is incorporated into the public notice requirements for a major land transaction of this nature.

### **Comment**

The subdivision of Lot 506 and the proposed sale to ECU is seen as a key project for the City following the announcement of the proposed establishment of a GP Super Clinic within the Wanneroo Town Centre. Subdivision of the land is considered strategically advantageous, regardless of the outcome of proposed negotiations with ECU.

The preparation and advertising of an appropriate Business Plan is required for this project to proceed. The Business Plan, therefore, deals only with a proposal to subdivide Lot 506 for the purpose of establishing a development site suitable for sale.

### **Statutory Compliance**

#### **Business Plan**

Section 3.59 of the *Local Government Act 1995* deals with commercial enterprises by local governments and essentially defines a 'major land transaction' as a land transaction other than an exempt land transaction where the consideration is more than the prescribed amount. Any proposed sale of the land would be greater than that prescribed amount being \$1million.

Before a local government can enter into a major land transaction a local government must prepare a Business Plan which is to include an overall assessment of the major land transaction and give statewide public notice, detailing its intention to commence the proposal and inviting public submissions.

At the conclusion of the public submission period of 42 days, and after considering any submissions received, the Council may then decide whether to proceed with the proposal as outlined in the Business Plan.

### **Land Disposition**

Any subsequent proposal for the sale of a portion of the land will need to be undertaken in accordance with section 3.58 of the Act, which prescribes the methods that a local government can use when disposing of property.

### **Strategic Implications**

This proposal is consistent with the City's 2006 – 2021 (Revised 2010) Strategic Plan and meets the following Outcome Objectives:-

#### *“Environmental*

- 1.4.2 *Encourage the development of more diverse residential and commercial centres.*

#### *Economic*

- 3.1.3 *Develop strategic partnerships with other agencies and stakeholder organisations to enable business and employment growth.*

#### *Governance*

- 4.1.1 *Develop strategic alliances and partnerships with key stakeholders.”*

### **Policy Implications**

Nil

### **Financial Implications**

The costs required for the subdivision and servicing of Lot 506 will be approximately \$50,000 and are to be wholly funded by the Wanneroo Townsite Reserve under project PR-2148.

The sale of this property will provide future income streams by way of Council rate revenue.

### **Voting Requirements**

Absolute Majority

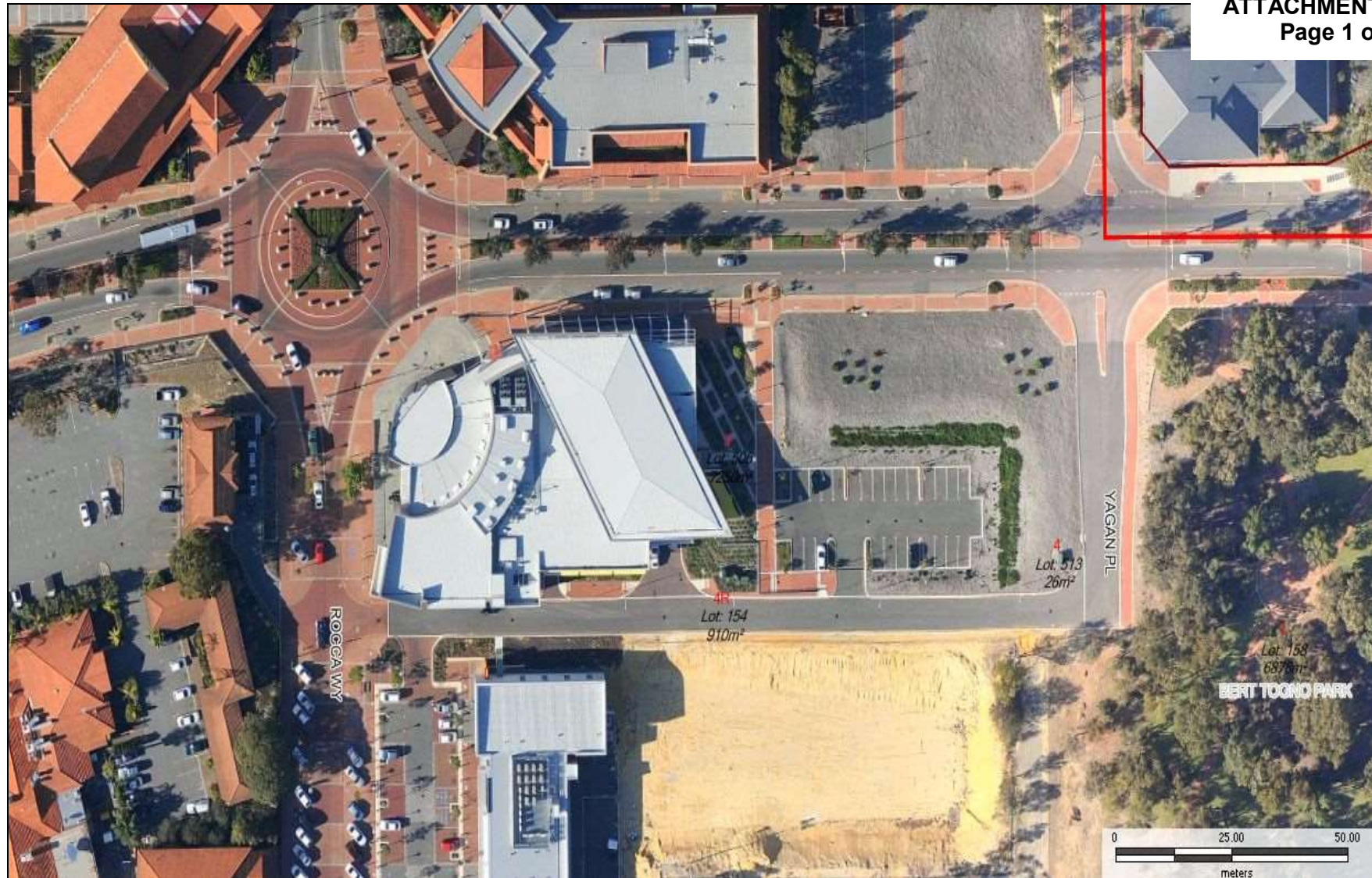
### **Recommendation**

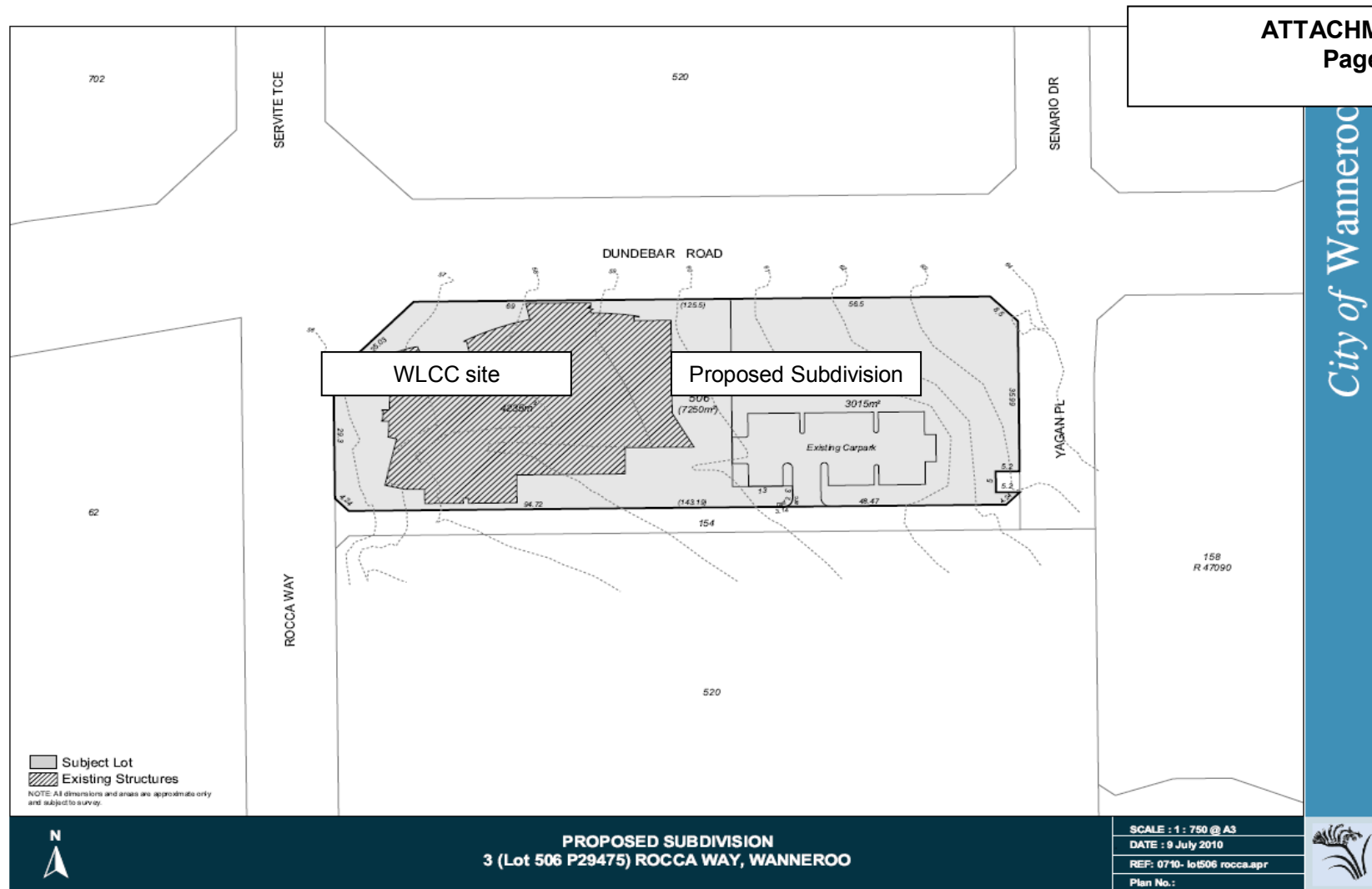
**That Council:-**

1. **APPROVES** the advertising of the Business Plan for the subdivision of Lot 506 (3) Rocca Way, Wanneroo in accordance with Section 3.59 of the *Local Government Act 1995*;
2. **NOTES** that a further report will be presented to the Council at the conclusion of the public submission period associated with 1 above; and

3. **APPROVES BY ABSOLUTE MAJORITY** in accordance with Section 6.81 of the *Local Government Act 1995*, the expenditure of approximately \$50,000 for subdivision costs and to provide services to the subdivided Lot being funded from the Wanneroo Townsite Reserve under new project PR-2148.

ATTACHMENT 1  
Page 1 of 2









ATTACHMENT 2  
5 Pages

## *BUSINESS PLAN*

PREPARED PURSUANT TO SECTION 3.59(2) OF  
THE LOCAL GOVERNMENT ACT 1995

# **SUBDIVISION OF LOT 506 (3) ROCCA WAY WANNEROO**





## BACKGROUND

The City holds the freehold ownership of the following land parcel on Rocca Way Wanneroo:-

### Details

Lot (street) number	<b>506 (3)</b>
Land Area:	7,250 square metres
Certificate of Title:	Volume 2517 Folio 671
DPS2 Zoning:	Centre

The front portion of Lot 506 is the current location of the Wanneroo Library & Cultural Centre (WLCC). The 2260sqm WLCC building features a library, regional museum, exhibition gallery, community function space, lecture theatre, wireless connection and commercial tenancy space utilised by a café and hair salon. The rear portion of Lot 506 is currently undeveloped vacant land with a small carpark consisting of 25 bays.

It is proposed that Lot 506 (3) Rocca Way Wanneroo be subdivided into two lots with the undeveloped portion being made available for sale.

The City is currently in negotiations with Edith Cowan University (ECU) for the sale of the vacant portion of Lot 506 for the development of a General Practitioner (GP) Super Clinic.

The City of Wanneroo is one of the fastest growing local government areas in Australia. The City of Wanneroo's population is expected to grow by 133,082 people between 2011 and 2021, which is an average growth rate of 8872 persons per year. This will place demands upon the Wanneroo Town Centre to fulfil its role as a cultural, retail, business, recreation and education hub within the City. Residents will also demand centralised healthcare options that preclude going toward Joondalup Health Campus or towards the CBD.

In view of the current population growth it is appropriate for the City to consider the long-term use and development potential of Lot 506 (3) Rocca Way Wanneroo.

## PROPOSAL

### Subdivision of Lot 506 (3) Rocca Way Wanneroo

It is proposed to subdivide the rear section of Lot 506 (3) Rocca Way Wanneroo to develop a lot of approximately 3,015sqm, leaving 4,235sqm containing the WLCC (the final land areas are subject to survey).

Total area of Lot 506	7,250 m <sup>2</sup>
Area of subdivision	7,250 m <sup>2</sup>
Lot yield – number	2

The proposed subdivision and disposal will constitute a Major Land Transaction as defined in Section 3.59 of the Local Government Act 1995.

The City will be required to meet all normal statutory requirements and subdivision approval conditions. The subdivision approval process will influence the development timetable however the expected subdivision is due for completion within the 2011/12 financial year.

**EXPECTED EFFECT ON THE PROVISION OF FACILITIES AND SERVICES BY THE CITY (SECTION 3.59(3)(a))**

Lot 506 has been held in freehold by the City of Wanneroo since 2002, when it was acquired through land exchange. The front section of Lot 506 accommodates the WLCC which was constructed in 2008 and it will be unaffected by the subdivision proposal.

This land is currently vacant and has therefore not been utilised for the purpose of providing Council services.

The provision of suitable facilities within the Wanneroo Town Centre is an essential element of the City's long-term economic growth strategy. The subdivision of Lot 506 by the City will complement this long-term strategy, assist in meeting market demand and provide highly strategic land for business development within the Town Centre.

In addition, the potential sale of this land will release significant proceeds to the City to be applied towards service provision or asset expansion.

**EXPECTED EFFECT ON OTHER PERSONS PROVIDING FACILITIES AND SERVICES IN THE DISTRICT (SECTION 3.59(3)(b))**

The sale of this lot will provide the opportunity for development to be undertaken on the property to provide services to the community not ordinarily undertaken by local government.

In addition, if the proposed GP Super Clinic were successful it would also alleviate pressure on emergency services at Joondalup Health Campus and other Medical Centres within the area.

**EXPECTED FINANCIAL EFFECT ON THE CITY OF WANNEROO (SECTION 3.59(3)(c))**

The sale of portion of Lot 506, in addition to the sale price, will deliver returns by way of Council rate revenue over time.

Subdivision costs are estimated to be relatively low given the condition of the site and close proximity of all services. The potential sale of the subdivided lot will necessitate replacement of the parking bays currently provided on site and associated with the adjoining WLCC. The sale price for the land will therefore factor in this implication.

**EXPECTED EFFECT ON MATTERS CONTAINED IN THE CITY'S PRINCIPAL ACTIVITIES PLAN (SECTION 3.59(3)(d))**

This project has the potential to address a number of the goals and strategies as defined in the City of Wanneroo's Strategic Plan, including:

#### Environmental

- 1.4.2 Encourage the development of more diverse residential and commercial centres.

#### Economic

- 3.1.3 Develop strategic partnerships with other agencies and stakeholder organisations to enable business and employment growth.

#### Governance

- 4.1.1 Develop strategic alliances and partnerships with key stakeholders.

### **THE ABILITY OF THE CITY TO MANAGE THE TRANSACTION (SECTION 3.59(3)(e))**

Throughout the disposal process, the City will seek relevant professional support. Any further works arising from this major land transaction can all be managed by the City of Wanneroo and where appropriate, relevant advice obtained from professional consultants.

### **OTHER MATTERS (SECTION 3.59(3)(f))**

The City is not aware of any other matters or regulations, which are relevant to the sale of this property.



## **CS08-02/11 Introduction of Fees for Kingsway College Golf Academy - Marangaroo Golf Course**

File Ref: 4321  
 Responsible Officer: Director Corporate Strategy & Performance  
 Disclosure of Interest: Nil  
 Attachments: Nil

### **Issue**

To consider the introduction of fees for the proposed Kingsway College Golf Academy at Marangaroo Golf Course.

### **Background**

The Marangaroo Golf Course is situated at Aylesford Drive, Marangaroo on Crown Reserve 20091 under the care and control of the City under a Vesting Order (Management Order) dated 18 August 1992.

The clubhouse is leased to Duncan-Crosbie Pro Golf WA Pty with Robert Farley managing the facility and under the terms of that agreement the lessee collects and deposits green fees and driving range fees on behalf of the City for which it receives a commission.

As part of the 2010/11 budget process Council adopted the Schedule of Fees and Charges which includes various rates for green fees and driving range fees for Marangaroo Golf Course as follows:

Weekends/Public Holidays	18 Holes	\$25.00
	9 Holes	\$18.00
Weekdays	18 Holes	\$22.00
	9 Holes	\$16.00
Concessions* (not available weekends)	18 Holes	\$17.00
	9 Holes	\$12.00
Driving Range	Small Bucket	\$7.00
	Medium Bucket	\$11.00
	Large Bucket	\$15.00

\*Note: Concessions apply to juniors with school concession ID and seniors with an Australian Seniors Card.

### **Detail**

The Deputy Principal of the nearby Kingsway College has approached Robert Farley and together they have developed a proposal to introduce a golf academy through the school as part of the 2011 curriculum and beyond, subject to Council approval to the introduction of a new associated green fee within the City's Schedule of Fees & Charges at Marangaroo Golf Course.

The concept of a golf academy has been implemented in the City of South Perth with the Como Secondary College, and Collier Park Golf Course. Rob Farley was directly involved in the setting up and running of the golf programmes of this academy with the school for five years from 1997 to 2002. The Como academy is still running today.

Under the proposed golf academy (the Academy) the students would enrol and attend the Kingsway College, which in turn would enrol those students into the Academy. It is understood that the students will pay a fee of approximately \$800 per annum to cover in class tuition, transport to and from Marangaroo, and at cost tuition fees at Marangaroo.

Each class will spend approximately 40 weeks at the Marangaroo Golf Course during the year with students doing their practical training and tuition under the guidance of one of the PGA staff with transport to and from the course arranged by the school and/or parents if the students are not returning to school.

In the first year, 2011, it is expected that there will be one class each, from year 7 and year 10, with numbers being a maximum of 20 for each class. Each class will have 2 x 1 hour sessions per week with the PGA staff member on course, which will include using a small portion of the driving range provided it is not being utilised by members of the public which, at the time of the day the classes will operate, is not a peak time and therefore considered unlikely. The students would not be hitting a bucket of balls each so it is not considered that any fee would be attached to the use of the range in this way.

The students will spend most of their first year developing the fundamentals and concepts of the game and it is unlikely that they will venture on to the course proper to play until mid-way through the year.

In the second year of the Academy it is expected that the year 7 and year 10 students from the previous year will graduate and one of the skill sessions each week will be substituted with the playing of 9 holes of golf – with some provisos such as the students will only be allowed to play on the course if they are capable of playing to a standard with good course etiquette. In addition, should the course be busy with the general public then the students will not be allowed to play on that day. Also in the second year, new students from year 7 and 10 will enrol and join the year 8 and 11 students that have graduated.

In the third year, again new students from year 7 and 10 will enrol and join the year 8, 9 and 11/12 students that have graduated.

In the fourth year, and beyond, there will only be new students from year 7, as years 8, 9, 10 and 11/12 would have graduated. By the fourth year approximately 100 students will be enrolled and would attend the course on different days so as to not impact on the normal daily operations.

Given that the golf course will play an important role in the Academy it is reasonable for a charge to be applied by the City for use of the facility. However, there is a sound business case for a concessional rate to be applied to balance the cost to students to participate in the Academy with load on the course, particularly as the income would not be received if the Academy did not exist.

Administration is seeking Council's support to the introduction of a new fee within the current Schedule of Fees and Charges for 2010/11 as follows:

**Marangaroo Golf Course:**

Annual fee for students enrolled in the Kingsway College Golf Academy: \$200.00

Charges for 2011/12 and beyond will be dealt with in the normal annual budget process in setting of fees and charges.

### **Comment**

The concept of a junior golf academy is a new initiative in the region and provides an excellent opportunity to promote the game of golf within the City of Wanneroo and help generate and enhance the reputation of the City and Marangaroo Golf Course as being leaders in providing facilities and benefits to the community.

The time provided by Rob Farley and his PGA staff will essentially be free or at minimal cost to the Academy however Rob will need to recover the wages costs of his PGA staff but essentially this is not seen as a profit-making venture for Rob Farley.

Marangaroo Golf Course currently has minimal junior use, although that is increasing due to its own junior golf programmes, and those that are involved in the junior programmes will not be involved in the Academy.

No direct financial support is required from the City in this arrangement however it is required that fees for the use of the course be dealt with in accordance with the *Local Government Act 1995* since it is not proposed to use the current concessional rate under the City's Schedule of Fees & Charges.

The introduction of the Academy will provide opportunities for the City to benefit from future green fee and driving range income from the students when they are outside of the Academy hours, together with their parents and other members of the community, particularly juniors, that might hear about Marangaroo Golf Course through the exposure received from the Academy.

It is not expected that the introduction of the Academy will in any way affect the current operation of Marangaroo Golf Course or interfere with the playing, and paying, public who will have priority at all times ahead of the Academy students both on the driving range and on the course.

This is a new initiative that will bring an entirely new group of people to Marangaroo Golf Course that would not ordinarily attend and generate any income to the City. Administration is therefore supportive of the introduction of the Academy and seeks Council support for the establishment of the Academy, together with its approval to introduce a new fee, otherwise the students of the Academy would currently attract the existing concessional rate, under the City's Schedule of Fees and Charges for 2010/11 and beyond.

### **Statutory Compliance**

Section 6.16(3)(a) of the *Local Government Act 1995* provides that a fee or charge may be imposed during a financial year - \* Absolute majority required.

Section 6.19 of the *Local Government Act 1995* requires a local government to advertise a local public notice of its intention to impose a new fee or charge and the date from which the proposed fee or charge will be imposed.

### **Strategic Implications**

The introduction of the Academy and the subsequent introduction of fees is consistent with the City's 2006 – 2021 (Revised 2010) Strategic Plan as follows:



*“2.2.1 Encourage, support and provide a range of accessible recreation and leisure opportunities, both active and passive;*

*4.1.1 Develop strategic alliances and partnerships with key stakeholders;*

*4.2.3 Optimise opportunities to publicise and promote the Council in a positive way.”*

### **Policy Implications**

Council has adopted a Facility Hire and Use Policy, which incorporates subsidised use provisions for juniors. However both the City's golf courses are specifically excluded from the applications of this policy in recognition of the commercial nature of their operation. The consideration of a concessional rate for the Academy is therefore being considered independent of that policy.

### **Financial Implications**

There is no direct cost to the City as a result of the introduction of the Academy however opportunities will arise to increase income through additional green fees and driving range fees due to the direct use of Marangaroo Golf Course by the students outside of Academy hours, and their parents, together with the general public that may be attracted to the course as a result of the additional exposure.

### **Voting Requirements**

Absolute Majority

### **Recommendation**

**That Council:-**

- 1. SUPPORTS the introduction of the Kingsway College Golf Academy in conjunction with Marangaroo Golf Course;**
- 2. AGREES by ABSOLUTE MAJORITY to introduce a new fee associated with the use of the Marangaroo Golf Course for the purpose of the Academy in the City's Schedule of Fees and Charges for 2010/11 of \$200 per annum for each student enrolled in the academy, in accordance with Section 6.16(3)(a) of the *Local Government Act 1995*;**
- 3. AUTHORISES the advertising of a local public notice of the Council's intention to introduce the new fee in 2. above in accordance with Section 6.19 of the *Local Government Act 1995*; and**
- 4. NOTES that Administration is to prepare an appropriate Policy and associated Management Procedure in relation to the use of the City's Golf Courses for Golf Academies.**

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**CS09-02/11      Dedication of Portion of Lot 10142 (80) Landsdale Road, Darch to Hepburn Avenue Road Reserve**

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File Ref: 5378  
Responsible Officer: Director Corporate Strategy & Performance  
Disclosure of Interest: Nil  
Attachment(s): 1

**Issue**

To consider the excision of a portion of Crown Land, Lot 10142 (80) Landsdale Road, Darch (Landsdale Farm School site) and the dedication of the land for the purpose of road widening to construct a slip lane for Hepburn Avenue.

**Background**

At its meeting on 27 April 2004 (item TS14-04/04), Council endorsed the East Wannon Arterial Road Plans, which included the preliminary road design and land requirement plans for Hepburn Avenue located within East Wannon Cell 6. The land requirement plans identify that 337 square metres is required from Lot 10142 (80) Landsdale Road for road widening to construct a slip lane at the corner of Hepburn Avenue and Landsdale Road. **Attachment 1** refers to the relevant land requirement.

**Detail**

Lot 10142 (80) Landsdale Road, comprising 4.0464 hectares is a Crown Reserve (24921) and currently leased to Landsdale Farm School. It is a reserve without a Management Order, under the care and control of the Department of Education (DOE) for the purpose of a school site. The area to be excised from the reserve is 337 square metres, subject to survey.

The City wrote to DOE on 25 November 2010 outlining the necessary works and land required for the project. On 8 December 2010 DOE wrote to the City with no objection to the proposed excision. Landsdale Farm School has also written to the City providing its support.

Part 10 of District Planning Scheme No. 2 (DPS 2) sets out the Developer Contribution Arrangements for each of the eight East Wannon Cells. The Developer Contributions in each Cell are used to fund the Cell Works specified in Schedule 9 of DPS 2. The Cell Works include the acquisition of land for public open space and regional roads, the construction of regional roads as well as management and funding costs.

The public was notified of the road widening at the time the Agreed Structure Plan for Cell 6 was advertised for public comment.

**Comment**

Where Crown land is required as road reserve, it can be dedicated in accordance with the requirements of the *Land Administration Act 1997*. A request by the local government is made to the Minister for Lands to dedicate the land as road reserve, transfer the land to road reserve and indemnify the Minister for Lands against any claim that may arise from the dedication.

## Statutory Compliance

The dedication of the road widening is authorised by the provisions of the *Land Administration Act 1997*, and will be implemented in accordance with the Department of Regional Development & Lands guidelines for the administration of reserves.

Section 51 of the *Land Administration Act 1997* provides that the Minister for Lands may by order cancel, change the purpose or amend the boundaries of a reserve. Section 56 provides that where a local government requests the Minister to dedicate land as a road it is to indemnify the Minister against any claim for compensation that may arise from that action.

## Strategic Implications

Acquisition of land for the purpose of an arterial road complies with the following outcome objectives from the City's Strategic Plan 2006 – 2021 (Revised 2010):

*“2.5.1 Develop and implement a network of integrated transport options to maximise neighbourhood connectivity and safety.*

*2.5.2 Advocate for the development of major movement networks to accommodate future growth.”*

## Policy Implications

Nil

## Financial Implications

Any cost associated with the road widening of Hepburn Avenue is to be wholly funded by the East Wanneroo Cell 6 Account.

The funds in the cell accounts are raised by the levying of infrastructure contributions against each subdivider of land within the cells. The cell accounts contain sufficient funds to meet the liability and the acquisition will not impact on any other aspect of the City's operations.

## Voting Requirements

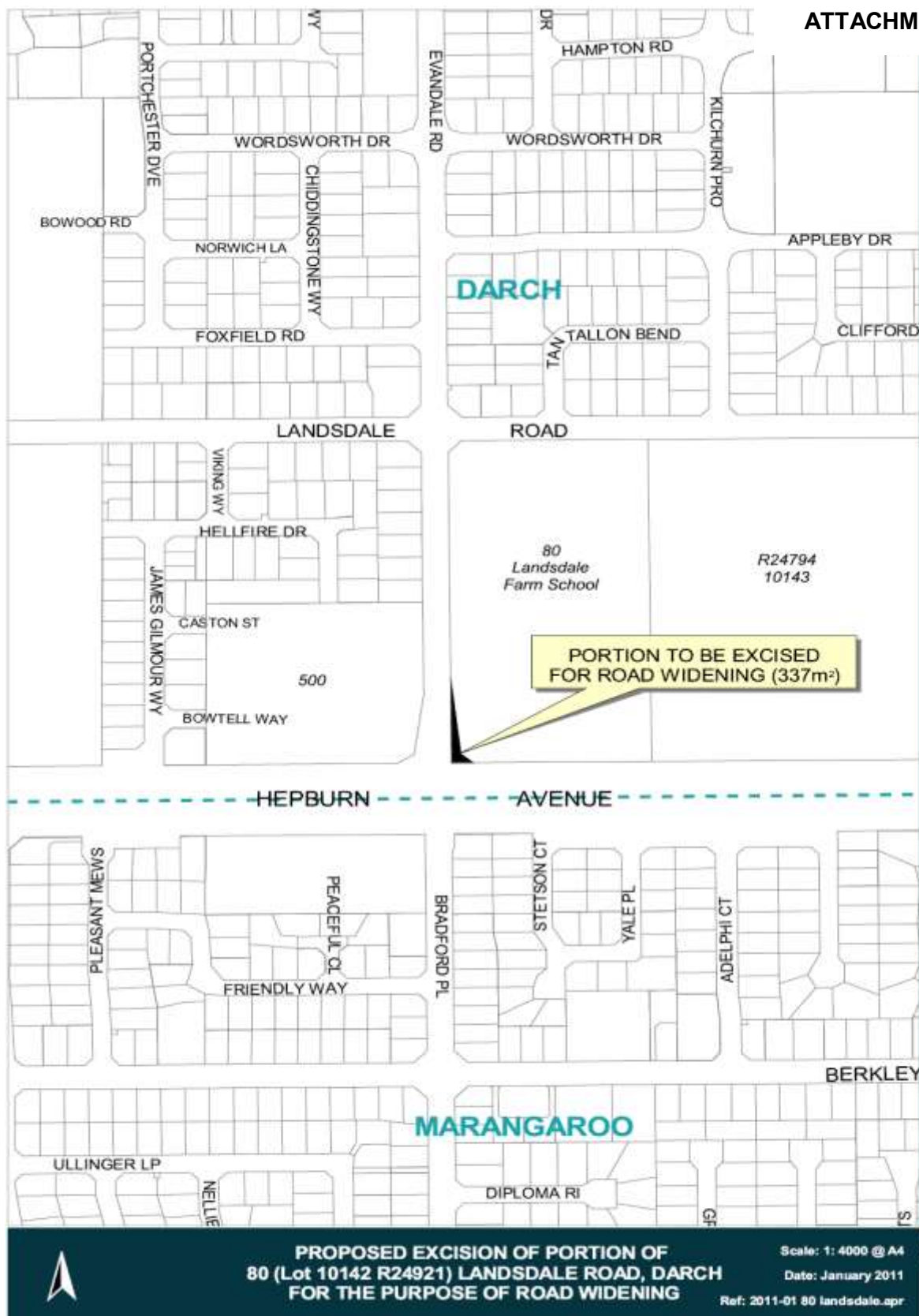
Simple Majority.

## Recommendation

That Council:-

- 1. AUTHORISES** a request being made to the Minister for Lands for the dedication of approximately 337 square metres of Lot 10142 (80) Landsdale Road, Darch as a road under Section 56 of the *Land Administration Act 1997*, with all costs associated with the dedication to be funded from the East Wanneroo Cell 6 account; and
- 2. INDEMNIFIES** the Minister for Lands against any claim for compensation arising from the dedication.

## ATTACHMENT 1



City of Wanneroo



## **Chief Executive Office**

### **Office of the CEO**

#### **CE01-02/11 Delegation of Authority to the Chief Executive Officer in Consultation with the Mayor over the Christmas/New Year Recess**

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File Ref:	1039847
Responsible Officer:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachment(s):	1

### **Issue**

To advise Council of the decisions made under delegated authority during the Christmas/New Year recess.

### **Background**

Delegation 2.5 of the City's Delegation Register empowers the CEO to Make decisions on behalf of the City during Council recess, subject to the agreement of the Mayor (or, in his absence the Deputy Mayor) and a report detailing any decisions made under this delegation being presented to the first Council meeting at the conclusion of the recess period.

The 2010/2011 period of recess commenced on 14 December 2010 and concludes on 8 February 2011.

### **Detail**

A total of two decisions were made under delegated authority during the recess period with the agreement of the Mayor, as follows:

#### **1. Appointment of Acting CEO Len Kosova in Place of John Paton 8 January to 16 January 2011 (Inclusive)**

At its Ordinary meeting on 14 December 2010, Council resolved as follows (CE02-12/10):

*"Moved Cr Roberts, Seconded Cr Treby*

*That Council APPOINT:*

- 1. Director, City Businesses, Karen Caple, to the position of Acting Chief Executive Officer for the period 21 April 2011 to 1 May 2011 inclusive;*
- 2. Director Corporate Strategy and Performance, John Paton, to the position of Acting Chief Executive Officer for the period 25 December 2010 to 3 January 2011 inclusive; and*

3. *Director Corporate Strategy and Performance, John Paton, to the position of Acting Chief Executive Officer for the period 8 January 2011 to 16 January 2011 (inclusive).*

CARRIED  
12/1

*For the motion:* Crs Grierson, Mackenzie, Treby, Truong, Gray, Hewer, Newton, Monks, Guise, Roberts and Steffens and Mayor Kelly  
*Against the motion:* Cr Blencowe”

Subsequent to this decision, the Director Corporate Strategy and Performance submitted a request to the CEO to take annual leave over the period referenced in Part 3 of Council’s resolution (8-16 January 2011).

It was agreed that Len Kosova, Director Planning and Sustainability, be appointed to the position of Acting CEO for the period 8 January 2011 to 16 January 2011 (inclusive).

## 2. **Renaming of Portion of Former Pinjar Road Alignment from Wanneroo Road to Messina Drive, Sinagra to Santa Rosalia Vista**

In 2007, the City received a request from Mrs Guiseppina (Josephine) Arrigoni on behalf of her father, Carmelo Lenzo, to have this portion of Pinjar Road (shown as **Attachment 1**) renamed as Santa Rosalia, which is a province of Sinagra, Italy. The suburb of Sinagra takes its name from Vince and Maria Sinagra (Mrs Arrigoni’s grandparents), who were pioneers of the Wanneroo district.

At the time, Administration considered the name to be a suitable option as it is in keeping with the theme of other road names in the surrounding subdivision, and also promotes the City of Wanneroo’s heritage. Subsequently, the name was referred to the Geographic Names Committee (GNC) at Landgate for approval and to be placed on their reserve register for future use.

With the imminent completion of the new alignment of Pinjar Road prior to 24 December 2010, Administration forwarded a submission to GNC to have the name formally approved with the suitable suffix “Vista”. Correspondence was also forwarded to residents and property owners along the relevant section of road, informing them that the road would become Santa Rosalia Vista as at 1 February 2011.

Subsequently a petition was received from Mr Gaetano Ioppolo, a resident of the relevant section of Pinjar Road, objecting to the name Santa Rosalia Vista and proposing an alternative name of “Grida Road”. “Grida” was the maiden name of Mr Ioppolo’s grandmother, Mrs Maria Sinagra.

Ward Councillors were consulted in relation to this matter, with Crs Guise and Monks supporting Administration’s recommendation. Cr Newton was supportive of the alternative proposal put forward by Mr Ioppolo, but indicated that she would be happy with the majority decision.

It was agreed that the City:

1. SUBMIT to the Geographic Names Committee the road name Santa Rosalia Vista for the former portion of Pinjar Road, Sinagra; and

2. REQUEST the Director Corporate Strategy and Performance to advise the petitioners of this decision.

### Comment

Given that the period of Council recess officially ends on 8 February 2011, it is possible that it may be necessary for further decisions to be made under this delegation following the compilation of this report.

If necessary, an amendment will be prepared for presentation to Council at the meeting.

### Statutory Compliance

1. *Local Government Act 1995*  
Part 5 – Administration  
Division 4 – Local Government Employees

*“5.42 Delegation of some powers and duties to CEO*

*(1) A local government may delegate\* to the CEO the exercise of any of its powers or the discharge of any of its duties under –*

- (a) this Act other than those referred to in section 5.43; or*
- (b) the Planning and Development Act 2005 section 214(2), (3) or (5).*

*\*Absolute majority required.”*

2. City of Wanneroo Delegated Authority Register

Delegation 2.5 of the City's Delegation Register empowers the Chief Executive Officer to make decisions on behalf of the City during Council recess. This power is subject to:

1. Any decisions being made by agreement with the Mayor (or in his absence the Deputy Mayor); and
2. A report on any such decisions being provided to Council at the conclusion of the delegation period.

### Strategic Implications

City of Wanneroo Strategic Plan 2006-2021 (Revised 2010)

*“4.6 Provide and maintain a high standard of governance and accountability”*

### Policy Implications

Nil

### Financial Implications

Nil



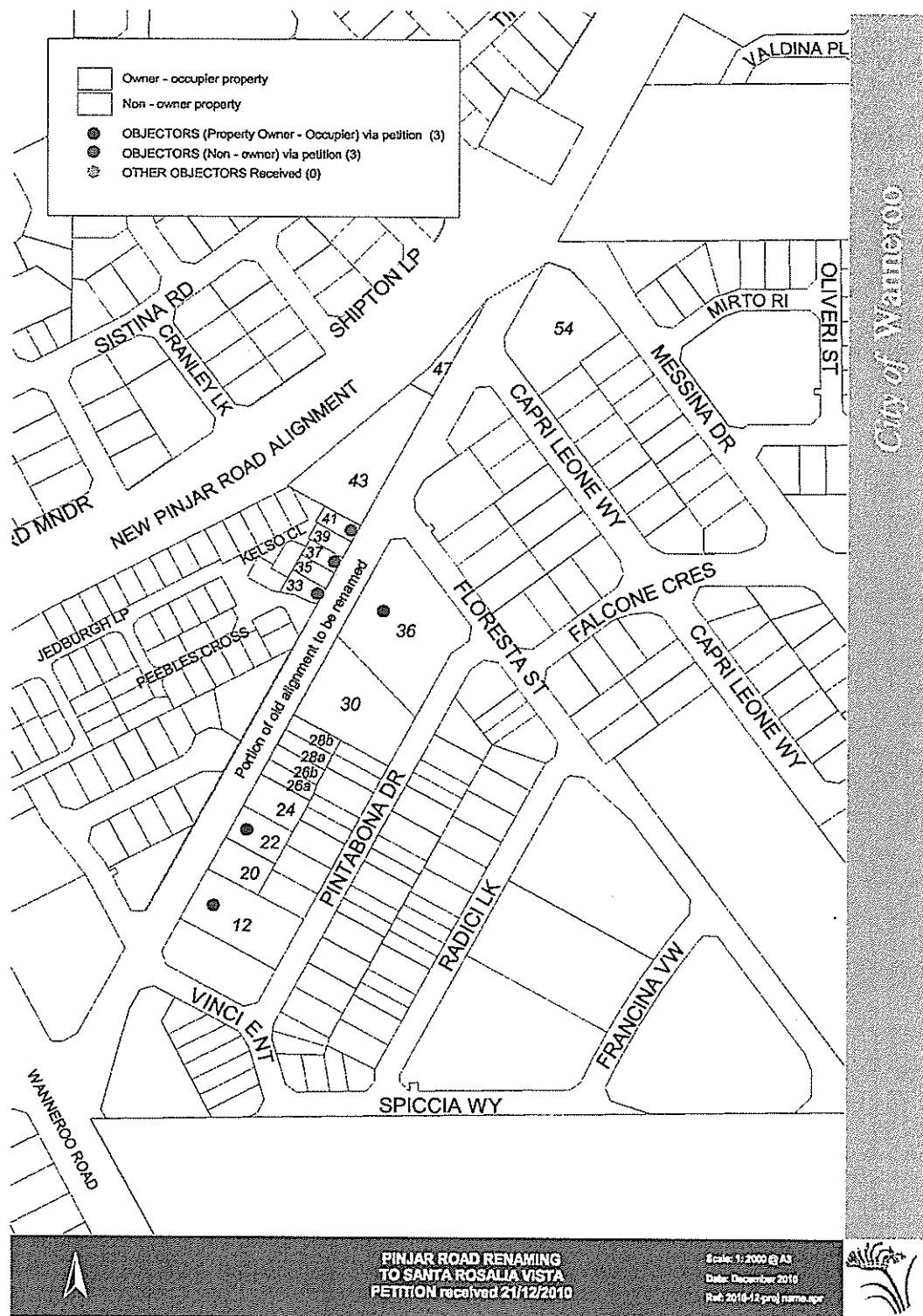
## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council NOTE the decisions made by the Chief Executive Officer, in consultation with the Mayor, under delegated authority during the period 14 December 2010 to 8 February 2011, as follows:**

- 1. That Len Kosova, Director Planning and Sustainability, be appointed to the position of Acting CEO for the period 8 January 2011 to 16 January 2011 (inclusive); and**
- 2. That the City:**
  - a) SUBMIT to the Geographic Names Committee the road name Santa Rosalia Vista for the former portion of Pinjar Road, Sinagra; and**
  - b) REQUEST the Director Corporate Strategy and Performance to advise the petitioners of this decision.**



## Item 9 Motions on Notice

### MN01-02/11 Cr Steffens - Ocean Keys Boulevard - Bus Embayments

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File Ref: 3000  
Responsible Officer: Nil  
Disclosure of Interest: Nil  
Attachment(s): 3

#### Issue

To consider the embayment of bus stops on Ocean Keys Boulevard, Clarkson, between Pensacola Terrace and Key Largo Drive.

#### Background

Buses stopping on Ocean Keys Boulevard within the District Shopping Centre are interrupting traffic flow and causing congestion.

#### Detail

Ocean Keys Boulevard is a Local Distributor in the City's Functional Road Hierarchy. The road runs east-west between Marmion Avenue and the Clarkson Railway Station and bus transfer terminal. The road has been developed as a boulevard with a central median with tree plantings and embayed parking along both sides. The default 'built-up area' speed limit of 50km/h applies along the length of the road.

The 23 metre wide road reserve is currently divided into a 3 metre wide median, 2 x 3 metre traffic lanes, 2 x 2 metre bicycle lanes, 2 x 2 metre deep parking embayments, and 2 x 3 metre footpaths. Traffic volumes of 10,893 vehicles per day were recorded on Ocean Keys Boulevard in September 2010, with the 85 percentile speed being 46km/h.

Ocean Keys Boulevard is the main road through the Clarkson District Shopping Precinct and between Pensacola Terrace and Key Largo Drive it has been developed as a main street shopping precinct. An aerial view of the area in question is shown at **Attachment 1**.

The road is also used as the main route for bus feeder services running between the train station and the surrounding suburbs. Dependant on the time of day, some of these services use articulated buses. Two bus stops are located within the shopping precinct, Stop 18136 is located outside the Ocean Keys Shopping Centre on the westbound lane and Stop 18135 is located outside the Good Samaritan shop on the eastbound lane. The frequency of bus usage at these stops is shown at **Attachment 2**.

A copy of the City's Standard Bus Embayment Drawing is shown at **Attachment 3**.

#### Consultation

No public consultation was undertaken in the preparation of this report.

#### Comment

It is proposed that the provision of bus embayments on Ocean Keys Boulevard, within the shopping precinct, will improve traffic flow and reduce congestion.

## Statutory Compliance

Nil

## Strategic Implications

The proposal to provide bus embayments on Ocean Keys Boulevard is consistent with the following City of Wanneroo Strategic Plan 2006-2021 (Revised 2010) outcome objectives:

*“Social*

*2.4 Improve community safety”*

## Policy Implications

Nil

## Financial Implications

Construction of two bus embayments, including relocation of drainage infrastructure on Ocean Keys Boulevard is estimated to cost \$50,000.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **REQUESTS** Administration to survey the landowners and business operators along Ocean Keys Boulevard, between Pensacola Terrace and Key Largo Drive, and report to Council on the results by the end of May 2011.
2. **SEEK** Public Transport Authority agreement to use the bus embayments if they are constructed.

## Administration Comments

The construction of bus embayments on Ocean Keys Boulevard would require the deepening of the existing parking embayments by an additional metre and the reduction of the footpath width to 2 metres. The length of the City's Standard Bus Embayment as shown in **Attachment 3** is 80 metres. There is insufficient space on the northern side of Ocean Keys Boulevard to accommodate a Standard Bus Embayment. The construction of the bus embayments would result in the loss of eight car parking spaces and three motor cycle parking spaces on the south side and five car parking spaces on the north side.

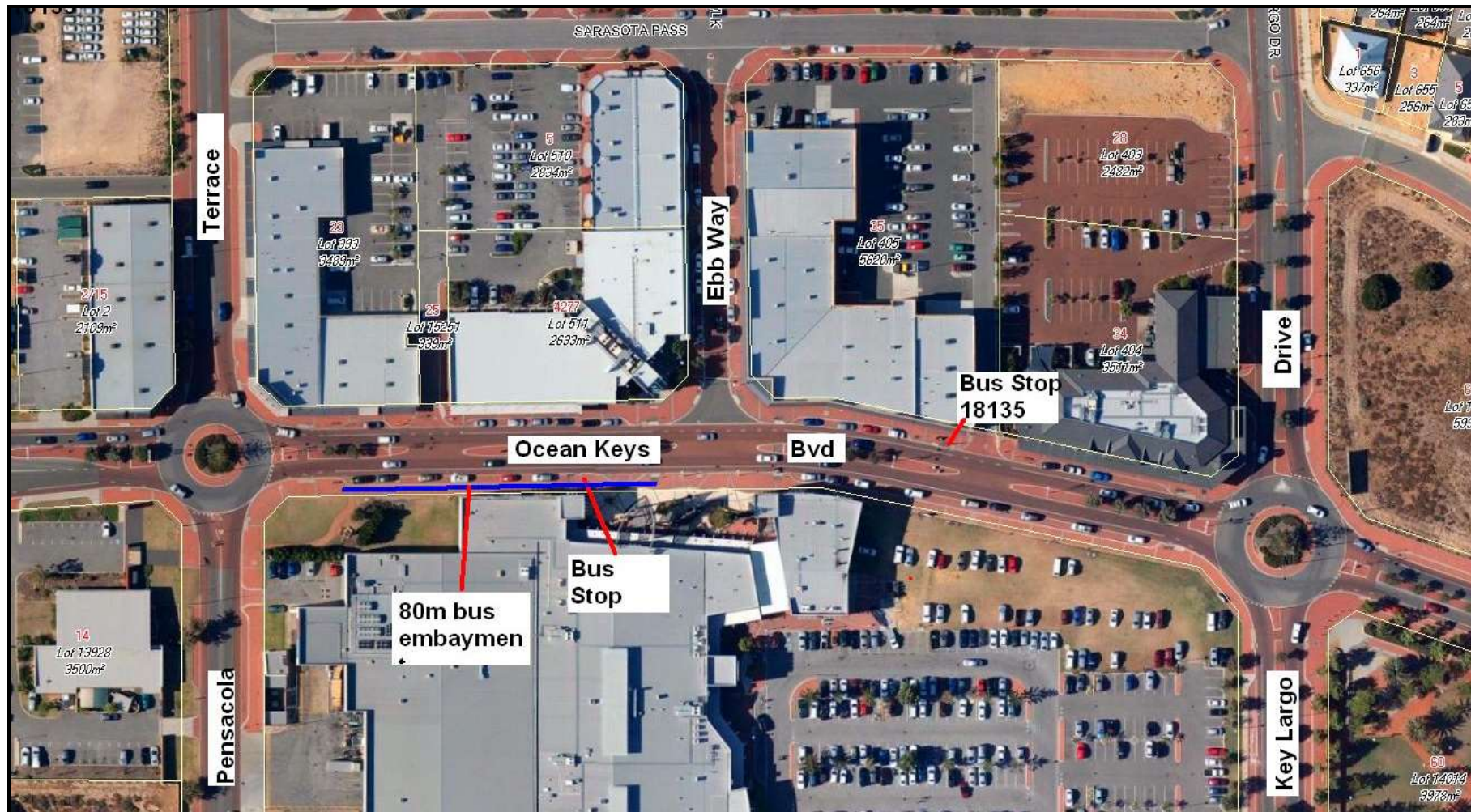
Administration believes that the provision of bus embayments on Ocean Keys Boulevard is counter to the function of the street as a retail main street and while improving traffic flow will actually make the precinct less pedestrian friendly. Not only will the traffic calming effect of the buses be removed but the loss of on-street parking will also remove the traffic calming created by the frequent turnover of parking vehicles.

Liveable Neighbourhoods 2008 (Element 2, page 11) under Bus Routes and Stops states: *"Design of streets for buses should consider the comfort of passengers, and the efficiency of the route. In neighbourhood connectors and many integrator arterials, buses will normally stop in the roadway, at extended kerbs, rather than in embayments. This ensures that the bus has priority in the traffic, and also enables the bus to provide a periodic traffic-calming function."*

Liveable Neighbourhoods 2008 (Element 7, page 1) under Key Changes from Conventional Practice states: "On-street parking is important, and is incorporated on most streets and counted towards the overall parking requirements. While at page 2 under typical Town Centre Main Street Retail Locations Relative to Arterials it states: *"Pedestrian-scale retail main streets work best on streets that have traffic volumes in the range of 10,000-18,000 vehicles per day, but only have two lanes of slow moving traffic (ie 30km/h), and on-street parking."* The loss of the on-street parking to accommodate the bus embayments may also mean that the precinct will become deficient in parking provision to meet the demand.

Additionally, it should be noted that the City cannot compel the Public Transport Authority (PTA) to use a bus embayment. While the PTA and the City usually work together the PTA may locate bus stops in any location that achieves their charter to provide efficient public transport to the community.

## ATTACHMENT 1



## AERIAL VIEW – Ocean Keys Boulevard, Clarkson

**ATTACHMENT 2**

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**Bus Stop 18136 – Ocean Keys Blvd – West Bound**

Route:	482	474	482	481	474
Departs:	7:46 AM	7:47 AM	8:05 AM	8:05 AM	8:05 AM
Route:	490	482	481	482	481
Departs:	8:55 AM	9:05 AM	9:45 AM	10:04 AM	10:34 AM
Route:	490	482	474	481	482
Departs:	10:49 AM	11:04 AM	11:27 AM	11:34 AM	12:04 PM
Route:	481	482	490	474	481
Departs:	12:34 PM	1:04 PM	12:34 PM	1:27 PM	1:34 PM
Route:	482	474	481	490	482
Departs:	2:04 PM	2:32 PM	3:14 PM	2:49 PM	3:23 PM
Route:	474	481	474	482	481
Departs:	3:36 PM	3:55 PM	4:00 PM	4:07 PM	4:16 PM
Route:	490	482	481	482	474
Departs:	3:44 PM	4:24 PM	4:34 PM	4:44 PM	4:39 PM
Route:	490	481	482	481	482
Departs:	4:22 PM	4:54 PM	5:04 PM	5:14 PM	5:24 PM
Route:	481	482	481	490	482
Departs:	5:34 PM	5:44 PM	5:54 PM	5:22 PM	6:04 PM
Route:	481	482	481	482	481
Departs:	6:14 PM	6:24 PM	6:34 PM	6:46 PM	6:54 PM
Route:	490	482	481	482	481
Departs:	6:25 PM	7:04 PM	7:14 PM	7:21 PM	7:29 PM
Route:	481	481	481	481	481
Departs:	8:10 PM	9:25 PM	10:25 PM	11:25 PM	12:24 AM +



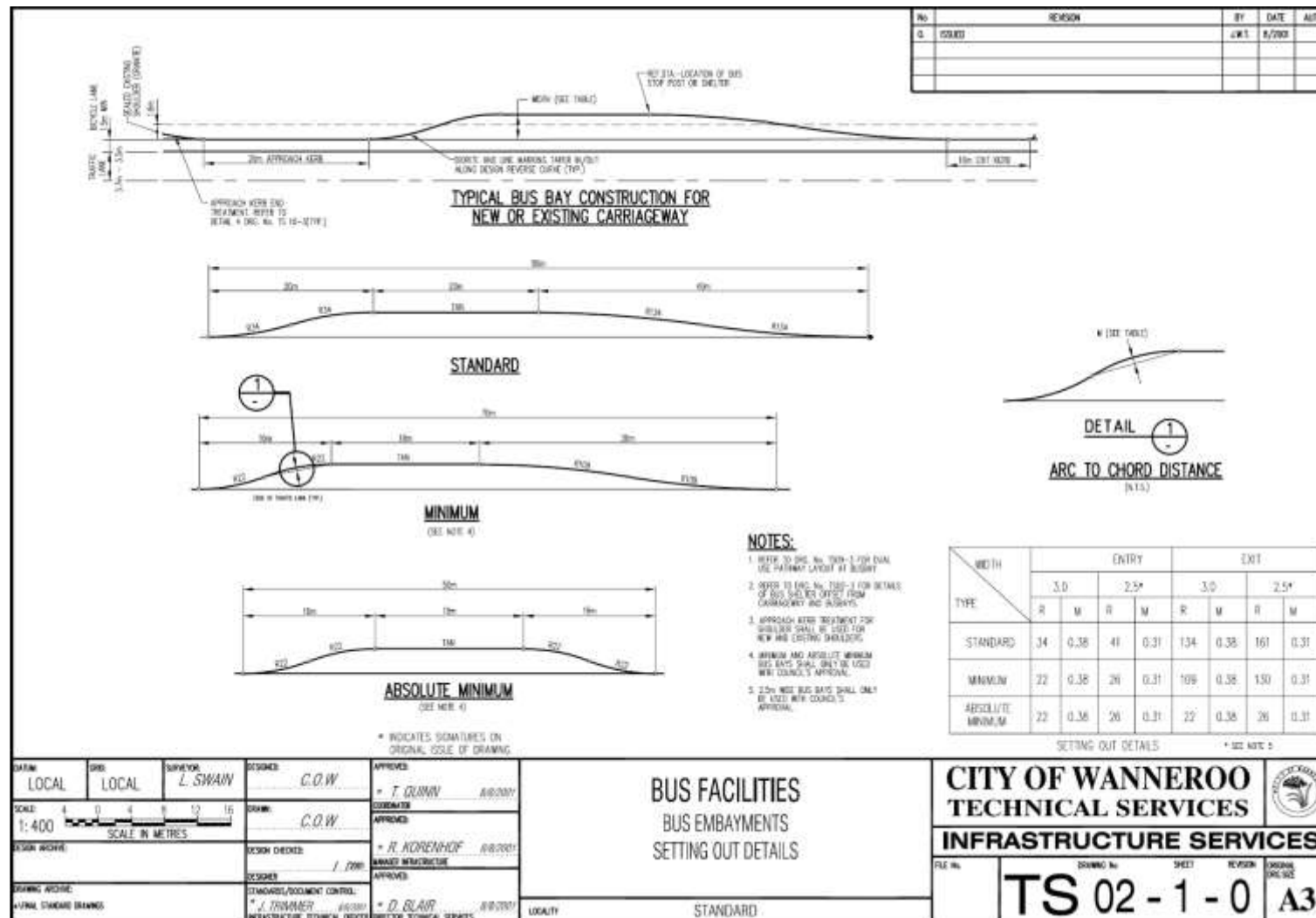
**ATTACHMENT 2**

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**Bus Stop 18135 – Ocean Keys Blvd – East Bound**

Route:	481	482	481	482	481
Departs:	5:49 AM	6:10 AM	6:34 AM	6:44 AM	6:50 AM
Route:	482	481	482	490	481
Departs:	7:00 AM	7:10 AM	7:14 AM	7:15 AM	7:22 AM
Route:	482	490	474	481	482
Departs:	7:32 AM	7:33 AM	7:36 AM	7:41 AM	7:52 AM
Route:	481	474	482	481	474
Departs:	7:52 AM	7:54 AM	8:02 AM	8:11 AM	8:13 AM
Route:	482	481	482	481	490
Departs:	8:21 AM	8:37 AM	8:50 AM	9:22 AM	9:38 AM
Route:	482	481	474	490	482
Departs:	9:52 AM	10:22 AM	10:31 AM	10:38 AM	10:52 AM
Route:	481	482	481	490	474
Departs:	11:22 AM	11:52 AM	12:22 PM	12:23 PM	12:31 PM
Route:	482	481	482	490	481
Departs:	12:37 PM	1:21 PM	1:37 PM	2:11 PM	2:25 PM
Route:	482	481	474	482	474
Departs:	3:09 PM	3:29 PM	3:37 PM	4:00 PM	4:29 PM
Route:	490	481	482	481	481
Departs:	4:31 PM	4:40 PM	4:50 PM	5:29 PM	6:30 PM
Route:	481	481	481	481	
Departs:	7:59 PM	8:58 PM	9:59 PM	10:59 PM	

## ATTACHMENT 3



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**MN02-02/11 Cr Steffens - Donation to Queensland Premier's Disaster Relief Appeal**

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File Ref: 1093847  
Responsible Officer: Nil  
Disclosure of Interest: Nil  
Attachment(s): Nil

**Issue**

To consider making a donation to the Queensland Premier's Disaster Relief Appeal.

**Detail**

Following the recent catastrophic flooding experienced in Queensland, it is proposed that Council make a donation of \$5,000.00 to the Premier's Disaster Relief Appeal as a gesture of support to our fellow local authorities in that State.

**Comment**

In recent weeks, the State of Queensland has experienced tsunami-like flooding, resulting in devastation to infrastructure and housing and with many families displaced from their homes by rising flood waters and also, sadly, loss of human lives.

The damage will not only cause ongoing disruption to Queensland for a considerable length of time, but will also have a significant impact on the national economy.

**Statutory Compliance**

Nil

**Strategic Implications**

Nil

**Policy Implications**

This proposal does not comply with the criteria set down by the City's Donations, Sponsorships and Waiver of Fees and Charges Policy.

**Financial Implications**

The Contribution Donation Sponsorship Expenses Account (717143-1207-316) currently has a total of \$8,159.60 remaining to accommodate requests for donations, sponsorships and waivers of fees and charges received until 31 June 2011 (not taking into account the requests to be considered by Council at this meeting).

In the event that Council supports this recommendation, then it is possible that further funds will need to be allocated to this Account before the end of the 2010/2011 financial year.

**Voting Requirements**

Simple Majority

**Recommendation**

**That Council APPROVE a donation of \$5,000.00 to the Queensland Premier's Disaster Relief Appeal.**

**Administration Comment**

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This proposal does not comply with the assessment criteria of Council's Donations, Sponsorships and Waiver of Fees and Charges policy.

It is also noted that the Federal Government is currently proposing a special levy to fund recovery works associated with the recent flood event.

**Item 10 Urgent Business****Item 11 Confidential****CR01-02/11 SAT Matter DR439 of 2009: WA Limestone v City of Waneroo:  
Proposed Extractive Industry: Lot 1 (2350) Wanneroo Road,  
Nowergup**

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File Ref: DA08/1082  
Responsible Officer: Director, Planning and Sustainability  
Disclosure of Interest: Nil

**Recommendation**

**THAT Council move into a Confidential Session to discuss this item under the terms of the Local Government Act 1995 Section 5.23(2), as follows:**

- (d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting;

**CR02-02/11 Acquisition of Portion of Lot 77 (144) Lenore Road Hocking**

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File Ref: SD140386  
Responsible Officer: Director Corporate Strategy & Performance  
Disclosure of Interest: Nil

**Recommendation**

**THAT Council move into a Confidential Session to discuss this item under the terms of the Local Government Act 1995 Section 5.23(2), as follows:**

- (b) the personal affairs of any person;
- (e)(ii) a matter that if disclosed, would reveal – information that has a commercial value to a person;

**Item 12 Date of Next Meeting**

The next **Ordinary Councillors Briefing Session** has been scheduled for **6.00pm on Tuesday, 1 March 2011**, to be held at the Civic Centre, Dundobar Road, Wanneroo.

**Item 13 Closure**



City of  
Wanneroo

## Council Chamber Seating Diagram

