

# **Council Agenda**

**ORDINARY COUNCIL MEETING  
7.00pm, 17 SEPTEMBER, 2013  
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 relating to items on the current agenda. 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.

- Deputation requests must relate to items on the current agenda.
- 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.**

## **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, 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 recording 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.

#### ***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 17 September, 2013** commencing at **7.00pm**.

D Simms  
Chief Executive Officer  
12 September, 2013

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# A G E N D A

*Good evening Councillors, staff, ladies and gentlemen, we acknowledge the Traditional Owners of the land on which we meet and I invite you to bow your head in prayer:*

*Lord*

*We ask for your blessing upon our City, our community and our Council. Guide us in our decision making to act fairly, without fear or favour and with compassion, integrity and honesty. May we show true leadership, be inclusive of all, and guide the City of Wanneroo to a prosperous future that all may share. We ask this in your name.*

*Amen*

## **Item 1 Attendances**

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

## **Item 3 Public Question Time**

## **Item 4 Confirmation of Minutes**

### **OC01-09/13 Minutes of Ordinary Council Meeting held on 20 August 2013**

That the minutes of Ordinary Council Meeting held on 20 August 2013 be confirmed.

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

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

The response to CQ02-04/13 contained in the 30 April 2013 Ordinary Council Minutes stated as follows:

*"The questions presented by Cr Guise have been taken on notice. These questions require a research of the records. It is also noted that Cr Guise presented a Petition on 30 April 2013 regarding the London Plain Trees in Tapping. It is therefore proposed to provide responses to the questions raised by Cr Guise in conjunction with the report to Council addressing the issues raised in the petition."*

The report to Council referred to in the response above is contained in this agenda at Item IN02-09/13 and the following response is provided.

### **CQ02-04/13 Cr Guise - London Plane Trees**

1. *Can Administration advise all known locations of London Plane trees throughout the City?*
2. *Given the trees rapid growth is accompanied by a massive fibrous invasive root system can Administration please list the type of maintenance and/or repairs that have been carried out and at each location due to the damage caused by the London Plane trees and on how many occasions?*
3. *Can Administration please advise the cost of any such repairs and/or maintenance for each location and occurrence?*

## **Response by Director Infrastructure**

1. London Plane trees are extensively planted throughout Wanneroo. Main locations are Landsdale, Darch and Madeley in the south, Tapping, parts of Banksia Grove, parts of Carramar, Clarkson, Merriwa, Mindarie, Quinns Rocks and Butler in the north. The City does not have a formal register of all known tree species and their locations. The information provided is from staff observations.
2. The City does not retain records of repair works against specific tree types. It is known that Casuarina Cunninghamiana is the tree that most frequently causes damage to infrastructure. Administration may deal with 3 – 5 requests per year to repair damage caused by Plane tree roots. The majority of these repairs involve repairing / replacing lifted footpath panels as recently occurred in Nankeen Circle.
3. The City does not retain specific records of previous repair costs. It is estimated that the costs of lifting footpath panels, removing roots and reinstating the footpath would vary between \$250 - \$1000, dependent of the extent of the footpath area affected.

## **Item 7 Petitions**

### **New Petitions Received**

### **Update on Petitions**

#### **PT01-08/13 Bulk Rubbish Collection**

Cr Mackenzie presented a petition of 177 signatures requesting that the City Of Wanneroo reinstate the previous practice of removing rubbish from street verges during the bulk rubbish period without restrictions. This is to be instead of the current 12 month trial of a limit of 3 cubic metres per household.

#### **UPDATE**

A report was presented to the same Council meeting on 20 August 2013 with Amendments to the City of Wanneroo Bulk Verge Collection Program. Recommendation two of this report states that Council not continue with the three cubic metres limit, and this motion was carried unanimously.

As Cr Mackenzie was the petition organiser he was sent a letter on 26 August 2013 (Trim Reference 13/143995) advising of the outcome.

#### **PT02-08/13 Land Developers to have permanent zoning before land releases to public for sale**

Cr Treby presented a petition of 34 signatures to preserve the value of individual property owners. Land Developers must have permanent zoning before releasing land to the public for sale. Any changes to zoning after land release must be agreed with not only direct property neighbours but if neighbouring properties don't have a dwelling built on it, consultation must be carried out with all property owners in line of sight. This change should prevent double-dipping by unscrupulous, greedy developers at the residents expense.

**UPDATE**

This petition was initiated by a submitter to Proposed Amendment No. 37 to the East Wanneroo Cell 6 Agreed Structure Plan No. 8. The amendment proposes to recode Lot 170 (69) Kingsway from R25 to R40. The amendment will be presented to Council at its meeting on 15 October and the issues raised in the petition will be addressed in the Report.

**PT03-08/13 Reinstalment of the 483 Transperth Bus Service to Hester Avenue, Merriwa**

Cr Steffens received several 100 signatures from the RAAFA Cambrai Retirement Village at 85 Hester Avenue Merriwa, requesting that Transperth reinstate the bus service that was originally travelling along Hester Avenue.

Deputy Mayor Gray stated that the recommendation was to refer the petition to the Local Member for action

**UPDATE**

As bus services are the responsibility of the Public Transport Authority, Director Infrastructure has drafted letters for the Mayor's signature to John Quigley MLA, forwarding the petition to him for follow up with the State Government and a letter to Mrs Howell, petition organiser, letting her know what actions the City is taking in response to the petition.

## 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

#### **Policies and Studies**

#### **PS01-09/13 Proposed Amendment to Local Planning Policy 3.3: Northern Coastal Growth Corridor Development Contributions**

File Ref: 4636 – 13/140955  
Responsible Officer: Director, Planning and Sustainability  
Disclosure of Interest: Nil  
Attachments: 2

#### **Issue**

To consider initiating an amendment to Local Planning Policy 3.3: Northern Coastal Growth Corridor Development Contributions (LPP 3.3) for the purpose of public advertising.

#### **Background**

Council adopted LPP 3.3 in February 2012 (Item PS03/2013) to address the issue of development contributions in the Northern Coastal Growth Corridor (NCGC) while a Development Contribution Plan (DCP) was being prepared for the NCGC, for the purpose of collecting development contributions towards the delivery of future community facilities.

LPP 3.3 was prepared in consultation with all affected landowners in the NCGC and requires payment of the following interim development contributions, pending gazettal of a formal DCP(s) for Alkimos Eglinton and Yanchep Two Rocks:

- Alkimos Eglinton - \$2,000 per lot
- Yanchep Two Rocks - \$1,750 per lot

Since Council's adoption of LPP 3.3, landowners in the NCGC have been paying the interim contribution amounts specified above, at the time of seeking the City's clearance of Western Australian Planning Commission (WAPC) subdivision conditions, in order to obtain certificates of title for new residential lots. The interim contributions serve to ensure that residential development occurring in the area prior to the adoption of a formal DCP(s), still contributes towards future community facilities that will be needed in the area to cater for the needs of new residents.

Formal DCPs for Alkimos Eglinton and Yanchep Two Rocks are to be introduced into the City's District Planning Scheme No. 2 (DPS 2) by Amendment No. 122 to the Scheme. Council resolved to grant final adoption of Amendment No. 122 at its June 2013 meeting (Item PS03-06/13) and the amendment is now awaiting WAPC consideration and referral to the Minister for Planning for determination.

With Council's adoption of Amendment No. 122, there is now more certainty that the ultimate contribution rates will be higher than those included in LPP 3.3. For this reason, it is recommended that the interim contribution rates prescribed by LPP 3.3 be adjusted upwards to ensure that contributions received in the meantime (pending finalisation of Amendment No. 122) more closely align with the projected contribution rates arising from Amendment No. 122.

This is considered appropriate, because it is not known how long it will take the WAPC and Minister to make a final decision on Amendment No. 122. If the interim contribution rate is not adjusted in the meantime, then the City will effectively be under-collecting contributions, resulting in either a shortfall of funds to deliver the facilities in future, or imposition of a higher than expected contribution rate to recover that shortfall.

The need to amend LPP 3.3 to adjust the contribution rates was highlighted in the June 2013 report to Council on Amendment No. 122, which stated (in the 'Policy Implications' section):

*"Local Planning Policy 3.3: Northern Coastal Growth Corridor Development Contributions (LPP 3.3) outlines an interim arrangement for development contributions agreed to by all landowners affected by Amendment No. 122. The interim arrangement involves the payment of cost contributions at an agreed rate per lot by land developers in the Alkimos Eglinton and Yanchep Two Rocks DCP areas, until such time as Amendment No. 122 is gazetted."*

*Following Council's decision on Amendment No. 122, Administration will submit a separate report to Council to consider initiating an amendment to LPP 3.3 (for the purpose of public advertising), to revise the interim development contribution rate for both DCP areas, to reflect the higher likely contribution rate to be applied when Amendment No. 122 is finally gazetted."*

## Detail

The proposed amendment to LPP 3.3 comprises four elements:

1. Changes to the 'Application and Purpose' section to provide more context in relation to the purpose and status of the Policy in relation to Amendment No. 122 to DPS 2.

This change simply updates the explanatory text in LPP 3.3 to include reference to Amendment No. 122.

2. Changes to the 'Implementation' section to update the recommended subdivision condition to include reference to Amendment No. 122, as per the WAPC model subdivision conditions.
3. Changes to the 'Implementation' section to update the interim contribution amount to more closely align with the costs now proposed to be implemented through Amendment No. 122.  
It is proposed to change the interim cost contribution amount for Alkimos Eglinton from \$2,000 per lot to \$4,000 per lot; and from \$1,750 per lot to \$2,195 per lot for Yanchep Two Rocks, to more closely align with the cost contributions proposed in Amendment No. 122.
4. Addition of two new clauses to clarify how the Policy will apply to the redesign of previously approved subdivisions and to re-applications for lapsed subdivision approvals. This is in response to the most common query received in relation to the administration of LPP 3.3 and aims to clarify the operation of the Policy for applicants.

A 'tracked change' version of adopted LPP 3.3, showing the above amendments, is included at **Attachment 1**, while the 'as amended' version incorporating those amendments is included at **Attachment 2**.

## Consultation

If agreed by Council, it is proposed to advertise the proposed amendment to LPP 3.3 for public comment for a period of 21 days in the following manner, consistent with the requirements of DPS 2:

1. Advertisement in a local newspaper for two consecutive weeks;
2. Display on the City's website; and
3. Letters sent to relevant stakeholders, as determined by the Director Planning and Sustainability (including all developers and large parcel landowners within the NCGC).

## Comment

The proposed amendment to LPP 3.3 will maintain the interim measure put in place to safeguard the City against potential lost contributions, until such time as Amendment No. 122 is finalised and the final details of the DCPs are known. Amendment No. 122 has been referred to the WAPC for adoption and Administration has met with the Minister for Planning, the Director General of the Department of Planning and the Schemes Assessment team of the Department of Planning on separate occasions in order to communicate the importance of the Amendment and push for its early consideration. Regardless, the Department's advice is that amendments of a similar nature have taken upwards of 12 months to process.

The most significant change now proposed to the Policy that will have the greatest impact on land developers in the NCGC, is the adjustment of the interim cost contribution amounts.

When LPP 3.3 was originally endorsed by Council, Amendment No. 122 had not yet been advertised for public comment, and the likely final cost contribution amounts were not able to be confirmed. The interim contribution amounts included in LPP 3.3 therefore represented a proportion of the estimated costs and were previously agreed by all affected land developers.

Even though the final cost contribution amounts will not be known until such time as Amendment No. 122 is gazetted, the adoption of Amendment No. 122 by Council at its meeting of June 2013 provided more certainty as to the likely quantum of cost contribution amounts that will be adopted following gazettal.

In the Amendment No. 122 report to Council's June 2013 meeting, the contribution rate for Alkimos Eglinton (following adoption of Amendment No. 122) was estimated at \$4,600 per dwelling, while for Yanchep Two Rocks it was estimated at \$2,195 per dwelling (if the Yanchep District Open Space is not acquired) or \$3,312 per dwelling (if it is acquired).

The revised interim contribution rates now proposed by this amendment to LPP 3.3 differ slightly from the estimated rates stated in the report to Council in June 2013, for the following reasons:

- For Alkimos Eglinton, it is proposed to apply an interim contribution rate of \$4,000, instead of \$4,600 as previously estimated, because it was also previously highlighted that Administration is continuing to work with Alkimos Eglinton landowners to refine the scope and cost of future facilities. This revised interim rate is still double the existing interim rate applying to Alkimos Eglinton; is reflective of previously stated landowner expectations for a contribution rate of "around \$4,000" per dwelling; and is within an acceptable margin of the likely final contribution rate, following refinement of facility scope and costs with landowners.
- For Yanchep Two Rocks, it is proposed to increase the interim contribution rate from \$1,750 per dwelling to \$2,195 per dwelling – an increase of only \$445 per dwelling, or around 25% over the existing interim rate. This revised interim rate reflects the lower range of the estimated final contribution rate mentioned earlier (depending on whether the Yanchep District Open Space is acquired or not). This revised interim rate per dwelling is \$1,117 less than the rate that would apply if the Yanchep District Open Space were to be acquired (i.e. \$3,312 per dwelling).



This is not expected to result in any material shortfall in Scheme funds, because the revised interim rate will only apply until shortly after gazettal of Amendment No. 122. In the meantime, subdivision in the Yanchep Two Rocks area is proceeding at a much slower rate than in Alkimos Eglinton, so 'under-collecting' is not such an immediate concern. Further, if the higher contribution rate of \$3,312 per dwelling were to be applied as the new interim rate, then any contributions collected at that rate prior to gazettal of Amendment No. 122 could result in unnecessary and inequitable 'over-collections' if the acquisition of the Yanchep District Open Space is excluded from the gazetted version of Amendment No. 122.

The interim arrangement outlined in LPP 3.3 was originally put in place in recognition of the fact that developers whose subdivisions generate a need for community facilities in the area should not be exempt from making contributions just because their development timeframes are in advance of the formal DCP coming into effect.

The changes now proposed to LPP 3.3 are considered necessary to ensure that the real value of interim contributions is maintained and that the extended time taken to finalise Amendment No. 122 does not overly burden later developers with the responsibility to meet any contribution shortfall resulting from the decreased developable area.

The need to increase the value of interim contributions was raised and discussed with Alkimos Eglinton landowners as part of post-advertising consultation on Amendment No. 122. The proposal was acknowledged as being one measure to reduce the increasing financial obligation on the owners of land yet to be developed in the DCP areas, however it was acknowledged that the financial impacts of the proposal would need to be closely reviewed by all stakeholders before making formal comment. This issue has not been discussed previously with Yanchep Two Rocks landowners, however the proposed increase to the interim contribution rate for that area is considered minimal.

Within 90 days following gazettal of Amendment No. 122, Council must adopt the final Community Facilities Plan and DCPs for Alkimos Eglinton and Yanchep Two Rocks. Once that occurs, the final cost contribution rates will be established and LPP 3.3 will therefore no longer be required and is intended to be revoked.

## **Statutory Compliance**

In accordance with Clause 8.11.3.3 of DPS 2, the process for amending a Local Planning Policy is the same as for the preparation of a new policy. A draft policy (or proposed amendment) must be advertised for public comment for a period of not less than 21 days, after which time it is to be reviewed in the context of any submissions received and either adopted with or without modifications or not proceeded with. It is proposed to advertise LPP 3.3 for a period of 21 days, which is consistent with the requirements of DPS 2.

## **Strategic Implications**

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

*“2 Society - Healthy, safe, vibrant and active communities.*

*2.1 Great Places and Quality Lifestyle - People from different cultures find Wanneroo an exciting place to live with quality facilities and services.”*

## Policy Implications

LPP 3.3 is an existing local planning policy and forms part of the City's Local Planning Policy Framework. It is being reviewed out of necessity, ahead of the scheduled review in 2014.

Administration intends to revoke LPP 3.3 following the gazettal of Amendment No. 122 as the mechanisms to administer the development contributions in the Alkimos Eglinton and Yanchep Two Rocks areas will be incorporated in DPS 2 and the two respective DCPs.

## Financial Implications

The proposed amendment to LPP 3.3 aims to (among other changes) increase the value of interim cost contributions made towards future community facilities in the NCGC. Interim contributions are held in an appropriate reserve account and will only be used for the purposes outlined in Amendment No. 122 following gazettal of that amendment.

The reserve account for Alkimos Eglinton currently contains \$2.158 million dollars in collected contributions, while the Yanchep Two Rocks reserve account contains \$227,500 in collected contributions. These figures exclude interest earnings on the accounts.

## Voting Requirements

Simple Majority

## Recommendation

**That Council pursuant to Clause 8.11.3.1(a) of District Planning Scheme No. 2 ADVERTISES the proposed amendment to Local Planning Policy 3.3: Northern Coastal Growth Corridor Development Contributions, as contained in Attachment 2, for public comment for a period of 21 days, by way of:**

- 1. Advertisements in the local newspapers circulating in the affected area for two consecutive weeks;**
- 2. Display on the City's website; and**
- 3. Letters sent to relevant stakeholders, as determined by the Director Planning and Sustainability.**

### *Attachments:*

- 1. Attachment 1 - Amendment 1 to LPP 3.3 (tracked changes) 13/144242*
- 2. Attachment 2 - Amendment 1 to LPP 3.3 (as amended) 13/147256 Minuted*

Planning and Sustainability  
Local Planning Policy Framework  
**Local Planning Policy 3.3: Northern Coastal Growth Corridor  
Development Contributions**



**AUTHORISATION** Adopted 7 February 2012

**REVIEW** 2014

**Part 1**

**POLICY OPERATION**

**Policy Development**

This Policy has been prepared under the provisions of Section 8.11 of the City of Wanneroo District Planning Scheme No. 2.

**Application and Purpose**

This Policy applies to all land within the Alkimos/Eglinton and Yanchep/Two Rocks District Structure Plan areas (collectively known as the "Northern Coastal Growth Corridor").

Both the Alkimos/Eglinton and Yanchep/Two Rocks District Structure Plans include provision for a Development Contributions Plan (DCP) to be implemented to ensure the timely delivery of necessary infrastructure and facilities as follows:

- Alkimos Eglinton (Part 1, Section 7.10, Strategy 1)  
*"LSPs to demonstrate how funding arrangements, including the endorsed Alkimos Eglinton Developer Contribution Plan, are to be implemented, in order to provide for the efficient and equitable delivery of infrastructure and services."*
- Yanchep Two Rocks (Part 1, Section 7.10, Strategy 4)  
*"LSP's shall demonstrate how funding arrangements, including the agreed Yanchep – Two Rocks Developer Contribution Plan, are to be implemented in order to provide for the efficient and equitable delivery of infrastructure and services."*

At the time of preparing this Policy, a DCP for the District Structure Plan areas has not been finalised and therefore the quantum of costs for the provision of common infrastructure is not yet known. Consequently, the method for apportionment of costs between developing landowners and the individual cost contributions has not yet been determined. Amendment No. 122 to District Planning Scheme No. 2 proposes to introduce DCPs for the Alkimos/Eglinton and Yanchep/Two Rocks District Structure Plan areas, and to this end identifies likely cost contribution rates based on the type and number of community facilities proposed for these areas. Amendment No. 122 to District Planning

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Scheme No. 2 was adopted by Council on 25 June 2013 and has been referred to the Western Australian Planning Commission to facilitate Ministerial consideration for final approval.

The purpose of this Policy is to provide an interim arrangement to facilitate development contributions towards common infrastructure for any application for subdivision of land within the area covered by this Policy, until such time as Amendment No. 122 is finally gazetted and a DCP comes into effect.

The Policy will apply only to the subdivision of land for the purpose of creating residential lots and will not include superlot subdivision.

**Objective**

To provide a framework for the efficient, equitable and timely provision of common infrastructure and facilities within the northern coastal growth corridor.

Draft

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**Local Planning Policy 3.3: Northern Coastal Growth Corridor  
Development Contributions**



Part 2

**GENERAL POLICY PROVISIONS**

1. Subject Area

- 1.1. This Policy applies to the entire City of Wanneroo northern coastal growth corridor, comprising the Alkimos/Eglinton and Yanchep/Two Rocks District Structure Plans, as depicted in Schedule 1.
- 1.2. The Policy applies to the combined area of the two DSP areas in its entirety and not separately to each of the DSP areas.

2. Implementation

- 2.1. When providing a response to the Western Australian Planning Commission on applications for subdivision of land within the Policy area, the City shall recommend that the following condition be imposed:

*~~"Arrangements being made to the satisfaction of the City of Wanneroo for payment, by the subdivider, of development contributions for community facilities, in accordance with the Alkimos/Eglinton Yanchep/Two Rocks [DELETE WHICHEVER IS INAPPLICABLE] District Structure Plan. Arrangements being made with the City of Wanneroo to the satisfaction of the Western Australian Planning Commission, for the landowner/applicant to contribute towards the costs of providing community and/or common infrastructure as established through Amendment No. 122 to the City of Wanneroo District Planning Scheme No. 2."~~*

- 2.2. The City will only accept fulfilment of the above condition on receipt of payment of an 'interim contribution'.
- 2.3. The 'interim contribution' amount shall be as follows:

<b>2.3.1.</b> Alkimos/Eglinton	-	\$24,000 per lot
<b>2.3.2.</b> Yanchep/Two Rocks	-	\$1,7502,195 per lot.

- 2.4. Payment made by an owner in accordance with Clause 2.2 of this Policy will be considered to constitute full and final discharge of the owner's liability under the future DCP only for those lots for which the City's clearance is granted. Lots remaining uncleared at the time of Council endorsement of the final DCP costs and apportionment schedule (subsequent to the



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gazettal of the DCP) will be subject to the final cost contribution amount in accordance with that DCP.

- 2.5. No reconciliation will be made of any difference between the interim contribution amount stated in Clause 2.3 of this Policy and the final contribution amount required by the DCP.
- 2.6. Funds collected in accordance with this Policy shall only be used for the purpose specified in the draft DCP relevant to the subject land, as if they had been collected in accordance with that DCP.

2.7 Where a proposed redesign of an approved subdivision is referred to the City for comment, and that approved subdivision was not conditional on the payment of cost contributions in accordance with this Policy, then the City shall recommend to the WAPC that a condition be applied pursuant to Clause 2.1 of this Policy. Pursuant to Clause 2.2 of this Policy, contributions shall only be payable on any lots created that are additional to what is already shown on the approved plan of subdivision.

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2.8 Where a reapplication of an approved subdivision for which approval has lapsed is referred to the City for comment, and that formerly approved subdivision was not conditional on the payment of cost contributions in accordance with this Policy, then the City shall recommend to the WAPC that a condition be applied pursuant to Clause 2.1 of this Policy. Pursuant to Clause 2.2 of this Policy, contributions shall be payable for all new lots proposed to be created as if that application was a new application for subdivision.

### 3. Review

- 3.1. This Policy will be reviewed (for the purpose of being revoked) once the DCP for the Policy area has come into effect.

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**Definitions**

**Development Contribution Plan** means the arrangement that is proposed to be established for the equitable apportionment of costs within the Policy area.

**Common Infrastructure** means the standard infrastructure items and community facilities as set out in *State Planning Policy 3.6 – Development Contributions for Infrastructure (SPP 3.6)* and includes recreational facilities, community centres, child care and after school centres, libraries and cultural facilities and such other services and facilities for which development contributions may reasonably be required within the Policy area.

**Conditions** – means the conditions imposed by the WAPC on its Subdivision Approval.

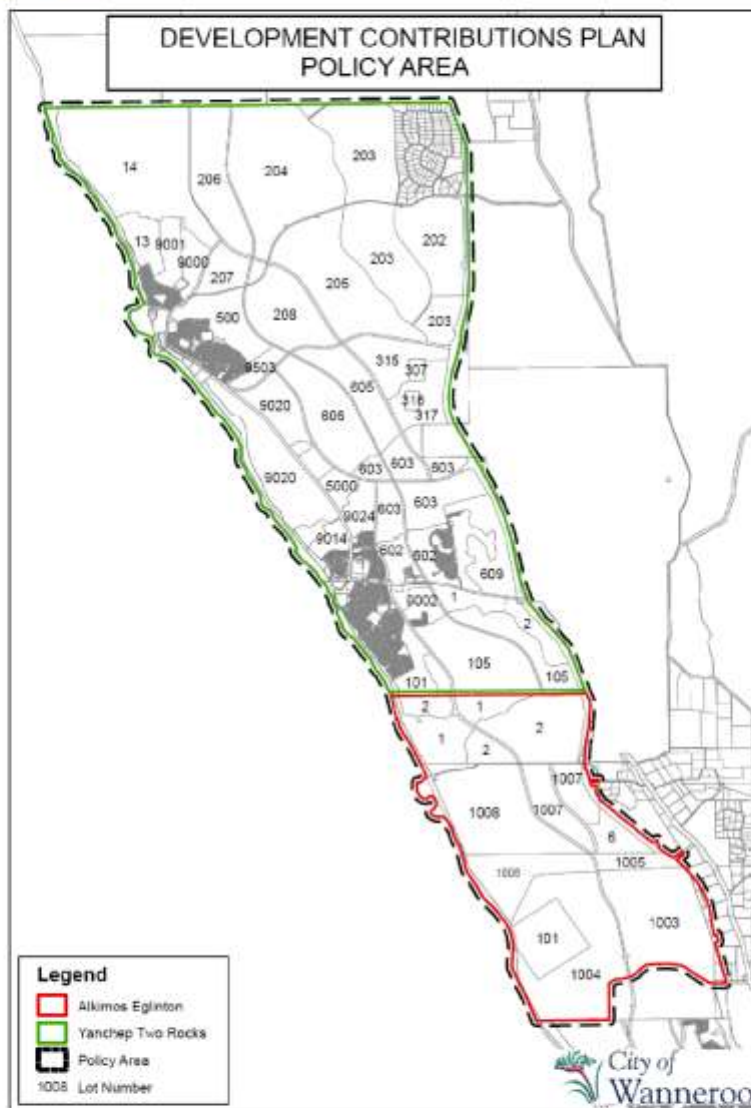
**Costs** – means the costs associated with providing the common infrastructure required within the Policy area and includes administrative costs and infrastructure costs, as defined by SPP 3.6.

**Cost Contributions** – means the Developer's proportionate contribution to the costs of infrastructure and administrative costs.

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Development Contributions



Schedule 1  
**POLICY MAP**





Planning and Sustainability  
Local Planning Policy Framework  
**Local Planning Policy 3.3: Northern Coastal Growth Corridor  
Development Contributions**



**AUTHORISATION** Adopted 7 February 2012

**REVIEW** 2014

**Part 1**

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**Policy Development**

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Both the Alkimos/Eglinton and Yanchep/Two Rocks District Structure Plans include provision for a Development Contributions Plan (DCP) to be implemented to ensure the timely delivery of necessary infrastructure and facilities as follows:

- Alkimos Eglinton (Part 1, Section 7.10, Strategy 1)  
*"LSPs to demonstrate how funding arrangements, including the endorsed Alkimos Eglinton Developer Contribution Plan, are to be implemented, in order to provide for the efficient and equitable delivery of infrastructure and services."*
- Yanchep Two Rocks (Part 1, Section 7.10, Strategy 4)  
*"LSP's shall demonstrate how funding arrangements, including the agreed Yanchep – Two Rocks Developer Contribution Plan, are to be implemented in order to provide for the efficient and equitable delivery of infrastructure and services."*

Amendment No. 122 to District Planning Scheme No. 2 proposes to introduce DCPs for the Alkimos/Eglinton and Yanchep/Two Rocks District Structure Plan areas, and to this end identifies likely cost contribution rates based on the type and number of community facilities proposed for these areas. Amendment No. 122 to District Planning Scheme No. 2 was adopted by Council on 25 June 2013 and has been referred to the Western Australian Planning Commission to facilitate Ministerial consideration for final approval.

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**Objective**

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Draft

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Part 2

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- 2.1. When providing a response to the Western Australian Planning Commission on applications for subdivision of land within the Policy area, the City shall recommend that the following condition be imposed:

*"Arrangements being made with the City of Wanneroo to the satisfaction of the Western Australian Planning Commission, for the landowner/applicant to contribute towards the costs of providing community and/or common infrastructure as established through Amendment No. 122 to the City of Wanneroo District Planning Scheme No. 2."*

- 2.2. The City will only accept fulfilment of the above condition on receipt of payment of an 'interim contribution'.
- 2.3. The 'interim contribution' amount shall be as follows:

<b>2.3.1.</b> Alkimos/Eglinton	-	\$4,000 per lot
<b>2.3.2.</b> Yanchep/Two Rocks	-	\$2,195 per lot

- 2.4. Payment made by an owner in accordance with Clause 2.2 of this Policy will be considered to constitute full and final discharge of the owner's liability under the future DCP only for those lots for which the City's clearance is granted. Lots remaining uncleared at the time of Council endorsement of the final DCP costs and apportionment schedule (subsequent to the gazettal of the DCP) will be subject to the final cost contribution amount in accordance with that DCP.

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- 2.5. No reconciliation will be made of any difference between the interim contribution amount stated in Clause 2.3 of this Policy and the final contribution amount required by the DCP.
- 2.6. Funds collected in accordance with this Policy shall only be used for the purpose specified in the draft DCP relevant to the subject land, as if they had been collected in accordance with that DCP.
- 2.7. Where a proposed redesign of an approved subdivision is referred to the City for comment, and that approved subdivision was not conditional on the payment of cost contributions in accordance with this Policy, then the City shall recommend to the WAPC that a condition be applied pursuant to Clause 2.1 of this Policy. Pursuant to Clause 2.2 of this Policy, contributions shall only be payable on any lots created that are additional to what is already shown on the approved plan of subdivision.
- 2.8. Where a reapplication of an approved subdivision for which approval has lapsed is referred to the City for comment, and that formerly approved subdivision was not conditional on the payment of cost contributions in accordance with this Policy, then the City shall recommend to the WAPC that a condition be applied pursuant to Clause 2.1 of this Policy. Pursuant to Clause 2.2 of this Policy, contributions shall be payable for all new lots proposed to be created as if that application was a new application for subdivision.
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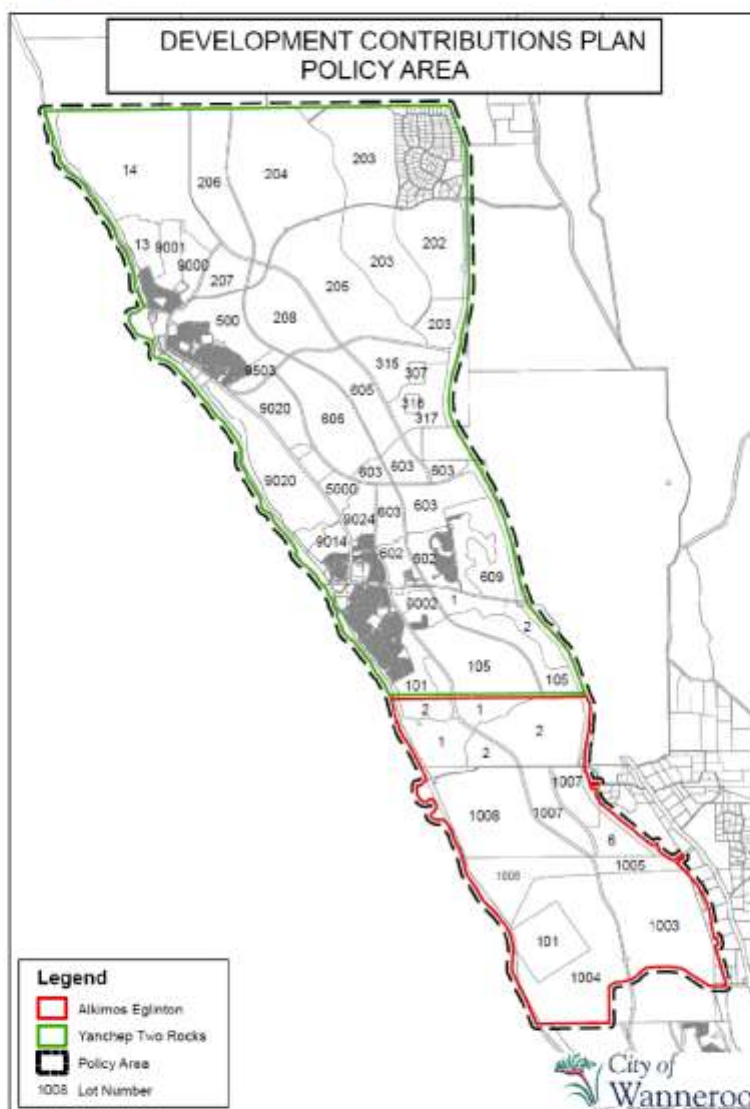
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Schedule 1  
**POLICY MAP**



## Town Planning Schemes & Structure Plans

### PS02-09/13 Adoption of the draft Jindee Local Structure Plan No. 84

File Ref: 5332 – 13/41693  
 Responsible Officer: Director, Planning and Sustainability  
 Disclosure of Interest: Nil  
 Attachments: 6

#### Issue

To consider submissions on the proposed Jindee Local Structure Plan No. 84 (LSP 84) to determine the modifications required and its acceptability for final approval and forwarding to the Western Australian Planning Commission (WAPC) for endorsement.

<b>Applicant</b>	Roberts Day
<b>Owner</b>	Westminster Estates Property Limited
<b>Location</b>	Lot 9036 Marmion Avenue, Jindalee and part Lot 3054 Marmion Avenue Jindalee
<b>Site Area</b>	124.38 hectares
<b>MRS Zoning</b>	Urban and Parks and Recreation
<b>DPS 2 Zoning</b>	Smart Growth Community

#### Background

On 28 June 2012, Roberts Day, on behalf of Estates Development Company (the landowner), submitted LSP 84 to the City for assessment and consideration. The proposed Structure Plan falls within the wider Butler-Jindalee District Structure Plan (DSP) area and is generally bounded by Marmion Avenue to the east, the Agreed Local Structure Plan No. 36 - Lot 12 Marmion Avenue to the south, Regional Parks and Recreation foreshore reserve to the west and Lot 9 Marmion Avenue to the north. A plan showing the location of the LSP 84 area is included as **Attachment 1**.

In 2007 the City entered into the Jindee Innovation Project Agreement with the WAPC and the landowner, to facilitate the exchange of the foreshore land (portion of Lot 3054) for land located within Lot 9036. Through the Innovation Agreement, the parties agreed to pursue Jindee as a Smart Growth Strategy demonstration project for the City, using a transect model to regulate planning and development of the land. The Agreement was a precursor to Amendment No. 115 to District Planning Scheme No. 2 (DPS 2) – Jindee Smart Growth Community, and MRS amendment 1152/41.

The submission of LSP 84 follows Council's decision of 13 November 2012 to adopt Amendment No. 115 to DPS 2. The purpose of Amendment No. 115 was to introduce a new 'Smart Growth Community' zone into DPS 2 together with corresponding provisions that set out the objectives, standards and requirements applicable to that zone; rezone the subject land to 'Smart Growth Community' zone; and to require a Local Structure Plan to be prepared and agreed by Council as a prerequisite to any subdivision or development within the Smart Growth Community zone. Amendment No. 115 to DPS 2 has now been endorsed by the Minister of Planning and was gazetted on 23 July 2013. LSP 84 has been prepared to fulfil the final requirements of Amendment No. 115 and facilitate subdivision and development of the Jindee 'Smart Growth Community' zone. Amendment No. 115 introduced provisions to DPS 2 whereby local planning policies do not apply to the LSP 84 area unless specifically stated in an adopted policy.

LSP 84 utilises a 'Transect Based Code' that is derived from SmartCode® as the planning framework for the subdivision and development of the LSP 84 area. In addition to addressing the conventional elements such as land use, neighbourhood structure and subdivision layout ordinarily contained within structure plans, LSP 84 includes controls to regulate the design of buildings, the landscape and thoroughfares. The Jindee Design Code is included as Schedule 1 to the Part 1 statutory provisions, and contains detailed design standards relating to built form, thoroughfare design and landscaping. An overview of these standards will be provided later in this report.

On 24 December 2012, the Director, Planning and Sustainability forwarded a memorandum to all Elected Members advising of his intention to advertise LSP 84 under delegated authority and provided the opportunity for Elected Members to request the matter be referred to Council for consideration of consent to advertise prior to 11 January 2013. No such requests were received, therefore, advertising of LSP 84 commenced on 22 January 2013. The advertised LSP documentation for Part 1 is included as **Attachment 2**. Schedule 1 to Part 1 (Jindee Design Code) was also advertised for public comment and has been made available to Elected Members electronically. A full copy of Part 1 of LSP 84 (including the Jindee Design Code) is available for public viewing on the City's website.

## **Detail**

### ***Site***

The Jindee LSP 84 area applies to Lots 9036 (2469) and 3054 (2469L) Marmion Avenue, Jindalee. The site is approximately 124 hectares and is now zoned as 'Smart Growth Community' under the DPS 2. In the southwest and southeast of the LSP 84 boundaries there are two large areas totally 6.1 hectares in size which are reserved for 'Parks and Recreation' under the Metropolitan Region Scheme (MRS). These two reserves were created through MRS amendment 1152/41 due to the high ecological significance of the two sites. Amendment 1152/41 also saw the rezoning of a portion of the foreshore reserve to 'Urban' in exchange for these two inland reserves.

Also depicted within the LSP 84 boundary is the Jindalee Primary School site adjacent to the southeast MRS reserve. The Jindalee Primary School site is reserved for 'Public Use' under DPS 2, and although the site is shown within the boundaries of LSP 84, it is subject to the provisions of Agreed Structure Plan No. 71 Jindalee Primary School and will not be subject to the LSP 84 provisions. Subdivision of the Jindalee Primary School site and the adjacent road network was approved in 2012 through subdivision application 145827. The entire LSP 84 site is currently vacant, unutilised land and, with the exception of boundary fences, there are no existing structures on the site.

### ***Proposal***

The draft LSP 84, included as **Attachment 2**, has been prepared to provide the broad planning framework for the Jindee Smart Growth Community zone under DPS 2.

The LSP provides the framework for the creation of the following:

- A predominately residential development incorporating 5 transect zones, as described below:
  - T2 Natural Living – low density residential area consisting of larger lots (minimum size of 600m<sup>2</sup>) retaining natural landscape features such as vegetation or topography;
  - T3 Sub Urban – low density residential area consisting of medium to larger sized lots accommodating dwellings and landscaped gardens;



- T4 General Urban – medium density residential area consisting of a mix of housing types including detached dwellings, small apartment buildings and scattered commercial activity;
- T5 Urban Centre – higher density residential area consisting of shops mixed with townhouses, offices and civic buildings with predominantly attached buildings, trees within thoroughfare reserves and substantial pedestrian activity; and
- T6 Urban Core – Medium to high density mixed use buildings for a range of uses with trees within thoroughfare reserves and the highest level of pedestrian and transit activity;
- Approximately 11.6 hectares (11.6%) of public open space;
- Approximately 2.1 hectares (2.1%) of conservation open space; and
- A range of landscaped 'civic spaces' which will be delivered as public open space (POS), pedestrian access ways or widened road verges and medians.

#### *The 'Transect Based Code' approach to planning*

As Council is aware, the approach to planning proposed by LSP 84 differs to the conventional approach ordinarily followed by the City. The major difference is the application of Transect zones over land as a means of development and density control, in lieu of the traditional density code (R-Code) applied through the Residential Design Codes and land use permissibility administered through DPS 2. Amendment No. 115 inserted provisions into DPS 2 requiring the application of the Transect Based Code (the Jindee Design Code in this instance) within the Smart Growth Community zone to *"provide a framework for the application of a comprehensive Transect Based Code to facilitate the orderly planning and development of land"* and to *"regulate land use and coordinate the design of buildings, thoroughfares and civic spaces to promote development that adheres to the principles of the Transect"*.

Whilst using the 'Transect Based' and conventional approach to planning will both deliver urban settlements of varying densities and land uses, it is the inclusion of the detailed design standards contained within the Jindee Design Code which will ultimately define the development within the LSP 84 area as unique. The Jindee Design Code prescribes specific development standards for the design of buildings, thoroughfares and landscape across each Transect which will be used to assess applications for subdivision and development. This is a direct contrast from more conventional planning approaches whereby applications for subdivision are made to the WAPC often in the absence of, or prior to the approval of any detailed design standards pertaining to subsequent development of the land. Furthermore, this is a departure to the City's conventional approach where applications are normally assessed against the more generic R-Codes and relevant Local Planning Policies, which do not provide the detailed design standards provided in the Jindee Design Code. The departure from the use of the conventional assessment tools is supported by Amendment No. 115, which inserted provisions into DPS 2 stating that the R-Codes and local planning policies do not apply to land within the LSP 84 area (unless specifically stated within an adopted local planning policy).

Administration supports the fundamental principles of the Transect-Based Code approach to planning, however, it is the issue of retrofitting the Transect-Based Code to a conventional Structure Plan format that is suitable for implementation by the City which is the source of many of the issues outlined within the comments section of this report.

## **Consultation**

The draft LSP was advertised for public comment for a period of 42 days by means of an on-site sign, an advertisement in the Wanneroo Times newspaper, the City's website and letters written to adjoining landowners. The submission period closed on 5 March 2013 with ten submissions received.

A summary of submissions received and Administration's responses are shown in **Attachment 3**. Administration also undertook its assessment of the proposal during the advertising period and is recommending a number of modifications to LSP 84 as a result of this assessment. These modifications are presented in **Attachment 4** and are additional to the modifications recommended in **Attachment 3**.

The main issues raised during the advertising period and following detailed assessment by Administration relate to:

- The subdivision process;
- Density control in the absence of the Residential Design Codes;
- POS and civic spaces;
- Marmion Avenue – capacity and future access;
- Cost contribution towards Marmion Avenue; and
- The Jindee Design Code as an assessment tool.

A more detailed discussion of the major issues considered in the assessment of LSP 84 is provided in the Comment section.

Administration's comment relating to Submission 9 of **Attachment 3** refers to two replacement pages for Part 2 of LSP 84, these two replacement pages are included as **Attachment 5** to this report. Recommended modification No. 123 of **Attachment 4** makes reference to a modified tree list, which is included as **Attachment 6**.

## **Comment**

### Subdivision process

Ordinarily, the WAPC and the City have regard for the same documents when considering applications for subdivision, however, the WAPC will not be adopting or administering the Jindee Design Code and therefore will not have regard for its provisions in its assessment of applications for subdivision within the LSP 84 area. The WAPC will primarily assess applications for subdivision against the Part 1 statutory provisions of LSP 84 and Liveable Neighbourhoods. In contrast, the City will consider the Jindee Design Code in addition to the Part 1 statutory provisions when making recommendations on applications for subdivision to the WAPC.

The Department of Planning has expressed concern to Administration that this approach may have the potential to fetter their decision making powers, as the Jindee Design Code includes detailed design standards for subdivisional related issues which may differ from the standards of the Liveable Neighbourhoods Policy. This may result in the City's recommendations on an application for subdivision not aligning with the WAPC's position, due to the use of differing assessment tools by each organisation. Administration shares this concern, and consequentially is recommending a modification to LSP 84 requiring three additional plans to be introduced to the Part 1 statutory provisions which will be adopted and administered by the WAPC. The three additional plans will provide relevant details on thoroughfares, lot size ranges and public open space. Inclusion of these plans would result in some of the key design standards, currently only contained within the Jindee Design Code, being within the Part 1 statutory provisions.

### Density control in the absence of the Residential Design Codes

In conventional structure plans, density is controlled by the R-Code (density code) applicable to land, with minimum and average lot sizes for each R-Code prescribed through the Residential Design Codes (R-Codes).

The land within the LSP 84 area is zoned 'Smart Growth Community' which utilises a Transect Based Code in lieu of the R-Code, as a means of controlling density. The Transect Based Code introduces 'Transect Zones', and Part 1 of LSP 84 defines lot size ranges which apply to each Transect zone. The lot size ranges for each Transect zone are extremely broad, with several Transect zones having no maximum lot size, and the minimum lot sizes across some Transects do not differ. Consequentially, residential density within LSP 84 is less regulated in comparison to other structure plans.

LSP 84 states subdivision will achieve a minimum average density of 22 dwellings per gross hectare across the LSP area, however it is difficult to ascertain an exact target density due to the flexible approach to subdivision. A fundamental principle of the Transect Based Code is to enable a flexible approach to subdivision, and the intent of such broad lot size ranges is to allow for flexibility and variation to the type of built form which can occur. Notwithstanding this, Administration has recommended a modification to include dwelling targets for each transect into the Part 1 statutory provisions to provide a measure to consider density against the intended character and intensity of development within each transect zone.

The Jindee Design Code contains detailed urban standards which control the type of development permitted on a lot. Whilst the minimum lot size across the T3 – T6 transects is 180m<sup>2</sup>, the type of building permitted and density is ultimately controlled through the typology plan contained within the urban standards of the Jindee Design Code. Each building typology across each transect is required to meet the lot areas defined within the urban standards. For example, if a 180m<sup>2</sup> lot was created within the T3 transect, the only building typology permitted on this size lot would be a cottage which is a single family residential building. Should a developer wish to construct an apartment house (multi-family residential building) within the T3 transect, the lot would be required to be between 450m<sup>2</sup> to 1,500m<sup>2</sup>, whereas in a T4 transect an apartment house would only be permitted on a lot ranging between 600m<sup>2</sup> to 1,000m<sup>2</sup>. The lot sizes approved through the subdivision process will ultimately determine the type of building which will be permitted, and the density proposed.

#### Public open space and civic spaces

LSP 84 currently proposes 11.6% of POS, however, it is noted that a number of the proposed POS sites shown on the public space plan will not be reserved for recreation through the subdivision process as they fall within a road reserve or may become a public accessway. These spaces are considered 'civic spaces', which are outdoor areas that are available for public use. 'Civic Spaces' may or may not be POS. Administration has recommended a modification to require that only those sites which will be ultimately reserved for recreation through the subdivision process be referred to as POS throughout the text and plans of LSP 84. In addition, a modification has been recommended requiring a minimum of 10% of the gross subdivisible area, as prescribed by Liveable Neighbourhoods, is reserved through the subdivision process for recreational purposes.

Liveable Neighbourhoods provides a flexible approach to the types and sizes of POS which can be created through the subdivision process. LSP 84 proposes POS sites ranging from small spaces to larger neighbourhood parks, arranged to be compatible with the urban intensity and character of the surrounding development. In entering into the Jindee Innovation Agreement with the landowner, the City acknowledged the unique nature of the Jindee development. In particular, the provision of small, intimate spaces in the public realm, in addition to the larger POS sites ordinarily encouraged by the City (generally 5,000m<sup>2</sup> in accordance with Local Planning Policy 4.3 - Public Open Space). Administration is confident that the POS proposed by LSP 84 will provide a variety of functional spaces, which can be used for a range of recreation purposes.

Administration acknowledges that by virtue of the varying sizes of 'Civic Spaces' proposed by LSP 84 that the cost of maintenance could be greater than what is ordinarily provided by the City. In this regard, Administration has recommended a modification requiring the proponent to submit an Asset Management Plan for approval by the City, prior to clearance of the first subdivision. This Asset Management Plan will holistically consider the ongoing maintenance costs and funding sources for the ongoing management and maintenance of 'Civic Spaces'.

Liveable Neighbourhoods allows for 2% of the POS to be allocated for restricted use POS, which could include areas set aside for conservation. Administration considers that conservation POS is important to retain significant indigenous flora and fauna and to facilitate public access for passive recreational purposes. Currently, LSP 84 does not include specific provision for conservation POS, however, Administration has raised this issue with the proponent who has demonstrated they can provide 2.1% conservation open space, across three sites upon which they are required to retain vegetation in accordance with their approval under the *Environment Protection and Biodiversity Conservation Act (EPBC Act)*. Accordingly, Administration has recommended a modification to require the provision of 2.1% conservation open space as agreed with the proponent.

It is pertinent to note that, in addition to the conservation open space which will be provided in accordance with the recommended modification, the proponent is also required to retain a minimum of 75% of existing vegetation across two additional POS sites through their *EPBC Act* approval. This equates to existing vegetation being retained on approximately an additional 0.5% of the gross subdivisible area. These sites have not been included within the conservation space area identified above, due to their restricted size, shape, location and questionable viability. In addition, LSP 84 proposes a large area of 'T2' lots strategically located between the two MRS reserves on which development will be restricted to 30% of the lot area in order to ensure the retention of high quality vegetation on the lots. The retention of high quality vegetation within the coastal foreshore reserve has been further facilitated as a result of the regional beach parking for the Jindree coastal area being integrated into the design of the coastal village (visible on the Plan 1 of **Attachment 2**) in contrast to many developments where regional beach parking is provided in the foreshore reserve. In this regard, Administration is satisfied that LSP 84 provides adequate conservation areas to ensure the retention of significant indigenous flora and fauna.

#### Marmion Avenue – capacity and proposed access

Main Roads Western Australia (MRWA) identified several concerns with LSP 84, in particular the capacity of Marmion Avenue and the future access points proposed by LSP 84. MRWA requested a revised updated Traffic Impact Assessment to be undertaken including Regional Operations Modelling (ROM) and SIDRA analysis for all major signalised and unsignalised intersections accessing Marmion Avenue. Furthermore, MRWA was of the view the traffic modelling should take into account the higher short term traffic volumes on Marmion Avenue resulting from the staged interim construction of the Mitchell Freeway. MRWA also advised it did not support the two proposed left in/left out intersections located 150 metres to the south, and 150 metres to the north of the traffic signals at Butler Boulevard.

Administration agrees that revised traffic modelling is necessary, however, considers the appropriate model to be the North West Corridor Ultimate Development PM Peak Hour Traffic Model (NWC Model), rather than Main Roads current 2031 ROM data. The NWC model was developed by traffic engineering consultant Bruce Aulabaugh in cooperation with the City, and provides ultimate development traffic forecasts for the area north of Hester Avenue, south of the Two Rocks boundary, east of the coast and west of Old Yanchep Road. The NWC model has been used in the assessment and approval of other structure plans in the north-west corridor, and no requirements have been placed on these structure plans to incorporate 2031 ROM data.

Administration does not support MRWA's request for the modelling to incorporate the higher short term traffic volumes on Marmion Avenue due to the staged interim construction of the freeway, this type of strategic modelling should be undertaken by MRWA and should not be the sole burden of one land owner within the north-west corridor. Notwithstanding this, Administration does consider that LSP 84 should address the long term traffic generation of the LSP 84 area and its impact on and from the immediate surrounding road network.

LSP 84 depicts four full movement intersections for local roads with Marmion Avenue, and two left in/left out access points, all of which are consistent with the City's Local Planning Policy 3.8 Marmion Avenue Arterial Road Access (LPP 3.8). MRWA has indicated they do not support the two proposed left in/left out intersections on Marmion Avenue due to their close proximity to signals approximately 150 metres to the north and south. Administration considers that the location of future access points should be compliant with LPP 3.8 to ensure consistency of Marmion Avenue access throughout the north-west corridor. LPP 3.8 is a strategic policy which has guided the City's decisions regarding Marmion Avenue since its adoption in February 2012 and Administration is of the view access to the LSP 84 area should be in accordance with such.

#### Cost contribution to Marmion Avenue

There is an obligation under Part 11 and Schedule 10 of DPS 2 for the landowner to make a contribution towards the cost of construction of Marmion Avenue. Currently, LSP 84 makes no reference to this obligation, therefore, Administration has recommended a modification to require the Part 1 statutory provisions be updated to state that contributions are payable in accordance with the 'Clarkson Butler District Distributor Road (DDR) Infrastructure Developer Contribution Arrangements'.

The section of Marmion Avenue abutting the LSP 84 area was constructed approximately five years ago by Capricorn Village Joint Venture (CVJV). In the past, the City has received requests from CVJV, seeking the City's commitment to transfer any development contribution funds collected from the Jindee development on Lot 9036 and Pt Lot 3054 to CVJV, as reimbursement for CVJV's prefunding of Marmion Avenue.

CVJV's request is considered reasonable and is supported by Administration, because DPS 2 has not borne the cost of constructing Marmion Avenue to its current standard – that was done at the expense of CVJV. That does not mean the Scheme contribution for Marmion Avenue should be erased though, and that landowners who have not yet developed (such as Westminster Estates Property Limited) should avoid paying their equitable and proportionate contribution towards the construction of that road, whether that was paid for by the Scheme or by another developer. The fact remains that the Scheme requires contributions to be collected from all developers in the area for the construction of Marmion Avenue. On that basis, the City to collect those contributions even though it did not incur the cost of constructing Marmion Avenue in its current form. However, that is not considered fair and reasonable or in the spirit of fairness and equity. As such, Administration has recommended that Council agrees 'in principle' to forward the future contribution paid for LSP 84 for Marmion Avenue to CVJV, once it has been received by the City.

#### The Jindee Design Code

As previously identified, the Jindee Design Code is essentially a set of standards which will be utilised by the City during the subdivision and development assessment processes. The Jindee Design Code standards and controls are modelled on SmartCode®, which is intended to be locally calibrated to facilitate site specific development rather than a one size fits all approach.

The introduction to the Jindee Design Code contains a series of tables which outline the design parameters and form the basis for specific design requirements and controls outlined in the regulating plan series, urban standards, thoroughfare standards and landscape standards. The City will use the Jindee Design Code in addition to the Part 1 statutory provisions to assess subdivision applications and detailed area plans. The Jindee Design Code sits as a 'Schedule 1' to Part 1 of LSP 84 and will be adopted by the City along with the substantive Structure Plan. Below is a summary and comments on each element contained within the Jindee Design Code.

#### *Regulating Plan Series*

The regulating plan series consists of three plans which guide the design controls over land and development within the LSP 84 area. The Transect Plan identifies the Transects and reserves within the LSP 84 area. The Control Plan identifies specific locations for required and recommended design elements within the LSP 84 area, such as frontage types, thoroughfare types and design responses. The Public Open Space Plan identifies those areas which will ultimately be reserved for recreation through the subdivision process and those areas which will be considered conservation open space. As the Department of Planning will not be implementing any part of the Jindee Design Code, Administration has concerns about elements of the regulating plan series that related to the subdivision design. As outlined above, however, modifications have been recommended requiring three plans to be inserted into Part 1 of LSP 84 which duplicate much of this subdivision related design material. Administration is now satisfied with the content of the Regulating Plan Series and its role in guiding the design of the LSP 84 area.

#### *Urban Standards*

The urban standards provide guidelines on the future built form within the LSP 84 area, and address elements such as building types, building disposition, setbacks and parking arrangements. The standards are comprehensive and seek to regulate those aspects of private buildings which affect the public realm across the transect zones. Administration's key concern with the Urban Standards relates to the proposed car parking standards which are considered to be overly complicated and in many instances overly flexible. Although LSP 84 proposes a different style of development which is anticipated to be more accessible by other modes of transport, it is still necessary for adequate car parking to be provided in village centres and for land uses which attract a large number of people who will travel by car. Administration's recommended modifications 88 - 100 of **Attachment 4** largely relate to this issue and seek to ensure a reasonable medium is achieved.

#### *Thoroughfare Standards*

The thoroughfare standards contain detailed design and engineering standards for vehicular and pedestrian way typologies. The thoroughfare standards outline elements including the minimum reserve width, design speed and intended form of traffic flow and aim to provide a responsive approach to the transect in which they are located to contribute to the desired character of the transect. Administration's key concerns with the thoroughfare standards relate to several unconventional road designs such as several very large roundabouts which entirely surround circular POS areas. In addition, Administration is concerned with potential vehicle access, manoeuvring and service issues associated with a large number of laneways.

As detailed engineering design has not been undertaken at this stage of the planning process, Administration has resolved these issues by recommending several modifications to the thoroughfare standards. The most noteworthy modification inserts provisions into the thoroughfare standards which allow Administration an element of discretion in determining the final reserve width and detailed design of each thoroughfare. In addition, Administration will be able to ensure each thoroughfare is compliant with the relevant safety principles as prescribed by Austroads.

Administration is satisfied that the recommended modifications will adequately provide for the design of safe, functional and attractive thoroughfares within the LSP area.

#### *Landscaping Standards*

The landscaping standards outline the standards for landscaping across all 'civic spaces' and thoroughfare types. Each 'civic space' is assigned a typology, with the relevant design standards, such as intended landscape and formal treatments, provided in the landscaping standards. The landscaping standards aim to ensure the design and delivery of those areas in the public realm is in accordance with the desired character of the 'civic space' typology and relevant Transect Zone. Administration was generally supportive of the proposed Landscape Standards, however, has recommended several modifications which are largely editorial. Modification 116 of **Attachment 4** requires the proposed tree species list to be replaced with a different list which includes species better suited to the environment of the LSP 84 area. Administration has negotiated this new tree species list with the applicant who has agreed to the modification.

### **Conclusion**

The issues raised during the advertising period have been considered. In most cases these issues have been resolved through the recommended modifications to LSP 84 and/or a request for additional information to provide Administration with clarity and certainty at the more detailed planning stage. Considering this and in light of the comments contained within this report, the draft LSP 84 is considered to be acceptable, subject to Administration's recommended modifications included in **Attachment 3** and **Attachment 4** to this report being made.

Further to the above, Administration acknowledges that the extent and nature of the recommended modifications is vast. As a result of this, it is possible that the modified version of LSP 84 will require additional editorial changes to ensure the document remains of a high standard, or other minor changes to ensure that the intent of Administration's recommended modifications is achieved. For this reason, Administration is also recommending that Council allow necessary minor consequential modifications to be made to LSP 84 to the satisfaction of the Director, Planning and Sustainability.

### **Statutory Compliance**

This Structure Plan has been processed in accordance with the requirements of DPS 2. Clause 9.6.1 of DPS 2 provides that following advertisement of a Structure Plan, Council may refuse to adopt the Structure Plan or resolve that the Structure Plan is satisfactory with or without modifications. In this instance, it is recommended that Council resolve that LSP 84 is satisfactory, subject to the modifications included in **Attachment 3 and Attachment 4** being made to the satisfaction of the Director, Planning and Sustainability. Clause 5.2 of LPP 4.2 states that modifications are not required to be undertaken prior to Council forwarding a copy of the proposed LSP to the WAPC for adoption and certification. Given the complexity of LSP 84, however, and the extensive nature of the modifications recommended, it is considered necessary for the modifications to be undertaken prior to the LSP being forwarded to the WAPC.

### **Strategic Implications**

The proposal accords with the following Outcome Objective of the City's Strategic Plan 2006 – 2021:

- "1 *Environment - A Healthy and sustainable natural and built environment*
- 1.1 *Environmentally Friendly - You will be part of a community that has a balance of environmentally friendly development and conservation areas for future generations to enjoy"*
- "2 *Society - Healthy, safe, vibrant and active communities*
- 2.1 *Great places and quality lifestyle - people from different cultures find Wanneroo an exciting place to live with quality facilities and services.*

## **Policy Implications**

Administration's assessment of LSP 84 has been undertaken in accordance with Local Planning Policy 4.2 – Structure Planning

## **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 the draft Jindee Local Structure Plan No. 84 dated January 2013 submitted by Roberts Day on behalf of Westminster Estates Property Limited and included as Attachment 2 is **SATISFACTORY**, subject to the modifications specified in Attachment 3 and Attachment 4, and any necessary consequential modifications being made to the satisfaction of the Director Planning and Sustainability;
2. **REFERS** the modified draft Jindee Local Structure Plan No. 84 (excluding Schedule 1 - the Jindee Design Code) to the Western Australian Planning Commission for its adoption and certification in accordance with Clause 9.6.1 of the City of Wanneroo District Planning Scheme No. 2;
3. Pursuant to Clause 9.6.5 of the City of Wanneroo District Planning Scheme No. 2, **ADOPTS** the modified Jindee Local Structure Plan No. 84 and **AUTHORISES** the Mayor and Chief Executive Officer to **SIGN** and **SEAL** the documents once certified by the Western Australian Planning Commission;
4. **NOTES** the Schedule of Submissions included in Attachment 3 and Attachment 4, **ENDORSES** Administration's responses to those submissions, **FORWARDS** the Schedule of Submissions to the Western Australian Planning Commission, and **ADVISES** the submitters of its decision; and



5. **ADVISES** Capricorn Village Joint Venture that Council **AGREES** in principle to forward the future contribution to be paid for Local Structure Plan No. 84 (LSP 84) in accordance with the 'Clarkson Butler District Distributor Road Contribution Arrangements', to Capricorn Village Joint Venture (CVJV) as reimbursement for its construction of Marmion Avenue in its current form, subject to the Director Planning and Sustainability being satisfied that the contribution amount (or part thereof) to be transferred to CVJV does not exceed the value of CVJV's construction of Marmion Avenue and Westminster Estates Property Limited's equitable contribution thereto.

*Attachments:*

- |  |           |         |  |
|--|-----------|---------|--|
| 1. Attachment 1 - Location Plan                      | 13/104236 |         |  |
| 2. Attachment 2 - Part 1 LSP 84 advertised version   | 13/145539 | Minuted | Attachment provided under separate cover to Elected Members. Public can access this attachment on the City's website under Planning/Schemes, Policies and Legislation/Structure Plans - Proposed |
| 3. Attachment 3 - Summary of Submissions             | 13/16595  | Minuted |  |
| 4. Attachment 4 - Table of recommended modifications | 13/26194  | Minuted |  |
| 5. Attachment 5 - Part 2 replacement pages           | 13/136752 |         |  |
| 6. Attachment 6 - Jindee Tree List                   | 13/134555 |         |  |



**Summary of external submissions**

<b>Submission No.</b>	<b>Submitter</b>	<b>Issues</b>	<b>Administration comment</b>	<b>Modification required</b>
1	Western Power	No objection.	Noted.	No modification required.
2	Department of Education	The Department emphasises that there are unresolved vehicular and pedestrian access issues relating to the school site. Resolution of these issues may require adjustment to the boundaries of the school site.	Pedestrian and vehicle access points to the school site were determined through subdivision 145827 which was approved by the Western Australian Planning Commission (WAPC) on 6 December 2012. The subdivision was designed in consultation with the Department of Education; however, if amendments to the subdivision layout are required this can be dealt with through a further subdivision amendment process which will not impact on LSP 84.	No modification required.
3	Department of Indigenous Affairs	The information has been reviewed and a search of the Department of Indigenous Affairs (DIA) Register concludes that there is one registered Aboriginal heritage place (DIA 20772 - Jindalee) as recommended by the Aboriginal Cultural Material Committee (ACMC) within the proposed development area and three other heritage places (DIA 24405 - Christmas Tree, DIA 24408 - Dunes and DIA 24409 - Dunes) that are yet to be determined by the ACMC as fitting the criteria under the Aboriginal Heritage Act 1972 (AHA).	An 'Aboriginal Heritage Summary' has been provided with LSP 84 which identifies all of the sites listed by the DIA in their submission. Three of the significant sites identified (24408, 20772 and 24409) are clearly located within Metropolitan Region Scheme (MRS) Parks and Recreation reserves which are outside of the LSP 84 area and which will be subject to separate management plans.  In relation to DIA site 24405, although the Landscape Standards	The public open space plan contained within Part 2 of the LSP (page 217) shall be updated to denote the location of DIA site 24405.

Submission No.	Submitter	Issues	Administration comment	Modification required
		Also on page 153 of the Local Structure Plan that the locations of the registered Aboriginal heritage place and the three other heritage places will be contained with land that is proposed as natural reserve. The City of Wanneroo and other developers should be aware of their requirement under the DIA's Due Diligence Guidelines.	contained within the Jindee Design Code depict a 'Common' in the location of the site, there is no commitment in Part 1 or 2 of the LSP to the protection of the site. As the WAPC will not be administering the Jindee Design Code, it is considered necessary for the site to be denoted on the public open space plan in Part of the LSP to ensure the location of the site is acknowledged during the subdivision process.	
4	Department of Water (DoW)	Section 3.2 of the Local Water Management Strategy (LWMS) should provide a breakdown of areas to be irrigated, and the amount of water required for irrigation. Turf and other areas requiring irrigation should be differentiated, and depicted on a plan.	Administration agrees that the LWMS lacks detail relating to the future irrigation of POS areas. Since Administration received this submission, the DoW has released the ' <i>North West Growth Corridor Licensing Schedule</i> ', which identifies the LSP 84 development and includes indicative irrigation figures and objectives for various development areas within the North-West Corridor. The Schedule does not contain a water allocation figure for the LSP 84 area, however, it is considered essential that the LWMS be updated to acknowledge the objectives of the Schedule. Furthermore, the City's Local Planning Policy 4.4 - Urban Water Management (LPP 4.4),	The LWMS shall be updated to be generally consistent with the requirements detailed in the Western Australian Planning Commissions ' <i>Better Urban Water Management</i> ' (2008) and the Department of Water's ' <i>The Interim: Developing a Local Water Management Strategy</i> ' (2008). In addition, the LWMS shall be updated to acknowledge that the development has been identified within the ' <i>North West Growth Corridor Licensing Schedule (DoW, 2013)</i> ', and that the detailed landscape design of POS, including irrigation, will be progressed on advice from the City of Wanneroo with the view of achieving the objectives of the

Submission No.	Submitter	Issues	Administration comment	Modification required
			requires any LWMS to be consistent with the requirements of both the WAPC's <i>'Better Urban Water Management'</i> (2008), and the DoW's <i>'The Interim: Developing a Local Water Management Strategy'</i> (2008). It is considered that additional modifications to the LWMS may be required to ensure its compliance with these two documents.	Schedule to demonstrate the long term sustainability of landscaping. As a minimum, a table shall be inserted into the LWMS of indicative irrigation requirements (establishment phase and post establishment phase) for each POS 'typology'.
5	Department of Fire and Emergency Services (FESA)	No objection.	Noted.	No modification required.
6	Main Roads			
6.1		T6 Transect Zone should be re-orientated from the north-south orientation to a east-west configuration fronting Brighton Boulevard, rather than Marmion Avenue.	The proposed north-south orientation of the T6 Zone adjacent to Marmion Avenue is consistent with the location of the 'Business' precinct identified on the DSP. Administration, therefore, considers the proposed configuration appropriate.	No modification required.
6.2		Despite previous requests from Main Roads, only minimum outcomes are set in the LSP (minimum of 1305 dwellings and minimum average density of 22 dwellings per site hectare will be achieved). In addition, the following outcomes are now put forward by the LSP:	Noted. Administration is recommending modifications to Section 7 of the Part 1 statutory provisions to include dwelling targets for each transect, and a plan providing more specific lot size ranges (including maximum sizes) for the LSP 84 area. This level of detail is equivalent to that	No further modifications required.

Submission No.	Submitter	Issues	Administration comment	Modification required
		<ul style="list-style-type: none"> <li>A3 Structure Plan - (Note 2) proposes final allocation of the residential densities shall be determined at the subdivision stage.</li> <li>Statutory Provisions - Section 8.1 states that all development shall be assessed at the DAP stage.</li> </ul> <p>Transect zones need to delineate maximum residential densities so that a development outcome can be predicted and transport network infrastructure can be adequately planned.</p>	typically provided through conventional structure planning.	
6.3		<p>For a number of traffic related safety reasons a "sufficient fence" is required at the boundary line of Marmion Avenue of suitable height at all locations where there is a likelihood that sports or leisure activities with students, animals and small children playing will interfere with the safe unhindered operation of a high speed Regional Road at capacity. It is also considered necessary to ensure pedestrians wishing to cross Marmion Avenue are directed to appropriate crossing locations.</p>	<p>Noted. This submission relates to the southernmost portion of the draft LSP 84 area which adjoins Marmion Avenue. This land (which is subject to the adopted LSP 71) was subject to subdivision application 145827 that was approved by the WAPC on 6 December 2012. Condition 20 of this subdivision approval reads as follows:</p> <p><i>"Suitable measures to prevent uncontrolled vehicular and pedestrian access to Marmion Avenue being constructed to the specifications of the City of</i></p>	No modification required.

Submission No.	Submitter	Issues	Administration comment	Modification required
			<p><i>Wanneroo in consultation with Main Roads Western Australia and to the satisfaction of the WAPC."</i></p> <p>Administration considers that the implementation of this condition will adequately satisfy Main Roads concerns relating to the interference of pedestrians and recreational activities with Marmion Avenue.</p>	
6.4		The LSP should consider the issue of a grade separated crossing on Marmion Avenue in the vicinity of Benenden Ave.	<p>Agree in part. The Butler - Jindalee District Structure Plan addressed the issue of 'Major Pedestrian Crossings' and specifies that within the wider Butler - Jindalee area pedestrians should be encouraged to cross safely at grade to encourage walkability. Therefore, it is not considered necessary for LSP 84 to address the issue of a grade separated crossing on Marmion Avenue in the vicinity of Benenden Avenue.</p> <p>Notwithstanding the above, currently LSP 84 only makes provision for an unmarked road crossing on Marmion Avenue in the vicinity of Benenden Avenue and Administration considers that this may not be adequate given the proximity of the future Jindalee Primary School to this crossing.</p>	The Local Transportation Strategy (LTS) shall be updated to consider the provision of a school crossing arrangement which can be activated for school start and finish times and inclusion of appropriate signage along Marmion Avenue.



Submission No.	Submitter	Issues	Administration comment	Modification required
6.5		<p>Traffic Assessment report modelling depicts LSP <i>minimum</i> population, dwellings and traffic. The report states it has utilised a Main Roads ROM sub area matrix and provides an update to the 2003 district traffic model which, with a 10% peak hour factor yields a two-way daily traffic forecast of 27-29,850vpd on Marmion Avenue. However, the current ROM 2031 base model, <i>without</i> inclusion of Lot 9036 land uses, forecasts midblock volumes on Marmion Avenue of 34,900vpd. Recent Butler – Brighton DSP traffic modelling undertaken for the DSP (2005) also yields volumes of 34,000 – 35,000vpd on Marmion Avenue at full build-out of the NW Corridor.</p> <p>With significantly lower district traffic modelled volumes, the LSP Traffic Assessment report SIDRA analysis indicates significant congestion at the Marmion Avenue/Brighton Bvd intersection with an overall Level of Service 'D' with excessive peak queues extending 340-420m north and south on Marmion Avenue, whilst utilising maximum cycle times.</p> <p>This supports Main Roads previous advice that this section of Marmion</p>	<p>Administration supports use of the North West Corridor Ultimate Development PM Peak Hour Traffic Model (NWC Model) data rather than Main Roads current 2031 ROM data to update the Brighton-Jindee District Traffic Model.</p> <p>The NWC model, developed by traffic engineering consultant Bruce Alubaugh with cooperation from the City, provides ultimate development traffic forecasts for the area north of Hester Avenue, south of the Two Rocks boundary, east of the coast, and west of Old Yanchep Road.</p> <p>The NWC model is based on full build out land use data (dwellings, jobs, school enrolments, and special vehicle trip generators such as train stations, district recreation sites and beach recreation nodes) based on District and Local Structure Plans, and full build out road network to the local distributor level.</p> <p>Furthermore, the NWC model has been used in the assessment and approval of other recent LSPs in the NW corridor, and no</p>	<p>The LTS shall be updated with information from the North West Corridor Ultimate Development PM Peak Hour Traffic Model.</p>



Submission No.	Submitter	Issues	Administration comment	Modification required
		<p>Avenue will ultimately be near midblock capacity and will be at signal capacity for a 4-Lane road. This assessment of traffic does not take into account interim staged construction of the Mitchell Freeway and likely higher short term traffic volumes that may need to be accommodated on Marmion Avenue.</p> <p>It remains Main Roads opinion that it would be prudent to design Marmion Avenue for 6 Lanes (<i>without</i> local service road incursions within the Marmion Avenue reservation) in the vicinity of Lot 9036.</p>	<p>requirements have been placed on those structure plans to incorporate 2031 ROM data.</p> <p>Administration does not support Main Roads' request for the traffic modelling to take into account the potentially higher short term traffic volumes on Marmion Avenue as a result of the interim staged construction of the Mitchell Freeway. However, Administration does consider it necessary for LSP 84 to be updated to address the long term traffic generation of Lot 9036 and its impact on and from the immediate surrounding network.</p> <p>Administration considers it more appropriate for Main Roads to consider the short term and longer term impact of the Mitchell Freeway construction (and other regional transport infrastructure upgrades) on the North West Sub-region in its next review of the 2031 ROM based model. A regional assessment of the short term and longer term impact of the Mitchell Freeway construction can inform future district and local traffic modelling for areas that are yet to</p>	

Submission No.	Submitter	Issues	Administration comment	Modification required
			be structure planned. This will ensure future road reserves and infrastructure upgrades are aligned to robust and sound long term requirements.	
6.6		The statutory provisions of LSP 84 indicate that local service roads may be provided within the Marmion Avenue reservation, if required. Access road incursions are also shown in the “indicative layout” of the Jindalee Primary School Agreed Local Structure Plan No. 71. Main Roads has previously objected to Marmion Avenue local service road incursions in its response to Council in relation to the Smart Growth rezoning and LSP 71. Any access road incursion in the vicinity of Lot 9036 will likely preclude the ability to widen Marmion Avenue to 6 Lanes in the future whilst also providing headlight screening, a Dual Use Path, appropriate bus bays and clear zones to the northbound carriageway of Marmion Avenue.	<p>Noted. Pages 101 and 102 of the Jindee Design Code detail thoroughfare standards for the northern and southern lengths of Marmion Avenue adjacent to the LSP 84 area. Page 102 includes a provision which allows for service roads to be provided in the verge of Marmion Avenue.</p> <p>Part 1 of LSP 84 specifically identifies that the statutory provisions contained within LSP 84 (including the Jindee Design Code) relate only to the land contained within the inner edge of the LSP 84 boundary. Administration, therefore, does not support the inclusion of design standards relating to Marmion Avenue which is outside of the LSP 84 boundary. It is considered appropriate for both page 101 and 102 to be deleted from LSP 84.</p> <p>Notwithstanding the above, the location of the access road for the Jindee school site, which is</p>	Pages 101 and 102 of LSP 84 relating to 'Avenue 1C' and 'Avenue 1D' shall be deleted along with all other references to 'Avenue 1C' and 'Avenue 1D'.

Submission No.	Submitter	Issues	Administration comment	Modification required
			depicted on LSP 71 within the Marmion Avenue road reserve, was approved by the WAPC on 6 December 2012 through subdivision 145827. The statutory provisions of LSP 84 do not override this subdivision approval.	
6.7		<p>Main Roads previously requested SIDRA analysis be undertaken for all major signalised and un-signalised intersections accessing Marmion Avenue in their response to the Lot 9036 Smart Growth rezoning. However, the LSP Traffic Assessment provides SIDRA analysis results for the Marmion Avenue/Brighton Bvd intersection only.</p> <p>Main Roads notes significantly high modelled traffic volumes on un-signalised roads accessing Marmion Avenue that may likely warrant signalisation. Main Roads Marmion Avenue access advice is as follows:</p> <ul style="list-style-type: none"> <li>Westside – 150m north of Brighton Bvd - Main Roads supports complete removal of the LILO due to the close proximity of adjacent signals 150m to the south.</li> </ul>	<p>Agree in part. The location and types of intersections depicted on LSP 84 are consistent with the City's Local Planning Policy 3.8 - Marmion Avenue Arterial Road Access (LPP 3.8). LPP 3.8 was adopted by the City on 7 February 2012 and has formed the basis of the City's decisions relating to intersections accessing Marmion Avenue since this time. Therefore, Administration considers the location and types of intersections accessing Marmion Avenue to be acceptable.</p> <p>LSP 84 depicts four full movement intersections with Marmion Avenue.</p> <ul style="list-style-type: none"> <li>The southernmost intersection (Westside - 240m north of Kingsbridge Bvd) has already been constructed as part of the subdivision and development process for Lot 12 Marmion Avenue. The intersection</li> </ul>	<p>Plan 1 and the LTS shall be updated to depict the northernmost intersection with Marmion Avenue as a 'left in - left out' intersection. A notation on Plan 1 and the LTS shall clarify that the intersection is 'left in-left-out' unless adequate SIDRA analysis is provided to support the intersection being a full movement intersection.</p>

Submission No.	Submitter	Issues	Administration comment	Modification required
		<ul style="list-style-type: none"> <li>Marmion Avenue/Brighton Bvd – Main Roads supports provision for a 6 Lane traffic signal installation with appropriate reservation truncations to suit left and right turning pockets on Marmion Avenue.</li> <li>Westside – 150m south of Brighton Bvd - Main Roads supports complete removal of the LILLO due to the close proximity of adjacent signals 150m to the north.</li> </ul> <p>In the absence of LSP No 84 Traffic Assessment report SIDRA intersection analysis:</p> <ul style="list-style-type: none"> <li>Westside – 400m north of Brighton Bvd - Main Roads supports a LILLO.</li> <li>Westside – 300m south of Brighton Bvd – Main Roads supports a LILLO.</li> <li>Westside – 240m north of Kingsbridge Bvd - Main Roads supports a LILLO.</li> </ul> <p>With revised access arrangements as</p>	<p>immediately to the north of the Jindalee Primary school site (Westside – 300m south of Brighton Bvd) has already been approved through WAPC subdivision 145827. Therefore, Administration does not consider it appropriate to request any additional SIDRA intersection analysis for these two intersections, or to consider widening of the Jindee Main Street Bvd (as the access arrangements of these intersections are not proposed to change).</p> <ul style="list-style-type: none"> <li>The applicant has provided SIDRA analysis to support the full movement intersection at Marmion Ave/Butler Bvd. Administration does not support the provision of a 6 lane traffic signal installation at this intersection. Administration considers it more appropriate that Main Roads investigates the long term role of Marmion Avenue (in its entirety) as part of more detailed strategic transport planning and modelling. This work can better inform the planning, design and construction of Marmion Avenue</li> </ul>	

Submission No.	Submitter	Issues	Administration comment	Modification required
		<p>detailed above, it is possible that the proposed 24m road reservation width of the Jindee Main Street Bvd will need to be revised to accommodate higher traffic volumes, increased turning movements and turning pocket lengths at the Marmion Avenue/Brighton Bvd intersection.</p>	<p>as part of future structure planning, subdivision and development.</p> <ul style="list-style-type: none"> <li>Administration supports Main Roads request for a SIDRA intersection analysis of the northernmost full movement intersection (Westside – 400m north of Brighton Bvd) as currently no such analysis has been provided to the City.</li> </ul> <p>Furthermore, Administration does not support removal of the two LILLO intersections (West side 150m north and south of Brighton Bvd) as they are consistent with LPP 3.8.</p>	
6.8		<p>Access to and from T6 commercial areas shall be gained from within the local road network. Full control of access shall be enforced along the western boundary of Marmion Avenue. No vehicle access shall be permitted to or from the Marmion Avenue reservation from adjacent structure plan roads. This shall be noted on the deposited plan in accordance with s150 of the Planning and Development Act 2005 as a restrictive covenant for the benefit of the City at the expense of the applicant.</p>	<p>Disagree. The locations of the 'left-in left-out' intersections accessing the commercial area along Marmion Avenue are consistent with LPP 3.8 and are, therefore, considered acceptable. These access points to future commercial development are expected to assist in reducing traffic speed, are adequately separated from signalised intersections and will distribute traffic volumes more evenly, rather than concentrating traffic around one or two intersections.</p>	No modification required.
6.9		<p>Main Roads requires that no</p>	<p>Agreed. The City has standard</p>	No Modification required.

Submission No.	Submitter	Issues	Administration comment	Modification required
		earthworks encroach onto the Marmion Avenue reservation and ground levels within the Marmion Avenue reservation shall remain as existing. These comments include private earthwork infrastructure such as retaining walls.	conditions relating to this issue which will be recommended to the WAPC during the subdivision stage of development.	
6.10		Awnings, Arcades and Galleries shall not encroach within the Marmion Avenue reservation.	Agree, the Marmion Avenue Road reservation is outside of the LSP 84 boundary.	The Urban Standards within the Jindee Design Code relating to the T6 zone adjacent to Marmion Avenue shall be updated to include a provision to ensure that no aspects of the built form will encroach onto the Marmion Avenue road reserve.
6.11		A revised updated robust Traffic Impact Assessment (TIA) shall be undertaken that includes Main Roads Regional Operations Model (ROM) modelling and SIDRA analysis for all major signalised and un-signalised intersections accessing Marmion Avenue. The TIA will need to include a zone of influence for modelling the impacts of higher densities extending at least 1Km outside of Lot 9036 boundaries to identify potential deficiencies in the road network and to determine future infrastructure upgrade and modification requirements. It is important that the	Refer 6.5 and 6.7 above	Refer 6.5 and 6.7 above.

Submission No.	Submitter	Issues	Administration comment	Modification required
		analysis should utilise adjusted ROM modelled traffic volumes at full build-out plus 10 years in accordance with the WAPC policy <i>“Transport Assessment Guidelines for Developments” – Section 8.8.</i>		
6.12		A transport noise assessment has not been provided to Main Roads for the assessment of LSP No 84. The applicant will need to undertake a transport noise assessment in accordance with WAPC State Planning Policy 5.4 <i>“Road and Rail Transport Noise and Freight Considerations in Land Use Planning”</i> .	<p>Administration acknowledges that SPP 5.4 requires a noise assessment to be carried out as early as practicable in the planning process. In this instance, Administration considers that the subdivision application stage is adequate for the approval of a Noise Management Plan as the recommendations of the assessment will be able to inform the subdivision design. In addition, any noise attenuation requirements relating to the subdivision design will be carried through to the corresponding Detailed Area Plan.</p> <p>Currently, Table 7 of LSP 84 states that a 'Noise Assessment' will be approved at the LSP approval stage. However, in accordance with the above comments, Administration considers a Noise Management Plan at the subdivision application stage to be more appropriate.</p>	Table 7 of Part 1 shall be updated to replace references to a 'Noise Assessment' with a 'Noise Management Plan'. The approval stage for this document shall be the subdivision (application) stage and the approval authorities shall be the City (on the advice of the former Department of Environment and Conservation, now Department of Environmental Regulation and Main Roads).
7	The Department	The Department understands that	Noted.	No modification required.

Submission No.	Submitter	Issues	Administration comment	Modification required
	of Transport	Main Roads Western Australia has raised a number of concerns with the City and the Department encourages the City to resolve these issues.		
8	The Water Corporation	The Water Corporation's planning is based on the Residential Design Codes (R-Codes), and the Water Corporation requires the number of expected residences within areas of determine the demand for water and the expected waste water discharge. LSP 84 should provide an R-Code equivalent to the Transect Zone Descriptions.	Administration acknowledges that it is difficult for the proponent to determine the maximum number of residences which will ultimately be developed within each Transect Zone. However, it is considered reasonable and appropriate for the proponent to provide estimates to assist the Water Corporation in its forward planning.	Part 2 of the LSP shall be updated to include an estimate of the maximum dwelling yields for each Transect zone within the LSP 84 area.
9	CLE Town Planning and Design on Behalf of Satterley Property Group and the Department of Housing	<p>Part 2 of LSP 84 discusses in considerable length that in order to successfully develop and achieve the objectives of the estate, a significant increase to the 'retail/commercial' floorspace will be necessary at some future time. The projected increase to the floor space is identified within the report as being:</p> <ul style="list-style-type: none"> <li>• 4000m<sup>2</sup> for the coastal village centre central node (an increase of 1000m<sup>2</sup> from that identified in the Butler-Jindalee District Structure Plan (DSP);</li> <li>• 1000m<sup>2</sup> in the central node; and</li> <li>• 18,500m<sup>2</sup> along the Marmion</li> </ul>	<p>Under Amendment 115 to DPS 2, proposed Schedule 16 sets a maximum NLA for Jindee of 3000m<sup>2</sup>, however, states that this NLA may be increased subject to the approval of the City and the WAPC following a retail needs assessment study being carried out. This 3000m<sup>2</sup> limit refers only to Planning Land Use Category 5 - Shop Retail (PLUC 5) floor space. There is no floor space limits for other forms of retail outside of this category.</p> <p>At current, because Table 1 of Part 2 does not differentiate PLUC 5 from the other various forms of retail which are proposed, it would</p>	Pages 208 and 209 of Part 2 shall be replaced with the revised version of pages 208 and 209 included as Appendix 1 to this Table.



Submission No.	Submitter	Issues	Administration comment	Modification required
		<p>Avenue T6 Precinct.</p> <p>This last figure being significant considering that the Butler District Centre itself has a floorspace of 22,500m<sup>2</sup>.</p> <p>The hierarchy and floor space for the LSP 84 area was determined through comprehensive retail modelling and land use planning carried out over the wider Butler-Jindalee locality, has been adopted by Council and has been accepted and complied with by all developments on surrounding landholdings.</p> <p>It is considered that discussions within Part 2 relating to the increase in retail floor space to this level go well beyond simply providing some additional local residential conveniences. It appears to completely dismiss all retail modelling and land use planning for the area, ignores the long established centre hierarchy in the area and will only have a detrimental impact on the establishment of the Butler District Centre. It is requested that LSP 84 be amended to comply with the established floor space allocation for the area.</p>	<p>seem that the maximum NLA set by Amendment 115 to DPS 2 is being far exceeded. This is not the intention of the applicant who has confirmed that only 3000m<sup>2</sup> of PLUC 5 Shop Retail is currently being sought through LSP 84, with an additional 1000m<sup>2</sup> NLA being projected for the future, and subject to the approval of the City and the WAPC as outlined above.</p> <p>Based on the above, Administration considers the proposed floor space figures to be reasonable, and not likely to have a detrimental impact on surrounding activity centres. It is, however, considered necessary for the Pages 208 and 209 of Part 2 to be updated to clearly differentiate between PLUC 5 Shop Retail and the other forms of retail. In addition, Part 2 should provide some additional information regarding the compliance of LSP 84 with the maximum NLA figures set out within draft amendment 115 to DPS 2.</p>	

Submission No.	Submitter	Issues	Administration comment	Modification required
10	Department of Fire and Emergency Services UXO Office	No Objection.	Noted.	No modification required.

### Schedule of Modifications

Modification No.	Recommended modification	Administration justification
<b>LSP map</b>		
1.	The LSP map shall be labelled as 'Plan 1'.	The LSP map is referred to as 'Plan 1' throughout the Part 1 text and therefore should be labelled as such.
2.	The LSP map shall be updated to apply a Transect zone to all thoroughfare areas within the LSP boundaries which are currently depicted without a Transect zone.	Currently the Part 1 plan shows blank (white) areas depicting the 'Primary Movement Network' which do not have an associated Transect zone. Administration requires all non reserved land to be part of a Transect in order to inform the development of this land, particularly where minor realignment of roads is proposed to occur through the subdivision process.
3.	The legend shall be updated to omit Note No. 2.	This note appears to undermine the purpose of the LSP map which seeks to apply Transects and residential densities to the LSP area.
4.	The LSP map shall be updated to delete the small areas of T3 and T4 adjacent to Strategic Open Space sites 3 and 5 respectively.	Editorial modification - the overlay of the Strategic Open Space Sites on the LSP map is slightly inaccurate.
5.	The legal description of the land should read: <i>"Jindee Local Structure Plan Lot 9036 &amp; Portion of Lot 3054 Marmion Avenue, Jindalee City of Wanneroo."</i>	Editorial modification. The LSP 84 area falls within the wider Jindalee area.
6.	Replace "facter" with "factor" in Note No.3	Minor typographical error.
7.	The northern portion of the LSP plan (and all other plans throughout the entire LSP) shall be updated to depict and demonstrate an amended design which ensures road connection locations to Lot 9 Marmion Avenue, Jindalee are consistent with any existing approved plan of subdivision over that land.	Subdivision approval for Lot 9 Marmion Avenue, Jindalee was granted by the WAPC under WAPC subdivision reference 145521 and 147564. The road connections as depicted on Plan 1 do not align with the location of roads on Lot 9, as approved through WAPC subdivision reference 145521 and 147564.

8.	Include reference to the Strategic Open Space numbering within the Plan 1 legend.	Inclusion of reference to Strategic Open Space numbering in the Plan 1 legend will improve plan legibility.
<b>Part 1 -Statutory Provisions</b>		
9.	The term 'Council' shall be replaced with the term 'City of Wanneroo' throughout Part 1 (including the Jindee Design Code).	Editorial modification.
10.	The term 'Development Approval' shall be replaced with the term 'Planning Approval' throughout Part 1 (including the Jindee Design Code).	Editorial modification – District Planning Scheme No. 2 refers to 'Planning Approval'.
11.	The term 'DPS 2' shall be replaced with 'the Scheme' throughout Part 1 (including the Jindee Design Code).	District Planning Scheme No. 2 is currently under review and is likely to be replaced by Local Planning Scheme No. 3.
12.	Part 1 shall be updated to include a provision which states contributions are payable in accordance with the <i>'Clarkson Butler District Distributor Road (DDR) Infrastructure Developer Contribution Arrangements as defined by Part 11 and Schedule 10 of District Planning Scheme No.2'</i> .	LSP 84 makes no reference to the existing scheme provisions in relation to 'Clarkson Butler DDR Infrastructure Developer Contribution Arrangements' as defined by Part 11 and Schedule 10 of DPS 2. The obligation within Cell 1 relates to the dedication and construction of Marmion Avenue, the western end of Lukin Drive and the construction of four pedestrian crossings (currently unconstructed).
13.	Clause 5.1 (c) shall be updated to read as follows: <i>"Part 2 of this Structure Plan and the Technical Reports (Part 3) should be used as a reference guide to assist in the interpretation of the statutory provisions contained in Part 1."</i>	This wording is more consistent with the standard wording the City has approved in other Structure Plans.
14.	The definition for 'Bed and Breakfast' shall be deleted from Table 1.	The DPS 2 definition adequately captures the intent of the proposed varied definition.
15.	The definition for 'Civic Building' shall be updated in Table 1, to insert a comma after the word 'designed'. Additionally the definition shall omit the words <i>"or for a use approved by the City of Wanneroo"</i> .	The current definition would suggest that the City has full discretion to determine what is and is not a 'Civic Building'. The definition must remain specific to avoid this type of interpretive wording.

16.	The definition of 'Convenience Store' shall be deleted from Table 1	The DPS 2 definition is identical with the exception of limiting size to a maximum of 300m <sup>2</sup> gross leasable area. The size limitation is considered necessary to differentiate the use from a shop/supermarket and to ensure such 'convenience' retail uses are an appropriate size, particularly as these are typically co-located with a service station.
17.	A new definition for 'Hire Service ' shall be included in Table 1 as a varied DPS 2 definition to identify the use as " <i>land and buildings used for the hire of goods and equipment of a bulky nature including machinery and mechanical equipment and may include the display of bulky goods and equipment</i> ".	This modification will clarify the difference between retail hire services of smaller items included within the 'retail' definition, and industrial/bulky goods type hire services included in the 'Hire Service' definition.
18.	The definition of 'Mast or Antenna' shall be deleted from Table 1	The DPS 2 definition of 'Mast or Antenna' adequately captures the intent of the proposed varied definition.
19.	The definition of 'Reception Centre' shall be updated in Table 1 to replace the term 'business purposes' with the term 'seminar purposes'.	The term 'business purposes' is considered too ambiguous for the intended use and could see an argument put forward for many types of 'business' uses which are outside of the intended scope of this land use.
20.	The definition of 'Restaurant' shall be deleted from Table 1	The DPS 2 definition of 'Restaurant' adequately captures the intent of the proposed varied definition.
21.	The varied definition of 'Telecommunications Infrastructure' shall be replaced in Table 1 with an alternative definition that only varies the DPS 2 definition through the inclusion of 'satellite dishes associated with towers'.	Without significantly varying the DPS 2 definition, the proposed alternative definition meets the objective of the developer to control the location of satellite dishes associated with "Telecommunications Infrastructure".
22.	The reference to 'adverse impact in general' shall be deleted from the definitions of 'artisan studio' and 'cottage industry' in Table 2.	The term 'adverse impact in general' is only defined within the definitions for the Jindree Design Code and not within the Part 1 provisions. It is undesirable to include such an interpretive phrase within Part 1 which is not clarified through a corresponding definition.
23.	The definition of 'Civic Structure' shall be updated in Table 2 to replace the term 'Civic Reserve' with the term 'Civic Space'.	Editorial modification - the term 'Civic Space' is a general term throughout LSP 84 to describe various

		forms of public space.
24.	The definition of 'Inn', shall be updated in Table 2 to clarify the term "short term lodging" and make similar reference to length of stay as used for 'Short Term Accommodation'.	Editorial modification - the term is ambiguous and needs to be defined.
25.	The definition of 'Kiosk' shall be updated in Table 2 to specify that a 'Kiosk' is open on <i>at least</i> one side.	Editorial modification - the current wording would suggest that a structure open on more than one side is not able to qualify as a 'Kiosk'.
26.	The definition of 'Laboratory Facility' shall be updated in Table 2 to insert a comma after the word 'land'.	Editorial modification.
27.	The definition of 'Museum' shall be deleted from Table 2 and the Jindee Design Code definitions.	A 'Museum' is captured by the DPS 2 land use definition of 'Public Exhibition Facility'.
28.	The definition of 'Retail' should be updated in Table 2 and the Jindee Design Code definitions, to omit reference to 'Neighbourhood Retail'.	'Neighbourhood Retail' is a use class of its own with different land use permissibility's to 'Retail' and should not be used as a point of reference in the definition of 'Retail'.
29.	The definition of 'Specialised Retail' shall be amended in Table 2 and the Jindee Design Code to read as follows: <i>"Big box retail and enclosed shopping malls usually served by parking areas adjacent to and/or surrounding the development".</i>	The current definition implies that onsite car parking is not required for 'Specialised Retail'. Additionally, the definition requires parking to surround the development when this may not be necessary or possible.
30.	The definition for 'Serviced Accommodation' shall be deleted from Table 2 and the Jindee Design Code.	The definition for 'Short Term Accommodation' includes 'Serviced Accommodation' and has the same permissibility's outlined in Table 6 of LSP 84.
31.	The definition for 'Short Term Accommodation' shall be modified in Table 2 and the Jindee Design Code to exclude reference to 'Youth Hostels'.	A 'Youth Hostel' is defined separately within the Jindee Design Code and has its own land use permissibility's which are different to 'Short Term Accommodation'. For this reason it is appropriate to exclude the term 'Youth Hostel' from the definition of 'Short Term Accommodation'.
32.	Section 6 shall be updated to include a new sub-section that includes a brief summary of the objectives and purposes of each Transect zone.	Clause 8.3 refers to determining the consistency of a proposed use against the objectives and purposes of each transect. Section 6 of Part 1 statutory provisions introduces the transect zones and is therefore the most

		appropriate place for this information to be contained.
33.	<p>Section 7 shall be updated to include an additional three plans ('Plan 2, Plan 3 and Plan 4') which depict design elements contained within the Jindee Design Code that are relevant to the subdivision design process, as outlined below:</p> <ul style="list-style-type: none"> <li>• Plan 2 – Lot size ranges;</li> <li>• Plan 3 – Thoroughfares including minimum reserve width, special design areas; and</li> <li>• Plan 4 – Public Open Space (sites which contribute towards the 10% requirement).</li> </ul>	<p>The Western Australian Planning Commission (WAPC) will not be adopting or administering the Jindee Design Code and will be assessing applications for subdivision against the Part 1 statutory provisions only. The City will make recommendations on subdivision applications based on the Part 1 statutory provisions and the Jindee Design Code. Accordingly, it is important that certain elements of the Jindee Design Code which relate to subdivision control are contained within the Part 1 statutory provisions. This will ensure that matters relating to subdivision control within the Jindee Design Code, which are considered by the City during its subdivision assessment, are also given due regard by the WAPC during its subdivision assessment.</p>
34.	<p>Section 7 shall be updated the read as follows:</p> <p><b>"Subdivision Compliance</b></p> <p><i>7.1 Subdivision of land shall be in accordance with Plan 1 of the LSP.</i></p> <p><i>7.2 In making a recommendation to the WAPC on a referred subdivision application for land located within the LSP 84 area, the City shall have regard to the relevant requirements of Part 1, including the requirements of the Jindee Design Code contained within Schedule 1 of Part 1.</i></p> <p><b>Dwelling Targets</b></p> <p><i>7.3 The LSP is to achieve a minimum of 1,305 dwellings within the LSP area.</i></p> <p><i>7.4 Subdivision of the LSP area is to achieve a minimum average density of 22 dwellings per site hectare across the LSP area.</i></p>	<p>As Administration is recommending the inclusion of the three plans outlined in Modification 33 above, it is essential that Section 7 is updated to make reference to these plans and their function for the subdivision assessment process. It is also important to clarify that the City shall have regard to the Jindee Design Code in addition to the Part 1 statutory provisions.</p> <p>Further to this, it has been recommended that Section 7 exclude all references to the 'Subdivision Control Plan'. The Subdivision Control Plan was proposed to be lodged with each subdivision application and will indicate the lot size applicable to each lot within the subdivision and any lot(s) which may be subject to re-subdivision. Furthermore, it is proposed that when approved, the Subdivision Control Plan will form part of the Part 1 statutory provisions and used for determination of future subdivision applications.</p>

	<p><b>Density Control</b></p> <p><i>7.5 Plan 2 defines the lot size ranges that apply within the LSP area. The size of freehold and survey-strata lots created within the LSP area shall be consistent with these lot size ranges.</i></p> <p><b>Thoroughfare Reserves</b></p> <p><i>7.6 Plan 3 identifies the minimum reserve widths and special design areas for the thoroughfare network within the LSP area. The thoroughfare network approved at the time of subdivision shall be generally consistent with Plan 3.</i></p> <p><b>Public Open Space</b></p> <p><i>7.7 The provision of a minimum of 10% public open space shall be provided in accordance with the WAPC's Liveable Neighbourhoods. Public open space is to be provided generally in accordance with Table 4 and Plan 4, with an updated public open space schedule to be provided at the time of subdivision for determination by the WAPC, upon the advice of the City of Wanneroo."</i></p>	<p>Essentially, the existence of the Subdivision Control Plan would provide any would be developer the means to vary residential densities, without requiring a formal Structure Plan amendment. Administration does not consider it acceptable for any document lodged at the subdivision application stage to circumvent the Structure Plan amendment process. Furthermore, the existence of the Subdivision Control Plan is considered to be superfluous in light of Administrations recommended modification to insert an additional plan into the Part 1 statutory provisions which identifies lot sizes ranges within each Transect zone.</p>
35.	<p>In addition to the revised wording for section 7 outlined in modification 34 above, section 7 shall be updated to include dwelling targets for each Transect zone.</p>	<p>LSP 84 differs from a conventional structure plan as the lot ranges within each transect are very broad. In the absence of conventional (narrower) lot ranges, dwelling targets will provide a standard for the intended density of development within each Transect.</p>
36.	<p>Table 4 shall be deleted.</p>	<p>As per Modification 33 above, Administration is recommending a modification to include a new 'Plan 2' into Part 1 of the LSP. Plan 2 will outline the lot size ranges for the LSP area which subdivision must comply with. These lot size ranges do not correlate to the locations of each Transect zone, therefore, it is considered that the inclusion of Table 4 adds a level of</p>



		confusion to the LSP.
37.	Table 5 shall be updated to include a 'conservation' notation beside any public open space sites which are proposed to be partially or entirely conservation.	Several of the strategic public open space sites depicted on the LSP 84 plan are intended to function as conservation open space. It is important to specify this within Part 1 of LSP 84, to ensure that these sites are considered appropriately at the subdivision stage of development.
38.	Clause 8.3 shall be updated to remove sub-clause (a).	This subclause is not necessary as it is covered by the content of sub-clause (b).
39.	Clause 8.3 (b) and (c) shall be updated to clarify that the objectives and purposes for the Transect zones are outlined within section 6.	Clause 8.3 (b) outlines that the procedure for dealing with uses not specifically mentioned in Table 6, requires determining whether the proposed use is consistent with the objectives and purposes of the particular Transect zone. Such objectives and purposes should therefore be clarified within the document.
40.	Clause 8.3 (c) shall be updated to replace the term 'zone' with the term 'Transect'.	Editorial modification.
41.	Table 6 shall be updated to replace the land use 'Hotel/Resort' with the land use 'Hotel'.	This current term is not consistent with DPS 2 which refers to a 'Hotel' only.
42.	Table 6 shall be updated to reflect the land use 'Inn' as an 'X' use within the T2 transect zone.	The use 'Inn' is considered incompatible with the intended character and amenity of the T2 transect zone.
43.	Table 6 shall be updated to reflect the land use 'Neighbourhood Retail' as a 'P' use in T5 and T6 transect zones.	To avoid 'Neighbourhood Retail' being refused in a T5 or T6 transect, the use should be permitted. There would be no detrimental impact if 'Neighbourhood Retail' is located in a T5 or T6 transect zone.
44.	Table 6 shall be updated to remove all reference to the land use 'Serviced Apartment'.	There is no corresponding land use definition for 'Serviced Apartment' in DPS 2 or LSP 84.
45.	Table 6 shall be updated to remove all reference to the term 'museum'.	The definition of 'Museum' will be deleted from LSP 84 and captured through the DPS 2 definition for 'Public Exhibition Facility'.
46.	Table 6 shall be updated to reflect the land use 'Office' as an 'X'	An 'Office' land use is not consistent with the intent of

	use in the T2 transect zone.	the T2 transect zone.
47.	Table 6 shall be updated so the land use 'Club' is replaced with 'Club (non-residential)'.	This terminology is consistent with DPS 2.
48.	Table 6 shall be updated to reflect the land use 'Betting Agency' as an 'X' use in the T4 transect zone.	This land use is not considered appropriate in predominantly residential areas such as the T4 transect zone.
49.	Table 6 shall be updated to reflect the land use 'Liquor Store' land use as an 'X' use in the T4 transect zone.	This land use is not considered appropriate in predominantly residential areas such as the T4 transect zone.
50.	Table 6 shall be updated to reflect the land use 'Hire Service' as an 'X' use in the T4 and T5 transect zone.	The industrial hire of bulky items including machines and mechanical equipment' is not considered appropriate within the predominantly residential T4 and T5 transect zones.
51.	The notation on the bottom of Table 6 shall be updated to read as follows: <i>"R = Reserve (reserves for public recreation which are vested in the Crown and managed by the City of Wanneroo). Uses within any local public open space which fall within a Transect Zone shall be determined in accordance with 'R' permissibility's outlined above and not against the land use permissibility's for the corresponding Transect Zone."</i>	The intent of the 'R' column in Table 6 is to apply separate land use permissibility's to POS. Currently, the text beneath Table 6 reads as follows: <i>"R = Reserve (local reserve vested in CoW). Local reserve locations determined at subdivision stage."</i> This wording does not clearly specify where and how these land use permissibility's should be applied.
52.	Table 6 - all 'P' uses within the 'R' column shall be updated to be 'D' uses.	This approach is consistent with DPS 2 and allows the City discretion when determining an application within a reserve.
53.	Clause 9.4 shall be updated to include a provision which states: <i>"any noise mitigation measures recommended in accordance with the Noise Management Plan undertaken in accordance with State Planning Policy 5.4 shall be incorporated at DAP stage."</i>	Administration is recommending that Table 7 be updated to require a Noise Management Plan to be approved at the subdivision application stage where new development lots are created within 300m of Marmion Avenue. It is considered necessary that the recommendations contained within the Noise Management Plan are incorporated into any applicable Detailed Area Plan/s for the subdivision area.

54.	Sub-clause 10.4 shall be updated to replace "28 days" with "60 days".	DPS 2 allows 60 days for the consideration of a Structure Plan amendment including minor amendments. This timeframe should be maintained as it is not feasible for Administration to deal with amendments in a lesser timeframe.
55.	Sub-clause 10.6 - shall be updated to remove grammatical errors.	Editorial modification.
56.	Table 7 shall be updated to include a requirement for the preparation of an 'Aboriginal Heritage Management Plan' which is to be approved by the City of Wanneroo (on the advice of the Department of Indigenous Affairs) prior to commencement of subdivisional works.	The applicant has provided an 'Aboriginal Heritage Summary' as a technical report to LSP 84. A recommendation of this report is that a 'Aboriginal Heritage Management Plan' is prepared to address several issues such as the process by which any cultural artefacts will be dealt with if discovered within the development site. The preparation of this management plan is also a standard requirement within other Structure Plans which have recently been adopted by the City.
57.	Table 7 shall be updated to include a requirement for the preparation of a 'Landscape and Drainage Management Plan' which is to be approved by the City of Wanneroo prior to the commencement of subdivisional works.	A Landscape and Drainage Management Plan is considered essential to ensure the extent and form of landscaping delivered adequately reflects the intent of LSP 84, and that management and maintenance proposed for POS/drainage areas is supported by the City prior to works within those areas being undertaken.
58.	<p>Table 7 shall be updated to delete reference to an 'Environmental Management Plan', and replace this reference with:</p> <ul style="list-style-type: none"> <li>• A 'Flora and Fauna Management Plan' to be submitted to and approved by the City of Wanneroo (on the advice of the Department of Environment and Conservation (DEC)) prior to the commencement of subdivisional works; and</li> <li>• A 'Conservation Management Plan' to be approved by the City of Wanneroo (on the advice of the DEC) prior to subdivision clearance.</li> </ul>	The proposed 'Environmental Management Plan' is intended to function as both a 'Flora and Fauna Management Plan' and a 'Conservation Management Plan'. Administration considers it necessary for these two documents to be prepared separately because they relate to separate issues and are required to be assessed at different stages of the subdivision process.

59.	Table 7 shall be updated to require the Noise Assessment and Noise Management Plan to be submitted with the first subdivision application which proposes the creation of any new development lots within 300m of Marmion Avenue.	Administration acknowledges that SPP 5.4 requires a noise assessment to be carried out as early as practicable in the planning process. In this instance, Administration considers that the submission and approval of a Noise Management Plan at the time of application for the first subdivision which proposes any new development lots within 300m of Marmion Avenue to be adequate as any noise attenuation requirements relating to the subdivision design will be carried through to the corresponding Detailed Area Plan.
60.	Table 7 shall be updated to require the preparation and approval of an Asset Management Plan at the subdivision clearance stage.	An Asset Management Plan is required to holistically consider maintenance costs and funding sources for ongoing management/maintenance of the public realm/assets.
<b>Schedule 1 to Part 1 - Jindee Design Code.</b>		
<b>General</b>		
61.	The Jindee Design Code shall be updated so that open space areas are referred to correctly, and so that the terminology used when referencing open spaces is consistent and not used interchangeably. In particular, the term 'Civic Reserve' shall be removed. In general, the term 'Civic Space' may be used as a generic term to describe all open space areas which are depicted on the page 153 plan for the purpose of applying a 'Civic Space' landscaping typology to each site. The term 'Public Open Space' shall only be used to describe those public spaces which will ultimately be reserved for public recreation through the subdivision process. Generally, these public open spaces will also contribute to Jindee's 10% required public open space.	<p>A key function of the Jindee Design Code is to apply landscaping standards or 'civic space typologies' to open spaces within the LSP 84 area. These open spaces may be conventional 'public open spaces' in accordance with Liveable Neighbourhood Policy, pedestrian access ways or widened areas within the road reserve road. Notwithstanding that these sites may differ in their conventional form of creation, it is considered important that a single term is used to collectively refer to these sites. Therefore, the term 'civic space' should replace all other terminology currently used when generally referring to these open spaces.</p> <p>In addition to the above, it is considered important that</p>

		the Jindee Design Code only use the term 'Public Open Space' when referring to those 'civic spaces' which will ultimately be delivered as conventional 'POS' in accordance with Liveable Neighbourhoods. This differentiation is important to inform the assessment of subdivision applications.
62.	The Jindee Design Code shall be updated to omit controls relating to any land which is outside of the delineated structure plan boundary, including MRS reserves.	LSP 84 has no jurisdiction to prescribe development controls over land outside of the LSP 84 area, or land reserved under the MRS.
63.	All plans contained within the Jindee Design Code shall be updated to depict an amended design which modifies or deletes the 'Y' shaped configuration of 'Drive 5 E' and 'Road 6B' connecting to the southern lot boundary of the LSP area.	The road configuration in this location has been deemed unsafe by the City's Engineers and an alternative configuration is therefore required.
64.	All land use definitions in the Jindee Design Code shall be deleted.	Where land uses are not defined in DPS 2 or where a variation to a DPS 2 land use definition is proposed, such definitions are included in the Part 1 Statutory Provisions of the LSP. Deletion of the land use definitions in the Jindee Design Code will eliminate unnecessary repetition and will allow for definitions within the Jindee Design Code to be confined to design related terminology.
<b>Calibrated Tables and Design Approval Process</b>		
65.	Move 'Design Approval Process' section to front of the Code, prior to 'Calibrated Process' section.	Editorial modification
66.	Reference to the T1 zone shall be deleted from the Calibrated Tables.	LSP 84 does not have a T1 zone.
67.	Table 1 Transect Zone Descriptions on page 27 shall be updated to reflect the full suite of civic space and frontage types permissible for each Transect zone.	The table currently includes "typical" frontage types, however, omits some of the frontage types that are permitted. Additionally, not all of the civic space types that are permitted are referred to in the table.

68.	Table 1 Transect Zone Descriptions on page 27 shall be modified by replacing the word 'floor' with 'flex' within the T4 Building type description.	There is no 'floor building' type within the Jindee Design Code. This is an editorial modification to refer to the 'flex building' type which is a multi-family (apartment) building that may be attached to other building types.
69.	Table 3 Garage Disposition Table shall be amended to detail any special circumstances that may justify street access for the front/rear side stack (access and parking configuration) where a laneway is present.	Where a laneway is present, vehicle access via the laneway is preferable. Alternatives to this approach should be adequately justified and demonstrated.
70.	The text accompanying the garage disposition table shall include an explanation that DAPs will include controls to address streetscape amenity and provide for passive visual surveillance between dwellings and adjoining thoroughfares.	Some garage dispositions in particular the 'Front Forecourt' configuration have the potential to adversely impact on streetscape or result in reduced surveillance in the absence of appropriate design/landscaping controls. Additional text is required to ensure that DAPs address these matters.
71.	Clause 2 under the heading 'Detailed Area Plans' on page 38 shall be deleted. With the exception of reference to road reserve widths in clause 2(g), any controls listed under Clause 2 which do not appear in Clause 9.4 of Part 1 statutory provisions, may be inserted into Clause 9.4.	Editorial modification. Clause 9.4 of the Part 1 statutory provisions already contain controls which may be prescribed by a DAP and it is not considered necessary to repeat these provisions within the Design Approval Process.
72.	Clause 3 under the heading 'Detailed Area Plans' on page 38 shall be deleted.	LSP 84 provisions enable DAPs to vary certain requirements of the LSP. A DAP or amendment to a DAP that is 'not inconsistent' with the LSP provisions does not guarantee the acceptability of that DAP or DAP amendment. It is appropriate that the City retains the discretion to advertise a DAP or amendment to a DAP where it considers this to be necessary, and as provided for in Clause 9.14.4 of DPS 2.
73.	Table 13 shall be amended to delete Points 1a, 2a and 2d.	It is not considered appropriate for a DAP to allow variations to LSP 84 where those variations apply to subdivision related matters such as alignment of roads, lot layout and local open space configurations, as the City is not the authority responsible for determining applications for subdivision. It is also not appropriate for

		a DAP to vary LSP 84 in relation to the building typology plan or car parking standards, as this will add unnecessary complexity to the assessment process. This may lead to uncertainty and/or inconsistency in the decision making process for development within the LSP 84 area.
74.	Point 1b of Table 13 shall be updated to read as follows: <i>"Modifications to the recommended design elements regulated through the Control Plan."</i>	Table 13 currently allows for variations to the 'required' design elements regulated through the Control Plan. This undermines the overall intent of having 'non-negotiable' design elements within the Control Plan. It is therefore only appropriate for a DAP to be capable of varying the 'recommended' design elements regulated through the Control Plan.
75.	Point 3a of Table 13 shall be updated to specify that a DAP may only vary the design elements within the thoroughfare reserve of the thoroughfare type designated in LSP 84.	It is not appropriate for a DAP to assign a different thoroughfare type to those designated in LSP 84 as this may fetter WAPC subdivision decision making powers. It is, however, considered acceptable for the design elements within the road reserve to be varied through a DAP where adequate justification is provided.
76.	<p>The heading 'Development Approval' on page 40 shall be replaced with 'Planning Approval', as identified by recommended modification No. 10, above. The wording under this heading and for the 'Approvals Process' parts 1.0, 2.0 and 3.0 shall be replaced with the following:</p> <p><i>"An application for Planning Approval and/or a Building Permit must demonstrate that the proposed development meets the requirements of the approved DAP."</i></p> <p><i>A review and assessment process for all development is required to be undertaken by the Jindree Town Architects' Office prior to lodgement with the City to ensure development achieves the required high quality architectural and built form outcomes."</i></p>	<p>The wording in LSP 84 requiring the applicant to address the Architectural Standards and other non-statutory design provisions administered by the proponent is to be removed as it is not appropriate for an LSP to require compliance with non-statutory documents that are not administered by the City. The obligation to comply with such requirements is subject to separate agreement between the purchaser and the proponent as may be established in the contract of sales agreements between the proponent and the purchaser.</p> <p>The steps identified under the 'Approval Process' are to be modified to clarify the process for obtaining the Town Architects' Office endorsement of plans. It is</p>

	<p><i>Each application for Planning Approval and/or a Building Permit will be assessed on its merits and the approval of a particular design solution will not set a precedent for other developments.</i></p> <p><b>Approval Process</b></p> <p><i>The following steps outline the design formulation, submission and approval process required for development within the LSP 84 area.</i></p> <p><b>1.0 Obtaining Town Architects' Office Endorsement</b></p> <p>1.1 <i>Applicant presents design plans for consideration by the Jindee Town Architects' Office.</i></p> <p>1.2 <i>The Town Architects' Office assesses the plans against the relevant provisions of the agreed LSP, approved DAP and any development requirement of the proponent.</i></p> <p>1.3 <i>The Town Architects' Office provides a written response to the applicant either endorsing the design plans for lodgement with the CoW or requiring further information /plan changes.</i></p> <p>1.4 <i>If changes are required, the applicant revises the design plans and submits them to the Town Architects' Office for endorsement.</i></p> <p>1.5 <i>When steps 1.1 to 1.4 are complete, an application for Planning Approval and/or a Building Permit may be made to the City accompanied by the Town Architects' Office statement of endorsement.</i></p> <p>1.6 <i>Where an applicant is unable to secure the</i></p>	<p>desirable to retain the Town Architects' Office involvement in assessment of plans prior to lodgement with the City as this will facilitate a higher standard of plans for the City to assess and will reduce processing time. It is important, however, that the provisions in LSP 84 do not prevent consideration of a planning application where the Town Architects' Office has not endorsed the plans, especially where such refusal to endorse may be as a result of plans not complying with any separate developer administered standards. Notwithstanding this, all applications for planning approval lodged with the City will need to be submitted together with any written response/comment that has been provided by the Town Architects' Office to the applicant.</p>
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	<p><i>endorsement of the Town Architects' Office, an application for Planning Approval and/or a Building Permit may be made to the City, however such application shall be accompanied with any written response provided to the applicant by the Town Architects' Office.</i></p> <p><b>2.0 Planning/Building Permit Application Submission</b></p> <p>2.1 <i>Applications for Planning Approval and/or a Building Permit shall be submitted to the City together with the Town Architects' Office statement of endorsement or written comment.</i></p> <p>2.2 <i>In the event that the applicant wishes to make design changes to the development plans after an application has been submitted to the City, the applicant shall obtain the Town Architects' Office written endorsement or comment in relation to the plan changes and shall submit the endorsement or comment to the city with the revised plans.</i></p> <p><b>3.0 Development of Civic (Public) Spaces and Civic (Public Buildings)</b></p> <p>3.1 <i>In considering the application, the City shall have due regard to:</i></p> <ul style="list-style-type: none"> <li><i>i. The ultimate purpose intended for the public space or applicable Transect Zone;</i></li> <li><i>ii. Any recommendations of the Town Architect's Office which may be provided with the application;</i></li> <li><i>iii. The provisions of the Agreed LSP and applicable DAP; and</i></li> <li><i>iv. Policy matters that CoW considers are relevant to the application."</i></li> </ul>	
77.	<p>Numbering on the 'Setback Designations' diagram on page 41 shall be updated to ensure that it is correctly cross-referenced</p>	<p>Editorial modification - cross-referenced numbering is incorrect.</p>

	with the adjacent descriptions.	
<b>Regulating Plan Series</b>		
78.	<p>The text beneath the heading 'Transect Plan' on page 44 shall be replaced with the following text:</p> <p><i>"The Transect Plan assigns Transect zones and 'Civic Space' areas across the LSP 84 area. Development is to accord with the design controls applicable to each Transect zone, 'Civic Space' type or Thoroughfare Standard. There are 5 Transect zones within the LSP 84 area, starting from T2. The 'Civic Space' areas within the MRS Parks and Recreation reserves will have the character of the T1 Natural Reserve zone (which is not included within the LSP 84 area), with this land being largely retained in its natural state.</i></p>	Administration considers the modified text provides a more concise overview of the 'Transect Plan'.
79.	<p>The heading 'Reserves' and text contained underneath the heading on page 44 shall be replaced with the following text:</p> <p><b>"Civic Spaces</b></p> <p><i>The Transect Plan identifies 'Civic Spaces', some of which coincide with MRS 'Parks and Recreation' reserves, whilst others will be created as local 'Public Open Space' or thoroughfare reserves.</i></p> <p><i>The Landscape Standards allocate a 'Civic Space' type to many of the 'Civic Space' areas identified on the Transect Plan and establish parameters for the design of these spaces. Where 'Civic Spaces' occur within a thoroughfare reserve, the Thoroughfare Standards provide the relevant design standards".</i></p>	Administration considers it more appropriate to provide an overview of the 'Civic Spaces' in this area, as they directly relate to the Transect Plan provided on the following page. Text relating to 'Reserves' is already provided on Page 90 of the Jindee Design Code, and therefore it is considered unnecessary to duplicate this information.
80.	The words 'vested with' in the last paragraph on Page 44 shall	Editorial modification.

	be changed to 'managed by'.	
81.	The 'Transect Plan' on page 45 shall be updated to assign a Transect zone or 'Civic Space' to all land within the LSP 84 area.	This will ensure consistency with the definition of a 'Transect Plan', as introduced to DPS 2 through Amendment 115.
82.	The note underneath the legend for the 'Transect Plan' on page 45 shall be deleted.	Editorial modification.
83.	The text on page 46 describing the 'Control Plan' shall be updated to note that where more than one recommended frontage type is shown, that either one may be accepted. The text shall also note that where more than one frontage type is shown, a Detailed Area Plan may further refine the recommended frontage type to one of the two types depicted on the Control Plan.	Clarification is required to outline the assessment approach to be followed where more than one recommended frontage type is shown on the Control Plan.
84.	Sub-clause 1 on page 48 shall be updated to replace the term 'Public Open Spaces' with 'Civic Spaces'.	This clause refers to places within the public realm, which are considered 'Civic Spaces' and not just 'Public Open Space'.
85.	The Public Space Plan on Page 49 shall be renamed 'Public Open Space Plan', and shall be amended to only include areas of public open space which will ultimately be reserved for the purpose of recreation through the subdivision process. Generally these public open spaces will also contribute towards Jindee's 10% public open space requirement. In addition, the Public Space Plan shall be updated to depict a minimum of 2.1% conservation open space. A notation shall be included on Page 49 which clarifies that additional civic spaces (of various typologies) may also be provided. These civic spaces may be created within the road reserve or through other arrangements such as being created as pedestrian access ways.	This modification will ensure that those spaces which will be ultimately reserved for public recreation through the subdivision process are easily identifiable, whilst acknowledging that additional spaces in the public realm may also be provided.
<b>Urban Standards</b>		
86.	The format and content of the 'Guiding Principles' for the Urban Standards shall be updated to include clear and concise objectives which underpin the more specific design requirements.	Administration considers it necessary that the objectives are clear and concise and relate only to the specific design requirements.

87.	<p>Table 14 shall be updated to:</p> <ul style="list-style-type: none"> <li>• Show the lot coverage as a range that is consistent with the maximum lot coverage figures identified in the relevant building typologies for each Transect;</li> <li>• Include a notation to clarify that the site coverage is determined by the standard applicable to the specific building typologies which are permitted on a lot;</li> <li>• Replace the terms 'prohibited' and 'permitted' with 'X' and 'P' respectively; and</li> <li>• Change Loft House to an 'X' classification in the T4 Transect zone.</li> </ul>	<p>Clarification is required to ensure the urban standards summary table is not used to override the lot coverage requirements for individual building typologies.</p> <p>Administration considers the use of 'X' and 'P' when referring to permissibility improves legibility and is more consistent with terminology used elsewhere within LSP 84.</p> <p>A Loft House is not an included typology for the T4 Transect.</p>
88.	<p>The 'Car Parking' section on pages 53 and 54 shall be updated to:</p> <ul style="list-style-type: none"> <li>• Ensure that the text contained within the 'Car Parking – General Provisions + Standards' is not replicated within the preceding explanatory text;</li> <li>• Replace the reference to 'xx' in sub-clause 5 with the correct table number;</li> <li>• Replace the capital 'A' in 'amenity' to a lower case 'a'.</li> <li>• Group together standards and provisions which will inform a car parking strategy, and those standards and provisions which are general.</li> </ul>	<p>The current 'Car Parking' ' section is repetitive and lengthy. Administration considers it necessary to consolidate and clarify the information and standards to ensure it can be easily applied when considering applications for Detailed Area Plans and development.</p>
89.	<p>Point 9 under 'Car Parking – General Provisions + Standards' on page 54 shall be deleted.</p>	<p>The intent of existing point 9 is to signal the possible inclusion of transfer of car parking between lots as part of a future car parking strategy. Such arrangements may unnecessarily complicate parking assessment and administration at Jindee and the appropriateness of such a proposal cannot be determined at this point in time. Deletion of this part will not prevent future consideration of transfer of parking through a strategy, however, it is not considered necessary for the Jindee Design Code to pre-empt such possible inclusion. The developer views transfer rights as a longer term proposition as the coastal centre will not be developed</p>

		for many years when the project reaches maturity. As such it is considered more desirable for the City to consider the matter and any supporting justification wholly through a strategy at the time it is proposed, rather than potentially lending tacit support (however minimal) through referencing it in the LSP.
90.	Point 13 under 'Car Parking – General Provisions + Standards' on page 54 shall be modified to clarify that residential development and/or use with a parking precinct may be subject to a separate parking standard derived from the base parking standards set out in Table 15, rather than the shared parking ratio that would apply to non-residential development/use.	Parking demand for residential development/use within a parking precinct may necessitate the application of a different parking standard to that which may be applied to non-residential development through a shared parking ratio.
91.	Point 19 under 'Car Parking – General Provisions + Standards' on page 54 shall be updated to state as follows: <i>"a car parking strategy may, at the discretion of the City of Wanneroo and subject to supporting justification, identify lots where retail tenancies comprising floor space areas of less than 140m<sup>2</sup> within the T5 and T6 zones may be exempt from an on-site car parking requirement."</i>	The original wording of this clause gives an 'as-of-right' parking exemption for retail tenancies less than 140m <sup>2</sup> . Administration does not consider it reasonable for such an exemption to be granted at this early stage of planning. However, the Jindee Design Code does allow for an adopted car parking strategy in identified 'precincts' to include on-site car parking exemptions. The proposed modification would ensure that parking exemptions for retail tenancies of this size were considered only through the assessment of a car parking strategy once more detailed planning had been undertaken.
92.	Table 15 shall be updated to delete references to Retail/Commercial space under 140m <sup>2</sup> being exempt from on-site parking requirements. Instead it shall be noted that Retail/Commercial space under 140m <sup>2</sup> shall provide parking at a rate of 1 on-site bay per 50m <sup>2</sup> of NLA.	The current car parking standard is a significant variation from the standards as prescribed by DPS 2. Administration considers it necessary for Retail/Commercial tenancies under 140m <sup>2</sup> to provide a minimum level of parking on site to cater for staff and/or customers, whilst recognising the intention to provide for shared parking within public car parks within the coastal node, and through on-street car parking.
93.	Table 15 shall be updated to include a parking standard of 1 bay per 4 persons accommodated for 'Civic Uses'.	Currently, Table 15 exempts 'Civic Uses' such as Cinemas, Reception Centres and Place's of Assembly

		from parking requirements. Administration does not consider this acceptable given the potential for a high number of patrons attending such premises at a given time.
94.	Table 15 shall be updated to include a parking standard for restaurant (excluding incidental outdoor dining within adjacent civic spaces) of 1 bay per 4 seats across all transects.	Currently, Table 15 exempts restaurants within the T2/T3 transects from parking requirements, and does not require parking to be provided for outdoor dining seats in T3/T4/T5 & T6. Administration considers that a parking standard should apply to restaurant use within all transects given the potential parking demand generated by such uses. 'Alfresco' or 'outdoor dining' is encouraged, with the objective of facilitating pedestrian activity and vibrancy. Additionally, it is anticipated that allowing an exemption from providing on-site parking for incidental outdoor dining will facilitate the development of restaurant businesses. Given the benefits of outdoor dining and given the commitment to on-street parking within much of the LSP area, it is considered acceptable for incidental outdoor dining use within civic spaces to be exempt from the requirement for on-site car parking. Where outdoor dining is provided on a private lot this shall still be subject to the car parking standards.
95.	Table 15 shall be updated to delete the parking requirement for a 'Drive Through Food Outlet' and a 'Showroom' in the T2/T3 transects and replace with 'N/A.'	The land uses of 'Drive Through Food Outlet' and 'Showroom' are not permitted in the T2 & T3 transects.
96.	Note 1 under Table 15 shall be updated to state that "visitor parking for Villa, House, Cottage or Terrace may be provided on-site or off-site, including on street parking."	It is considered acceptable for visitor parking to be provided either on-site or off-site for the lower density building typologies of Villa, House, Cottage or Terrace. Higher density building typologies may result in a more significant demand for visitor parking in a setting where there is increased demand from other uses for on-street parking. It is therefore considered appropriate to clarify that the on-street visitor parking option is only

		available to those building typologies mentioned. For all other residential building typologies visitor parking should be provided on site.
97.	Note 2 under Table 15 shall be deleted.	The content of these notes undermines and adds complexity to the content of Table 15.
98.	A notation shall be included under Table 15 to state the following: <i>"The base parking standards contained within Table 15 relate to parking which is to be provided on-site, unless otherwise stated."</i>	Editorial modification.
99.	A notation shall be included under Table 15 to state the following: <i>"Base standards shall be used to arrive at a shared parking ratio where land falls within a car parking precinct. This shared ratio will be applied in lieu of the base parking standards."</i>	Editorial modification to clarify the relationship between the base parking standards and any future shared parking ratio that may be applicable.
100.	Table 16 shall be deleted and replaced with an additional clause in the Part 1 Statutory Provisions as follows:  <i>"2.0 ha of reserved land shall be created for regional beach car parking."</i>	Currently, Table 16 provides car parking standards based on different ratios for local and regional beach car parking per linear metre of usable bathing beach. In accordance with the Jindee Innovation agreement and the intent of the MRS amendment, the subsequent development of the LSP area will include the transfer of 2ha of land to the Crown, to be managed by the City of Wanneroo for use as regional public car parking.
101.	Table 17 shall be updated to replace "xx" with "15".	Editorial modification.
102.	Point 12 under 'Building Height' on Page 59 shall be updated to reflect storey height in accordance with Administration's proposed modification for the definition of 'storey'.	Editorial modification.

103.	The General Provisions for the T2 and T3 transects shall be updated to include a provision which states that a maximum of one principal building and one ancillary unit/ancillary building will be permitted on each lot.	Currently, there are no provisions which limit the number of principal buildings, ancillary units and/or ancillary buildings on a lot within any transect. Administration considers that such controls are necessary within the T2 and T3 transects, to preserve the intended character and amenity of the relevant transect. This modification does not restrict the number of outbuildings permitted on a lot, however clarifies that only 1 ancillary unit/ancillary building can be permitted.
104.	The word 'total' in point 6 on Page 65 shall be replaced with 'maximum'.	Editorial modification.
105.	The word 'accessory' within Point 4 on Page 70 shall be replaced with 'ancillary.'	Editorial modification.
106.	The 'General Urban Standards' for a T4 'Cottage' shall be amended to replace 'N/A' for building height for an 'Outbuilding' with '2 storeys max'.	Editorial modification.
107.	The Reserves' section on Page 90 shall be updated to ensure that 'General standards for public open spaces and civic buildings' is not replicated within the preceding explanatory text.	Editorial modification.
<b>Thoroughfare Standards</b>		
108.	<p>The format and content of the 'Guiding Principles' for the Thoroughfare Standards shall be updated to include clear and concise objectives which underpin the more detailed thoroughfare design considerations. In addition, the 'Guiding Principles' shall contain the following text:</p> <p><i>"The final reserve width for each thoroughfare will be determined at the subdivision approval stage. The detailed design elements of each thoroughfare reserve will be determined at the DAP/detailed design stage. The final reserve width, and detailed design of each thoroughfare reserve may vary from the design standards prescribed for that thoroughfare type where deemed necessary for safety reasons. All</i></p>	At this early structure planning stage, detailed engineering design for each of the thoroughfares has not yet been undertaken. However, the Jindee Design Code prescribes thoroughfare design standards specific to each thoroughfare type. It is important that these design standards are sufficiently flexible to accommodate changes which are deemed necessary at the detailed engineering design stage.



	<i>thoroughfares will comply with the principals set out in Austroads, including the provision of adequate sight lines and turning movements to ensure final design responds to matters of safety, notwithstanding that the primary objective should be to achieve compact, pedestrian oriented streets."</i>	
109.	All 'Special Street Design Areas' and 'Large Special Design Roundabouts' (as depicted in Figure 19 of the Local Structure Plan: Traffic/Transport Assessment) shall be identified on the 'Plan 2', which Administration is recommending be included within Part 1 Statutory Provisions. A notation shall be included to state that the detailed design of these thoroughfares (and/or any other thoroughfare where deemed necessary by the City) shall be supported by an adequate traffic safety audit and/or engineering drawings provided with the subdivision application.	The LTS currently makes this commitment, however, it is considered necessary to reinforce this through Part 1 of LSP 84 to ensure an understanding that the location/design of these areas may be subject to change at the subdivision stage if an adequate detailed design cannot be achieved.
110.	The reserve widths specified for each thoroughfare type shall be amended to show each reserve width as a minimum width.	Currently, several of the reserve widths contained within the Thoroughfare Standards are shown as 'minimum' widths, whereas others are not. Administration considers it necessary for every thoroughfare width to be shown as a minimum to allow flexibility to increase the width of any thoroughfare type where required for safety reasons.
111.	The Street 4E table on page 117 shall be updated to reflect a minimum planter width of 2.7m consistent with the drawing on the same page.	The planter width is currently shown as 2.6m in the table and 2.7m in the associated drawing. This modification ensures consistency between the table and the drawing.
<b>Landscape Standards</b>		
112.	The format and content of the 'Guiding Principles' for the Landscape Standards shall be updated to include clear and concise objectives to underpin the more detailed landscaping standards.	Administration considers it necessary that the objectives are clear and concise and relate only to the specific design requirements of the landscaping standards.
113.	The civic spaces types described on page 152 of the Landscape Standards shall be updated to include reference to 'conservation open space' within the descriptions for 'park' and	Clarification is required to ensure that conservation open space is specifically referenced within the civic

	'green'. The corresponding detailed descriptions for 'park' and 'green' on pages 156 and 157 shall also be updated to ensure that conservation open space and drainage are possible uses within those civic space typologies.	space typologies so that the more general landscaping standards of 'parks' and 'greens' do not apply to conservation open space.
114.	The Landscape Standards shall be updated to remove reference to the T1 Transect Zone in relation to 'Natural Reserve' and 'Park'. The 'Natural Reserve' civic space type shall be referenced as 'MRS Parks and Recreation Reserves'.	'Natural Reserve' and 'Park' are not applicable within the T1 Transect zone, which is replaced in the Jindee Design Code by MRS Regional Parks and Recreation Reserves.
115.	The description of 'Promenade, Passage + Path' on page 152 of the Landscape Standards shall be updated to remove reference to 'thoroughfare'. The heading 'Passage' on page 163 shall be updated to 'Passage + Path' for consistency with descriptions elsewhere in the Jindee Design Code.	Reference to 'thoroughfare' is not appropriate in the general description as promenades, passages and paths are more accurately described as spaces for pedestrian movement.
116.	The tree species list contained within the landscaping standards shall be modified to only include those trees included on the 'Jindee Tree List v7' included as <b>Attachment 6</b> to the Council report.	A number of trees have been removed from the advertised version of the Jindee Design Code at the City's request as they have been deemed unsuitable.
<b>Part 1 – Schedule 6 definitions</b>		
117.	All land use definitions which are included within the Part 1 statutory provisions shall be removed from the Jindee Design Code.	Where land uses are not defined in DPS 2 or where a variation to a DPS 2 land use definition is proposed, such definitions are included in the Part 1 Statutory Provisions of the LSP. Deletion of the land use definitions in the Jindee Design Code will eliminate unnecessary repetition and will allow for definitions within the Jindee Design Code to be confined to design related terminology.
118.	The definition for 'Ancillary Building' shall be updated to read as follows: <i>"ancillary building means a shed, studio or garage incidental to the principal building that has an ancillary unit attached either above it or on the same level".</i>	The current definition refers to an 'Outbuilding' within the definition, which may lead to confusion in relation to the number of 'Ancillary Buildings' permitted on a lot.

119.	The definition for 'base parking standards' shall be updated to mean "the car parking standards contained in Table 14 of Part 1, Schedule 1 of the LSP that are to be applied to the development and/or use of land to calculate required car parking".	The term currently is not adequately defined.
120.	The definition for 'Car Parking Strategy' shall be updated to mean "a strategy prepared for a Car Parking Precinct to regulate the provision of car parking within that precinct".	The term is currently not adequately defined.
121.	The definition for 'Datum Point' shall be updated to refer "to the point specified for a lot in the relevant Detailed Area Plan from which building height is to be measured, excluding the height of any building plinth. The datum point will be expressed as the height above sea level as measured by the Australian Height Datum".	The modified definition substitutes 'point' with 'building', and 'Australian Standards' with 'Australian Height Datum' as the datum point will refer to a location that will be nominated on the DAP for every lot from which the prescribed minimum/maximum building height is to be measured. Given that many sites will be sloping, it is important that a datum point is nominated for each lot as a reference point for measuring building height.
122.	The definition for 'tourist/visitor related retailing' shall be updated to mean "retail activities that customarily rely wholly or partly on the trade of visitors originating from outside the LSP area".	This modification is for consistency with the meaning of tourist/visitor retailing in the provisions of amendment 115 to DPS 2.
123.	The definition for 'Outbuilding' shall be updated to read as follows: <i>"a building on a lot that is incidental to the principal building, including a shed, studio or garage. An outbuilding may also be converted to an ancillary unit or ancillary building where the City's approval for such use has been granted"</i> .	Modification to the 'Outbuilding' definition is required to clarify that outbuildings modified to include an ancillary unit or to an ancillary building require the City's approval for that use.
124.	The definitions for 'pedestrian shed' and 'pedestrian shed (linear)' shall be deleted.	Both of these definitions relate to elongated 'ped-sheds' (or elongated walkable catchments) which are no longer applicable to the Jindee Design Code.
125.	The definition of 'storey' shall be amended as follows: <i>" means a level of a building that shall not exceed 3.3 metres in height from finished floor level to ceiling and a maximum of 4 metres from one finished floor level to the finished floor level"</i>	The current definition of 'storey' allows for any level to be up to 6.0m in height. This is considered excessive and has the potential to adversely impact on the

	<p><i>above, except for the ground floor of the following building types where a storey shall not exceed 6 metres in height from finished floor level to ceiling:</i></p> <ul style="list-style-type: none"> <li>• <i>Loft Building;</i></li> <li>• <i>Flex Building;</i></li> <li>• <i>Loft House;</i></li> <li>• <i>Apartment Building; and</i></li> <li>• <i>Commercial Building.</i></li> </ul> <p><i>A DAP may prescribe minimum and/or maximum storey heights within the above defined limits.</i></p>	amenity of the area. The proposed modifications will allow flexibility for ground floor levels of specific building typologies to be 6.0m in height, however, in other instances a more standard interpretation of storey height is proposed.
126.	The definitions for 'cottage' and 'house' shall be updated to include the word 'may' before the text 'shared with an Accessory Building in the backyard'.	The revised definition allows a 'Cottage' or 'House' to be constructed in the absence of an 'Outbuilding'.
127.	The term 'accessory' shall be replaced with 'Outbuilding' ('ancillary') in the definitions for 'Cottage' and 'House'.	Editorial modification.
128.	An adequate definition for Golden Mean/Golden Ratio shall be provided in the Jindee Design Code definitions.	This terminology is used with the Jindee Design Code to describe a development standard, and it is considered appropriate that a definition is provided.
<b>Part 2</b>		
129.	Part 2 shall be updated to reflect and reference gazettal of Amendment 115 to DPS 2.	Modification to reflect the updated gazetted status of Amendment 115.
130.	The page numbers of Part 2 should commence at Page 1.	Editorial modification.
131.	Part 2 shall be updated so that open space areas are referred to correctly, and so that the terminology used when referencing open spaces is consistent and not used interchangeably. In particular, the term 'civic reserve' shall be removed. In general, the term 'civic space' may be used as a generic term to describe all open space areas, whilst the term 'public open space' shall only refer to those public open spaces which are reserved for the purpose of public recreation through the subdivision process.	See response to 61 above.
132.	Section 7.2 of Part 2 shall be updated to replace the	The current POS schedule and associated plan

	<p>information on page 217 with a more comprehensive Public Open Space (POS) schedule and corresponding POS plan. This updated POS Schedule should:</p> <ul style="list-style-type: none"> <li>• Contain a breakdown of the restricted, unrestricted and conservation public open space which is acceptable to Administration;</li> <li>• Denote areas of drainage and demonstrate that these drainage areas and any proposed conservation sites are separate; and</li> <li>• Address the requirements for public open space contained within Liveable Neighbourhoods Policy.</li> </ul>	<p>contained with Part 2 does not provide all of this information. Without this information, it is not possible for the City to ensure that the proposed POS is adequate to meet the requirements of Liveable Neighbourhoods.</p>
133.	<p>The definitions contained on pages 218 - 220 of Part 2 shall be updated to be consistent with the definitions in other sections of LSP 84.</p>	<p>Editorial modification, Administration is recommending several modifications to the definitions contained within Part 1 and the Jindee Design Code. Once these modifications have been made, the definitions in Part 2 should also be modified for consistency.</p>
134.	<p>The text under the heading 'Regulating Plan Series' in Section 7.3 of Part 2 shall be updated to state that the regulating plan series consists of three plans not four plans.</p>	<p>Editorial modification.</p>
135.	<p>Part 2 of the LSP shall include a description and plan of exposure zones (of the physical environment) together with an accompanying plant matrix (providing further details of trees in the Part 1 tree list) as the basis for plant species selection within the LSP.</p>	<p>Information on exposure zones was formerly included in the Community Design Code. Inclusion of this information within Part 2 will provide an explanation of the relationship between plant species selection and the physical environment.</p>
136.	<p>Part 2 of the LSP shall be updated to ensure that there are no inconsistencies with the modifications requested to Part 1 of the LSP.</p>	<p>A general modification is required to ensure that the information in part 2 is updated where necessary to reflect modifications required to Part 1.</p>
<b>Part 3</b>		
<b>Local Transportation Strategy</b>		
137.	<p>The second paragraph of Clause 2.3 shall be updated to</p>	<p>Editorial modification.</p>

	replace the words "proposed Butler and Brighton Stations" with the words "proposed Butler Station".	
138.	The LTS shall be updated to demonstrate that in addition to on-road parking without embayments, how other traffic control measures will also be utilised to slow traffic.	On-road parking without embayments forms a major part of the LSP's traffic control scheme. It is understood that traffic naturally slows where parked cars are located on the road, however, if there is no demand for parking then it is also necessary for other mechanisms to be introduced to slow traffic.
139.	<p>Figure 22 of the LTS shall be updated to include:</p> <ul style="list-style-type: none"> <li>'Shared paths' (or where indicated) wide paved shop front footpaths/urban centre paths along the key linkages and to connect Marmion Avenue with the north-south foreshore path consistent with the location of shared paths as depicted on Figure 14 in Part 2 of the Butler – Jindalee District Structure Plan (DSP).</li> <li>A notation to state that wide paved shop front footpaths/urban centre paths shall have 'a minimum unobstructed width of 2.5 metres'</li> </ul> <p>The information contained within page 206 of Part 2 relating to the pedestrian and cycle network shall be updated to be consistent with the above modifications.</p>	The Jindalee Butler DSP shows a 'shared path' and 'on road cycle lane' running east-west from Butler Boulevard through to the north-south foreshore path on the western boundary of the LSP 84 area. Administration notes LSP 84 proposes a 'wide paved shop front footpath' in lieu of the 'shared path' and 'on road cycle lane' along the portion of the Main Street which links with Marmion Avenue and supports this variation considering the intended future land uses and development intended for this portion of the Main Street. Notwithstanding this, it is considered that an unobstructed path of at least 2.5 metres in width (free from alfresco dining furniture) should be provided for the 'wide paved shop front footpath/urban centre path' to be consistent with the balance of 'shared paths' in the LSP 84 area.
140.	The LTS shall be updated to include cross-sections for each thoroughfare type included within the Jindee Design Code. These cross-sections shall be consistent with specifications contained within the Thoroughfare Standards section of the Jindee Design Code, and shall include the pedestrian and cycle infrastructure depicted on Figure 22 of the LTS.	Currently, there are no thoroughfare cross sections contained within LSP 84. It is essential that cross-sections are provided to inform Administration's assessment of subdivision applications.
<b>Local Water Management Strategy</b>		

141.	Section 4 shall be updated to include reference to finished floor levels and a requirement for them to be a minimum of 0.5 metres above the 100-year flood level.	Currently the LWMS does not include any information relating to minimum freeboard requirements. It is a standard requirement of Administration that this information is contained within the LWMS. The City's Engineers have advised that the minimum free board requirements are 0.3m from dynamic water level and 0.5m from the static water level, as per the requirements of the Department of Water.
	<p>Clause 4.1.2 shall be updated to include the following text:</p> <p><i>"The size of stormwater storage basins shall be refined during the detailed design phase to suit the available land and natural topography, which will be included within the Urban Water Management Plan provided at the subdivision application stage".</i></p>	The LWMS does not provide any details relating to the design of stormwater disposal sites. An indicative design concept of a 'fenced sump' in the north of the LSP 84 area provided by the proponent depicts steep retaining which would be difficult for the City to maintain. Administration acknowledges the proposed 'fenced sump' will be provided in a natural depression, however, is of the view that further refinement of the detailed design is necessary.
142.	Clause 4.2.1.2 shall be updated to omit references to 'Bottomless Junction Pits' being used as conveyance conduits.	Administration does not support the use of Bottomless Junction Pits due to their ongoing maintenance requirements.
143.	Section 6.0 shall be updated to state that surface monitoring, including infiltration rate and water levels on the basins will also be detailed at the Urban Water Management Plan stage.	It is a standard requirement of Administration that the LWMS includes a commitment to the provision of this information at the Urban Water Management Plan stage.
144.	The LWMS shall be updated to include a plan depicting the final basin locations and flow paths of 1, 5 and 100 year ARI for catchments 7 to 10.	The LWMS incorporates this information for other catchments within the LSP 84 area. Administration requires this information to also be provided for catchments 7 to 10 so that a full assessment can be undertaken.

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PART 2: EXPLANATORY SECTION



## 5.4 JINDEE CONTEXT: CONTRIBUTION TO SUB-REGIONAL EMPLOYMENT TARGETS

## Jindree Employment Creation

A goal of the Jindree project is to connect the residents of Jindree with employment opportunities in the north-west subregion. This will reduce the need for long trips to work and peak time travel, in turn alleviating pressure on the metropolitan transport system. The benefits are many including less carbon emissions and reduced household costs in both travel time and expenditure.

The Butler-Jindree DSP (Chappell and Lambert, 2006) states the Employment Assessment prepared by Prosperous Places identifies employment floorspace requirements based on 17,000 households (which extends beyond the DSP area).

The assessment found that achieving ESS in excess of 60% requires 12,400 jobs in the subregion. The subregion structure plan developed at the Brighton Charette, however, aims for 17,000 jobs (over 80% employment self-sufficiency).

The DSP states Jindree needs to contribute 4% of the total employment floorspace to achieve this figure. This is to include 1,200m<sup>2</sup> NLA of office/small business floorspace (2,750m<sup>2</sup> net site area) within the Jindree beach node and 1,000m<sup>2</sup> NLA of small scale commercial/light industrial use floorspace (2,600m<sup>2</sup> site area).

Projected commercial floorspace yields for Jindree within the T4 - T6 zones, encompassing the coastal village, Marmion Avenue precinct and central node, far exceed these figures (refer Table 1).

The opportunities for mixed use development at Jindree that will be created through the application of the Transit-based code approach and diverse built form will create opportunities for a greater spread of employment generating uses, ranging from cottage industry, bed and breakfast accommodation and home based businesses in the lower T2 and T3 Zones through to retailing, hotel accommodation and larger commercial offices in the higher T4 to T6 Zones.

Whilst business activity is able to occur to varying degrees within each F Zone, Table 1 identifies the main employment generating uses projected for Jindree. These figures do not factor in the additional jobs that will be created during the construction phase of the project.

TABLE 1: PROJECTED EMPLOYMENT GENERATION AT JINDEE

	Projected Floorspace / Development Type	Job Generation Capacity
Coastal Village Centre	4,000m <sup>2</sup> shop / retail 5,000m <sup>2</sup> mixed commercial (office / business) Hotel (100 rooms)	Retail: 130 jobs <sup>1</sup> Mixed commercial: 200 jobs <sup>1</sup> Hotel: 200 jobs <sup>2</sup>
Marmion Avenue T6 Precinct	18,000m <sup>2</sup> service commercial 1,750m <sup>2</sup> mixed commercial (office / business)	Service commercial: 270 jobs <sup>1</sup> Mixed commercial: 60 jobs <sup>1</sup>
Central Node	10,000m <sup>2</sup> mixed commercial (office / business)	General commercial/retail: 40 jobs <sup>1</sup>
Home Based Business	8% of Jindree workforce	138 jobs
Primary School	Assumes 800 students	40 jobs <sup>4</sup>
Total		1,078 jobs

Footnotes:

1. Shop / retail includes land use activities included in Planning Land-use Category 5: Shop / Retail as defined in the WARRAGAH Land Use and Employment Survey. The maximum total generateable area of Category 5: Shop / Retail floorspace is capped at 3,000m<sup>2</sup> NLA and may only exceed this figure subject to satisfying the criteria of clause 2.3 of Schedule 16 of CPS 3 to the satisfaction of Council and the WAPC. The 4,000m<sup>2</sup> NLA of Category 5 floorspace referred to in Table 1 is not as approved by Council, but is included as a retained figure for the purpose of projecting job creation figures.
2. Employees numbers based on employee to floorspace figures used for employment projections at Two Rocks and Berrbrook Town Centres.
3. Calculation based on World Tourism Organisation Standard (2 hotel employees per room).
4. Calculation based on ABS 2006 Survey (Average 1 teacher/16 students plus support staff).



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Directions 2031 indicates an average 1.3 jobs is required to support each household. The LSP requires that Jindee achieve a minimum of 1,305 dwellings, equating to a workforce population of 1,697. This size workforce necessitates the creation of a further 1,016 jobs within the north-west subregion for the sub-region is to meet its 60% employment self-sufficiency target.

Jindee has capacity to deliver 1,076 jobs internally, which equates to 63% self-sufficiency. This is a solid contribution for Jindee, given its scale and function within the hierarchy of activity centres of the north-west subregion.

A description of the main employment generating area and uses planned for Jindee follows:

#### Coastal Village Centre

The coastal village is assigned a baseline 3,000m<sup>2</sup> N/A of shop-retail floorspace Planning Land Use Category 5 (PLUQ) in the CoW DPS 2 and Centre Planning Policy.

The Scheme however allows this cap to be exceeded where Council and the Commission are satisfied that the additional retail activities constitute tourist/visitor related retailing (meaning retailing activities that customarily rely wholly or partly on the trade of visitors originating outside the LSP area) and a retail needs assessment study has been undertaken that demonstrates sufficient demand for a larger retail floorspace allocation.

In keeping with the intent of the Scheme and for the purpose of forecasting employment generation, Table 1 projects 4,000m<sup>2</sup> of shop-retail floorspace within the coastal village.

The baseline 3,000m<sup>2</sup> of floorspace is expected to consist of a small to medium sized supermarket and the clustering of associated convenience shops focused on servicing the local residential trade catchment (such as a hairdressers, newsagency, florist and bakery).

The additional 1,000m<sup>2</sup> of floorspace (above the baseline 3,000m<sup>2</sup> cap), which would be contingent on a retail needs assessment, would consist of tourist/visitor oriented shops that rely on a wider retail catchment for business viability, similar to the types of businesses found along the Cottesloe beachfront or at Hillarys Marina (asterisks, surf shop, gift shop and the like).

Designed with defining place making qualities and strong connections to the regional beach, the coastal village will leverage from the activity generated by the beach and the distinctive built and natural character to draw additional tourist and visitor trade.

#### Marmion Avenue

Intensive development and business activity within the T6 zone fronting the western side of Marmion Avenue will capitalise on the accessibility of this area by road and rail (within walkable catchment of Brighton Station) and the land's exposure to the growing number of vehicles using Marmion Avenue.

Furthermore, commercial development is proposed within the Butler District Centre on the eastern side of Marmion Avenue. The synergies of the Jindee T6 land with interfacing development to the east of Marmion Avenue and with the Butler District Centre generally, will lead to an agglomeration of commercial activity that further raises this area's business profile to fully capitalise on available market opportunities.

The T6 zone is projected to yield 19,750 m<sup>2</sup> of commercial floorspace, giving capacity to generate approximately 330 jobs.

#### Central Node

The central node includes a prominent public space framed by buildings incorporating shopfront treatments. This area forms a natural central point of focus for the Jindee community.

While business activity may not occupy these buildings or be of a minor nature initially, the form of the buildings is sufficiently flexible to allow their transition over time from residential to employment generating activities.

This area is expected to ultimately yield 1,000m<sup>2</sup> of commercial floorspace, which would have capacity to generate 40 jobs.

#### Public Use Sites

The philosophy of Jindee is to give prominence and priority to a quality public realm. This includes the creation of a wide range of public spaces that are well suited for civic buildings. This includes a public primary school within the south eastern corner of the development and opportunities for other community uses throughout the project, including child care and community meeting spaces.

It is projected the primary school alone could generate 40 jobs. Other community uses may also generate employment, however because these uses are not confirmed at this stage, they are not factored into the job creation projections.

#### Home Based Employment

At the 2006 Australian Bureau of Statistics Census, approximately 4% of the total workforce of the Perth Major Statistical Region was recorded as working from home.

The ABS statistics suggest home based employment is higher closer to the CBD and in higher amenity coastal locations like Jindee.

The ABS Locations of Work Survey conducted across Australia during 2008 found that 24% of the workforce worked at least some hours at home in their main or second job, of which 32% worked only or mainly at home (7.6% of all employed people).

Jindee will become a place that is ideally suited to working from home. Building types and land use regulation at Jindee will be sufficiently flexible to accommodate home business and working opportunities in the T2 through to the T6 zones.

This includes opportunities for businesses to locate on the same lot as residences so as to minimise location costs for start-up and smaller businesses. High speed broadband internet connections will also be available to all buildings to support home based employment.

Furthermore, Jindee will create a level of urban amenity that will be highly attractive to home-based business, including the 'main street' environment of the coastal village that will create opportunity for face-to-face interaction and the amenity of its coastal location.

For the purpose of estimating the contribution that home-based employment will bring to local employment generation, a conservative figure of 8% of the total workforce has been applied. Based on a workforce of 1,697 jobs, this equates to 136 jobs in home based employment.

## JINDEE Tree List V7

Scientific Name	Common Name
<i>Acacia elata</i>	Cedar Wattle
<i>Acca sellowiana</i> syn <i>Feijoa sellowiana</i>	Feijoa
<i>Acer negundo</i> 'Variegatum'	Box-Elder Maple, Ghost Tree
<i>Agathis australis</i>	Kauri
<i>Agathis robusta</i>	Queensland Kauri
<i>Agonis flexuosa</i>	WA Peppermint
<i>Agonis flexuosa</i> 'After Dark'	Purple Leafed Peppermint
<i>Albizia julibrissin</i>	Silk Tree
<i>Albizia lebbeck</i>	Lebbeck
<i>Ailanthus altissima</i>	Tree Of Heaven
<i>Allocasuarina verticillata</i>	Drooping Sheoak
<i>Alnus jorullensis</i>	Evergreen Alder
<i>Angophora costata</i>	Smooth Barked Apple
<i>Angophora floribunda</i>	Rough Barked Apple
<i>Araucaria columnaris</i>	Captain Cook's Pine
<i>Araucaria cunninghamii</i>	Hoop Pine
<i>Araucaria heterophylla</i>	Norfolk Island Pine
<i>Arbutus unedo</i>	Strawberry Tree
<i>Auranticarpa rhombifolia</i>	Diamond Pittosporum
<i>Banksia attenuata</i>	Candle Banksia
<i>Banksia grandis</i>	Bull Banksia
<i>Banksia integrifolia</i>	Coast Banksia (NSW)
<i>Banksia marginata</i>	Silver Banksia
<i>Banksia menziesii</i>	Menzies Banksia
<i>Bauhinia blakeana</i>	Hong Kong Orchid Tree
<i>Bauhinia purpurea</i>	Purple Orchid Tree
<i>Bauhinia variegata</i> 'Candida'	White Bauhinia
<i>Brachychiton acerifolius</i>	Flame Tree
<i>Brachychiton discolor</i>	Lacebark Kurrajong
<i>Brachychiton gregorii</i>	Desert Kurrajong
<i>Brachychiton populneus</i>	Kurrajong
<i>Brahea armata</i>	Mexican Blue Palm
<i>Butia capitata</i>	Wine Palm
<i>Caesalpinia ferrea</i>	Leopard Tree
<i>Callistemon</i> 'Kings Park Special'	Callistemon 'Kings Park Special'
<i>Caryota rumphiana</i> var <i>australasica</i>	Native Fishtail Palm
<i>Cassia fistula</i>	Golden Shower
<i>Cassia surattensis</i>	Sunshine Tree
<i>Castanospermum australe</i>	Mortan Bay Chestnut
<i>Casuarina equisetifolia</i> subsp <i>incana</i>	Horsetail Sheoak
<i>Casuarina obesa</i>	Swamp Sheoak
<i>Catalpa bignonioides</i>	Southern Catalpa
<i>Cedrus libani</i>	Lebanon Cedar
<i>Ceiba speciosa</i> syn <i>Chorisia speciosa</i>	Floss Silk Tree
<i>Celtis laevigata</i>	Sugarberry
<i>Celtis occidentalis</i>	Common Hackberry
<i>Celtis sinensis</i>	Chinese Hackberry
<i>Ceratonia siliqua</i>	Carob Tree
<i>Cercis siliquastrum</i>	Judas Tree
<i>Cinnamomum camphora</i>	Camphor Laurel
<i>Cinnamomum iners</i>	Wild Cinnamon

## JINDEE Tree List V7

Scientific Name	Common Name
<i>Cinnamomum verum</i>	Cinnamon
<i>Citrus limon</i>	Lemon
<i>Citrus sinensis</i>	Orange
<i>Coccoloba uvifera</i>	Sea Grape
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Cupressus cashmeriana</i>	Kashmir Cypress
<i>Cupressus funebris</i>	Weeping Chinese Cypress
<i>Cupressus glabra</i>	Smooth Bark Cypress
<i>Cupressus leylandii</i>	Leyland Cypress
<i>Cupressus lusitanica</i>	Mexican Cypress
<i>Cupressus sempervirens</i>	Pencil Pine
<i>Cussonia spicata</i>	Cabbage Tree
<i>Delonix regia</i>	Poinciana
<i>Dracaena draco</i>	Dragon Tree
<i>Eriobotrya japonica</i>	Japanese Loquat
<i>Erythrina caffra</i>	Coastal Coral Tree
<i>Erythrina crista-galli</i>	Cockspur Coral Tree
<i>Erythrina indica</i>	Coral Tree
<i>Erythrina speciosa</i>	Showy Coral Tree
<i>Erythrina x sykesii</i>	Coral Tree
<i>Eucalyptus caesia</i> subsp <i>caesia</i>	Gungurru (tree-like form)
<i>Eucalyptus caesia</i> subsp <i>magna</i>	Silver Princess (pendulous form)
<i>Eucalyptus calophylla</i>	Marri
<i>Eucalyptus calophylla</i> 'Rosea'	Pink Flowered Marri
<i>Eucalyptus calycogona</i> 'Jubilee'	Gooseberry Mallee
<i>Eucalyptus cinerea</i>	Argyle Apple
<i>Eucalyptus citriodora</i> 'Marion'	Dwarf Lemon Scented Gum
<i>Eucalyptus cornuta</i>	Yate
<i>Eucalyptus coronata</i> syn <i>Eucalyptus mitrata</i>	Mitre Gum/Crowned Mallee
<i>Eucalyptus cosmophylla</i>	Cup Gum
<i>Eucalyptus crucis</i>	Maiden Silver Mallee
<i>Eucalyptus decurva</i>	Slender Mallee
<i>Eucalyptus diversifolia</i> subsp <i>diversifolia</i>	Coastal White Mallee
<i>Eucalyptus diversifolia</i> subsp <i>hesperia</i>	Madura Mallee-Ash
<i>Eucalyptus dolichorhyncha</i>	Fuchsia Gum
<i>Eucalyptus doratoxylon</i>	Spearwood Mallee
<i>Eucalyptus eremophila</i>	Tall Sand Mallee
<i>Eucalyptus erythrocorys</i>	Red Cap Gum/Illyarrie
<i>Eucalyptus ficifolia</i> syn <i>Corymbia ficifolia</i>	Albany Red Flowering Gum
<i>Eucalyptus ficifolia</i> 'Summer Glory'	Red Flowering Gum 'Summer Glory'
<i>Eucalyptus ficifolia</i> 'Summer Red'	Red Flowering Gum 'Summer Red'
<i>Eucalyptus ficifolia</i> 'Summer Snow'	Red Flowering Gum 'Summer Snow'
<i>Eucalyptus forrestiana</i>	Fuschia Gum
<i>Eucalyptus gomphocephala</i>	Tuart
<i>Eucalyptus kingsmillii</i> subsp <i>alatissima</i>	Red Kingsmills Mallee
<i>Eucalyptus kingsmillii</i> subsp <i>kingsmillii</i>	Kingsmills Mallee
<i>Eucalyptus laeliae</i>	Darling Range Ghost Gum
<i>Eucalyptus lane-poolei</i>	Salmon White Gum
<i>Eucalyptus lansdowneana</i>	Crimson Mallee
<i>Eucalyptus lehmannii</i>	Bushy Yate
<i>Eucalyptus leucoxylon</i> subsp <i>megalocarpa</i>	Large Fruited Yellow Gum

## JINDEE Tree List V7

Scientific Name	Common Name
<i>Eucalyptus leucoxylon subsp megalocarpa</i> 'Goolwa Gem'	Large Fruited Yellow Gum 'Goolwa Gem'
<i>Eucalyptus leucoxylon subsp megalocarpa</i> 'Millicent'	Large Fruited Yellow Gum 'Millicent'
<i>Eucalyptus macrandra</i>	Long Flowered Marlock
<i>Eucalyptus maculata syn Corymbia maculata</i>	Spotted Gum
<i>Eucalyptus megacornuta</i>	Warty Yate
<i>Eucalyptus nicholii</i>	Narrow Leaved Peppermint
<i>Eucalyptus nutans</i>	Red Flowered Moort
<i>Eucalyptus oldfieldii</i>	Oldfield's Mallee
<i>Eucalyptus pachyphylla</i>	Thick-Leaved Mallee
<i>Eucalyptus petiolaris</i>	Eyre Peninsular Blue Gum
<i>Eucalyptus pleurocarpa</i>	Tallrack
<i>Eucalyptus preissiana subsp biloba</i>	Bell Fruited Mallee
<i>Eucalyptus pyriformis</i>	Pear Fruited Mallee
<i>Eucalyptus rudis</i>	Flooded Gum
<i>Eucalyptus scoparia</i>	Wallangarra White Gum
<i>Eucalyptus sideroxylon</i> 'Palens' syn "Rosea"	Red Iron Bark- Pink flowered form
<i>Eucalyptus spathulata</i>	Swamp Mallet
<i>Eucalyptus steedmanii</i>	Steedman's Gum
<i>Eucalyptus stoatei</i>	Stoat's Mallee
<i>Eucalyptus stricklandii</i>	Strickland's Gum
<i>Eucalyptus synandra</i>	Jingymia Mallee
<i>Eucalyptus todtiana</i>	Coastal Blackbutt
<i>Eucalyptus torquata (Kalgoorlie form)</i>	Coral Gum
<i>Eucalyptus utilis</i>	Coastal Moort
<i>Eucalyptus victrix</i>	WA Coolibah
<i>Eucalyptus websteriana</i>	Webster's Mallee
<i>Eucalyptus youngiana</i>	Large-Fruited Mallee
<i>Ficus benjamina</i>	Weeping fig
<i>Ficus elastica</i>	Indian Rubber Plant
<i>Ficus longifolia</i>	Narrow Leaf Fig / Sabre Ficus
<i>Ficus lyrata</i>	Lyre Leaved Fig, Fiddle Leaf Fig
<i>Ficus macrophylla</i>	Moreton Bay Fig
<i>Ficus microcarpa subsp hillii</i>	Hills Weeping Fig
<i>Ficus microcarpa subsp microcarpa syn Ficus retusa</i>	Indian Laurel Fig
<i>Ficus obliqua syn Ficus eugenoides</i>	Small Leaved Fig
<i>Ficus rubiginosa</i>	Port Jackson Fig
<i>Ficus rubiginosa</i> 'Variegata'	Variegated Rusty Fig
<i>Ficus superba var henneana</i>	Deciduous Fig
<i>Ficus watkinsiana</i>	Green Leaved Moreton Bay Fig
<i>Fraxinus angustifolia</i>	Desert Ash
<i>Fraxinus angustifolia</i> 'Raywoodii'	Claret Ash
<i>Fraxinus excelsior</i>	European Ash
<i>Fraxinus griffithii</i>	Evergreen Ash
<i>Fraxinus ornus</i>	Manna Ash/Flowering Ash
<i>Fraxinus oxycarpa</i>	Desert Ash
<i>Gleditsia triacanthos</i> 'Sunburst'	Honey Locust 'Sunburst'
<i>Gleditsia triacanthos</i> 'Shademaster'	Honey Locust 'Shademaster'
<i>Griselinia littoralis</i>	Kapuka
<i>Hakea francisiana</i>	Emu Tree
<i>Hakea laurina</i>	Pin Cushion Hakea
<i>Hakea petiolaris</i>	Sea Urchin Hakea
<i>Harpephyllum caffrum</i>	Kaffir Plum

## JINDEE Tree List V7

Scientific Name	Common Name
<i>Hibiscus tiliaceus</i>	Cotton Tree
<i>Hibiscus tiliaceus</i> 'Purpurea'	Purple Cotton Tree
<i>Howea forsteriana</i>	Kentia Palm
<i>Hymenoporum flavum</i>	Native Frangipani
<i>Inga edulis</i>	Ice-cream Tree
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Jubaea chilensis</i>	Chilean Wine Palm
<i>Juniperus thurifera</i>	Spanish Juniper
<i>Koelreuteria paniculata</i>	Golden Rain Tree
<i>Lagerstroemia indica</i>	Crepe Myrtle
<i>Lagerstroemia speciosa</i>	Giant Crepe Myrtle
<i>Lagerstroemia</i> sp (cultivars)	Giant Crepe Myrtle (cultivars)
<i>Lagunaria patersonia</i>	Norfolk Island Hibiscus
<i>Laurus nobilis</i>	Bay Laurel
<i>Leucadendron argenteum</i>	Silver Tree
<i>Liquidambar styraciflua</i>	Liquid Amber
<i>Liquidambar formosana</i>	Chinese Liquid Amber
<i>Lophostemon confertus</i>	Queensland Brush Box
<i>Lysiphyllum carronii</i>	Queensland Ebony
<i>Lysiphyllum hookeri</i>	White Bauhinia
<i>Magnolia grandiflora</i>	Bull Bay
<i>Melaleuca cuticularis</i>	Salt Water Paperbark
<i>Melaleuca lanceolata</i>	Rottneist Island Tea Tree
<i>Melaleuca leucadendra</i>	Narrow Leaved Paperbark
<i>Melaleuca linariifolia</i>	Snow in Summer
<i>Melaleuca nesophila</i>	Showy Honey Myrtle
<i>Melaleuca preissiana</i>	Stout Paperbark, Modong or Moonah
<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbark
<i>Melaleuca styphelioides</i>	Prickly Leaved Paperbark
<i>Melaleuca viridiflora</i> 'David Hocking's Selection'	Broad-Leaved Paperbark
<i>Melia azedarach</i>	White Cedar
<i>Meryta sinclairii</i>	Puka or Pukanui
<i>Metrosideros excelsa</i>	New Zealand Christmas Tree
<i>Metrosideros excelsa</i> 'Picta'	New Zealand Christmas Tree 'Picta'
<i>Metrosideros robusta</i>	Northern Rātā
<i>Metrosideros</i> 'Erp Thompsoni'	New Zealand Christmas Bush
<i>Michelia figo</i>	Port Wine Magnolia
<i>Morus alba</i>	White Mulberry
<i>Morus nigra</i>	Black Mulberry
<i>Morus rubra</i>	Red Mulberry
<i>Myoporum insulare</i>	Boobialla
<i>Myoporum laetum</i>	Ngaio Tree
<i>Nuytsia floribunda</i>	WA Christmas Tree
<i>Olea africana</i>	African Olive
<i>Olea europaea</i>	Common Olive
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Phoenix dactylifera</i>	Date Palm
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus halepensis</i>	Aleppo or Lone Pine
<i>Pinus patula</i>	Mexican Stone Pine
<i>Pinus pinaster</i>	Maritime Pine
<i>Pinus pinea</i>	Umbrella Pine, Stone Pine

## JINDEE Tree List V7

Scientific Name	Common Name
<i>Pistacia chinensis</i>	Chinese Pistachio
<i>Pittosporum crassifolium</i>	Karo
<i>Pittosporum eugenioides</i>	Lemonwood
<i>Pittosporum phylliraeoides</i>	Weeping Pittosporum
<i>Platanus acerifolia</i> syn <i>Platanus x hispanica</i>	London Plane Tree
<i>Platanus digitalis</i>	Cut Leaf Plane
<i>Platanus orientalis</i>	Oriental Plane
<i>Plumeria alba</i>	White Frangipani
<i>Plumeria rubra</i>	Red Frangipani
<i>Podocarpus elatus</i>	Plum Pine
<i>Polyalthia longifolia</i>	Indian Mast Tree
<i>Prunus dulcis</i>	Almond
<i>Prunus persica</i>	Peach
<i>Pyrus calleryana</i>	Ornamental Pear
<i>Pyrus ussuriensis</i>	Manchurian Pear
<i>Quercus canariensis</i>	Algerian Oak
<i>Quercus ilex</i>	Holm Oak
<i>Quercus palustris</i>	Pin Oak
<i>Quercus suber</i>	Cork Oak
<i>Robinia pseudoacacia</i>	Black Locust
<i>Robinia x ambigua</i> 'Decaisneana'	Pink Wisteria Tree
<i>Sapium sebiferum</i>	Chinese Tallow
<i>Schefflera actinophylla</i>	Umbrella Tree
<i>Schinus molle</i>	Pepper Tree
<i>Scolopia braunii</i>	Flintwood, Mountain Cherry, Brown Birch
<i>Spathodea campanulata</i>	African Tulip Tree
<i>Stenocarpus sinuatus</i>	Firewheel Tree
<i>Styphnolobium japonicum</i> syn <i>Sophora japonica</i>	Japanese Pagoda Tree
<i>Syzygium luehmannii</i>	Riberry, Small-Leaved Lilly Pilli
<i>Syzygium smithii</i> syn <i>Acmena smithii</i>	Lillypilly
<i>Tabebuia heterophylla</i>	Pink Trumpet Tree
<i>Tabebuia impetiginosa</i>	Pink Lapacho
<i>Tabebuia ipe</i>	Pink Trumpet Tree
<i>Tabebuia lapacho</i>	Lapacho
<i>Tipuana tipu</i>	Pride of Bolivia
<i>Toona ciliata</i> syn <i>Toona australis</i>	Australian Red Cedar
<i>Tristanopsis laurina</i>	Kanooka
<i>Ulmus carpinifolia</i>	Smooth Leaf Elm
<i>Ulmus</i> 'Louis van Houtte'	Golden Elm
<i>Ulmus parvifolia</i>	Chinese Elm
<i>Virgilia oroboides</i>	Blossom Tree
<i>Washingtonia filifera</i>	Cotton Palm
<i>Washingtonia robusta</i>	Fan Palm
<i>Zelkova serrata</i>	Japanese Zelkova

## PS03-09/13 Adoption of Amendment No. 27 to East Wanneroo Cell 4 Agreed Structure Plan No. 6

File Ref: 3379-27 – 13/127853  
 Responsible Officer: Director, Planning and Sustainability  
 Disclosure of Interest: Nil  
 Attachments: 3

### Issue

To consider submissions received during public advertising of Amendment No. 27 to the East Wanneroo Cell 4 Agreed Structure Plan No. 6 (ASP 6) and adoption of the proposed amendment.

<b>Applicant</b>	Drescher & Associates
<b>Owner</b>	Salvatore, Maria and Catherine Trimboli
<b>Location</b>	Lot 11 (62) Kemp Street and Lot 9500 (24) Matta Way, Pearsall
<b>Site Area</b>	Lot 11 – 10,743m <sup>2</sup> Lot 9500 – 6,742m <sup>2</sup>
<b>MRS Zoning</b>	Urban
<b>DPS 2 Zoning</b>	Urban Development
<b>ASP 6 Zoning</b>	Residential, R40, R30

### Background

In October 2012 Drescher & Associates, on behalf of Salvatore, Maria and Catherine Trimboli, lodged a request with the City to recode a portion of Lot 11 (62) Kemp Street and Lot 9500 (24) Matta Way, Pearsall from R30 to R40. Both lots are subject to the provisions of East Wanneroo Cell 4 Agreed Structure Plan No. 6 (ASP 6). **Attachment 1** contains a location plan which identifies the locality and amendment area.

On 26 April 2013, the Director Planning and Sustainability forwarded a memorandum to all Elected Members, providing the opportunity for members to request referral of the proposal to Council for consent to advertise. No such requests were received and, as such, advertising of Amendment No. 27 to the ASP 6 commenced under delegated authority on 28 May 2013, in accordance with Clause 9.5 of District Planning Scheme No. 2 (DPS 2).

### Detail

Amendment No. 27 proposes to recode the eastern portion of Lot 11 (62) Kemp Street and Lot 9500 (24) Matta Way, Pearsall from R30 to R40. ASP 6 currently codes the western portion of the subject lots R40 and the eastern portion R30. The current R40 coded lots will overlook the Public Open Space (POS) proposed under ASP 6 on the opposite (western) side of Classic Rise. **Attachment 2** contains the existing and proposed Residential Density Code map of the amendment area.

### Consultation

The Amendment was advertised for public comment for a period of 42 days by means of an on-site sign, an advertisement in the Wanneroo Times newspaper, display on the City's website and letters written to adjoining landowners. The submission period closed on 9 July 2013, with two submissions being received, both objecting to the amendment. One of the submissions comprised a petition with 93 signatures from nearby residents.

The submissions express concerns regarding increased vehicle movements and traffic problems, and impacts of higher density development on the amenity of the area. These issues are discussed in detail in the Comment section of this report.

A summary of submissions received and Administration's responses are provided in **Attachment 3**.

## **Comment**

### **Increase in Traffic Flow and Congestion**

Lots 11 and 9500 have a combined total site area of 17,485m<sup>2</sup>. Based on the current density coding of these lots, the land could potentially yield 69 dwellings. Under the proposed density increase of the eastern half of the subject lots to R40, the amendment area could potentially yield 78 dwellings, therefore resulting in an additional nine dwellings. Based on Main Roads WA (MRWA) transport data, a single dwelling would generate 10 vehicle trips per day (vtpd). The additional 9 dwellings would therefore generate a traffic volume of 90 vtpd.

Kemp Street is designed to be able to carry a traffic volume of 6,000 vtpd travelling west and 4,000 vtpd travelling east. According to the current traffic count conducted by the City's Transport and Traffic section in June 2013, Kemp Street currently carries a traffic volume of 2,060 vtpd travelling west and none travelling east (due to the intersection with Lenore Road not yet being connected), thus the traffic volume has not yet reached its projected maximum level. Therefore, it is considered that the proposed increase in traffic volume proposed as part of the amendment is minimal (4% increase) and will not have a negative impact on the local road network.

The 93-signature petition made specific reference to the traffic issues and congestion at a number of intersections within the Pearsall locality, including Lenore Road/Shiraz Boulevard, Scamills Road/Lenore Road, Shiraz Boulevard/Archer Street, and Archer Street/Ocean Reef Road. Any traffic and congestion issues currently experienced at these intersections is expected to be relieved when Kemp Street is connected to Lenore Road, following the realignment of Lenore Road. The additional nine dwellings that could result from this amendment are unlikely to have any noticeable impact on the current traffic movements within this locality.

### **Negative impact on the Character and Lifestyle of the area**

The submissions which were received made specific reference to the character and streetscape of the area being impacted due to the proposed increase in density coding.

Element 3, R2 of the Western Australian Planning Commission's (WAPC's) Liveable Neighbourhoods (LN) policy encourages a variety of residential density and housing type to facilitate a diversity and choice to meet the projected requirements of people with different housing needs.

Element 3, R4 of LN also states that smaller lots and lots of higher density should be located close to neighbourhood centres, public transport and adjacent to high amenity areas such as parks. Based on the close proximity (approximately 50 metres) of the subject area to a proposed public open space area to the west, an increase in density from R30 to R40 is justifiable and consistent with LN.

It is worth noting that the area surrounding the subject lots already comprises a mix of residential densities and both single and grouped dwellings.



There are currently 70 grouped dwellings that exist within a 200 metre radius of the subject lots, with 20 grouped dwellings on Matta Way, 10 on Salitage Link, eight on Simeon Rise, six on Rungine Way, 14 on Merrigig Way and 12 on Shiraz Boulevard. It is therefore considered that the proposed amendment would not have any significant or adverse impact on the lifestyle, character or amenity of the Pearsall area.

It is also noted that lots coded R30 and R40 require the same primary street setback of 4.0 metres and both also do not have specific minimum frontage widths under State Planning Policy 3.1: Residential Design Codes, therefore the appearance of dwellings from the street on lots coded R40 will not be substantially distinguishable from lots coded R30.

Therefore in view of the above, the proposed amendment is considered to be acceptable and is supported by Administration.

### **Statutory Compliance**

This Structure Plan Amendment has been processed in accordance with the requirements of DPS 2. Clause 9.6.1 of DPS 2 provides that following advertising of a Structure Plan amendment, Council may refuse to adopt the amendment or resolve that the amendment is satisfactory with or without modifications. It is recommended that Amendment No. 27 to the East Wanneroo Cell 4 Agreed Structure Plan No. 6 be approved without modifications.

### **Strategic Implications**

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

*“2 Society - Healthy, safe, vibrant and active communities.*

*2.1 Great Places and Quality Lifestyle - People from different cultures find Wanneroo an exciting place to live with quality facilities and services.”*

### **Policy Implications**

The proposal has been assessed under the provisions of the City's Local Planning Policy 4.2: Structure Planning.

### **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. 27 to East Wanneroo Cell 4 Agreed Structure Plan No. 6, as submitted by Drescher & Associates on behalf of Salvatore, Maria and Catherine Trimboli and as outlined in Attachment 2 to this report is SATISFACTORY without modifications and SUBMITS three copies to the Western Australian Planning Commission for its adoption and certification;**

2. Pursuant to Clause 9.6.5 of the City of Wanneroo District Planning Scheme No. 2, **ADOPTS** Amendment No. 27 to East Wanneroo Cell 4 Agreed Structure Plan No. 6, and **AUTHORISES** the Mayor and the Chief Executive Officer to **SIGN** and **SEAL** the Amendment documents once certified by the Western Australian Planning Commission; and
3. **NOTES** the Schedule of Submissions received in respect of Amendment No. 27 to East Wanneroo Cell 4 Agreed Structure Plan No. 6 included as Attachment 3, **ENDORSES** Administration's comments and recommendations in response to those submissions, **FORWARDS** the Schedule of Submissions to the Western Australian Planning Commission and **ADVISES** the submitters of its decision.

*Attachments:*

- |    |  |           |                |
|----|--|-----------|----------------|
| 1. | <i>Attachment 1 - Location Plan - Lot 11 Kemp Street and Lot 9500 Matta Way, Pearsall</i>          | 12/137684 |                |
| 2. | <i>Attachment 2 - Amendment Proposal - Lot 11 Kemp Street and Lot 9500 Matta Way, Pearsall</i>     | 13/131513 | <i>Minuted</i> |
| 3. | <i>Attachment 3 - Summary of Submissions - Lot 11 Kemp Street and Lot 9500 Matta Way, Pearsall</i> | 13/147047 | <i>Minuted</i> |





STATUTORY PLANNING SECTION  
(AMENDMENT ONLY)

1. Plan Modification



CURRENT AGREED LSP



PROPOSED AMENDMENT TO LSP

**Summary of Submissions – Amendment No. 27 to Agreed Structure Plan No. 6 – 13/131501**

<b>Submission No.</b>	<b>Issue</b>	<b>Administration Response/Comment</b>
<b>1.0</b>	<b>Landowner of Lot 273 Rungine Way, Pearsall</b>	
1.1	Create more traffic than that the current roads and infrastructure can handle, which is already occurring in this small suburb.	Disagree. The proposed recoding of the subject site will only increase the dwelling yield potential by nine (9) dwellings. Therefore, based on Main Roads WA (MRWA) transport data, a standard single dwelling will generate 10 vehicle trips per day (VTPD). As a result, the amendment would only result in an additional 90 VTPD. This is considered to be a minimal amount of additional vehicle movements and would not compromise the current road network or infrastructure within the area.
1.2	The character and lifestyle of the area will be negatively impacted.	Disagree. As stated under Element 3, R2 of Liveable Neighbourhoods (LN) a variety of residential density and housing type is encouraged so as to facilitate a diversity and choice to meet the projected requirements of people with different housing needs. It is also noted that lots coded R30 and R40 require the same primary street setback of 4.0 metres and both also do not have specific minimum frontage widths under State Planning Policy 3.1: Residential Design Codes, therefore the appearance of dwellings from the street will not be substantially distinguishable.
<b>2.0</b>	<b>Petition – 93 signatures from residents of Pearsall</b>	
2.1	Reduce the street appeal by decreasing frontage space with insufficient parking for the properties.	Refer to Administration's comment 1.2.
2.2	Significant increase in traffic flow	Refer to Administration's comment 1.1.
2.3	Increase the potential for theft/vandalism in a suburb already experiencing both.	This issue is not a valid planning consideration.
2.4	Decreasing the quality of housing within Pearsall.	Refer to Administration's comment 1.2.

**PS04-09/13      Adoption of Amendment No. 125 to District Planning Scheme No. 2 - Portion of Lot 9474 Casserley Avenue, Girrawheen**

File Ref: 7192 – 13/131373  
 Responsible Officer: Director, Planning and Sustainability  
 Disclosure of Interest: Nil  
 Attachments: 6

**Issue**

To consider adoption of Amendment No. 125 to District Planning Scheme No. 2 (DPS 2) and the submissions received during public advertising.

<b>Applicant</b>	Emmanuel Christian Community College
<b>Owner</b>	State of Western Australia
<b>Location</b>	Portion Crown Reserve 34068 Portion Lot 9474 (48) Casserley Avenue, Girrawheen
<b>Lot Area</b>	2.2515 hectares (ha)
<b>DPS 2 Amendment Area</b>	1.08 ha
<b>MRS Zoning</b>	Urban
<b>DPS 2 Local Scheme Reserve</b>	Parks and Recreation

**Background**

Emmanuel Christian Community School approached the City in 2011 with a proposal to purchase a 1.08ha portion of Lot 9474 to expand their current school site. The background and detail regarding the City's purchase of this land from the Crown for its sale to Emmanuel Christian Community School was considered by Council at its meeting of 26 June 2012 (CB05-06/12 refers).

Lot 9474 is currently a Crown Reserve, and is reserved for Parks and Recreation under DPS 2. This reserve was created in 1976 under Section 20A of the (then) *Town Planning and Development Act 1928* as part of the subdivision of the Girrawheen area and vested in the City for Public Recreation purposes. It is currently zoned Urban under the Metropolitan Region Scheme (MRS). A location plan for the area is included as **Attachment 1**.

Emmanuel Christian Community School has been established since 1982, and is situated at Lot 50 (3) Salcott Road, Girrawheen, where indicated on **Attachment 1**. The portion of Lot 9474 proposed to be acquired is located in close proximity to the existing Emmanuel Christian Primary School on Salcott Road. It is within walking distance to Hainsworth Reserve which is currently utilised for sporting purposes by the existing school. The proposal to expand the school on the subject site will increase the school's capacity and will address its average enrolment waiting list of approximately 25-35 students.

The proposed use of Lot 9474 as a school site by the Emmanuel Christian School requires the City to acquire a portion of that Crown Reserve from the State Government and to then rezone and sell that portion of land to the Emmanuel Christian School. If those actions occur, then the City will still need to (separately) grant its planning approval for development of a school on the site.

Council, at its meeting of 26 June 2012 considered the proposed rezoning of portion of Lot 9474 and resolved as follows (refer Item PS02-06/12):

"That Council:-

1. *Subject to the Emmanuel Christian Community School entering into a conditional contract of sale with the City of Wanneroo to the satisfaction of the Chief Executive Officer, PREPARES Amendment No. 125 to District Planning Scheme No. 2, as contained in Attachment 3 Pursuant to Section 75 of the Planning and Development Act 2005 and Regulation 14(4)(a) of the Town Planning Regulations 1967;*
2. *Subject to 1. and pursuant to Section 81 of the Planning and Development Act 2005 FORWARDS Amendment No. 125 to District Planning Scheme No. 2, as contained in Attachment 3, to the Environmental Protection Authority for comment;*
3. *Subject to 1. and pursuant to Regulation 14(4)(a) of the Town Planning Regulations 1967 FORWARDS Amendment No. 125 to District Planning Scheme No. 2, as contained in Attachment 3, to the Western Australian Planning Commission for its consent to advertise under Regulation 25AA of the Town Planning Regulations 1967; and*
4. *Subject to 2. and 3. ADVERTISES Amendment No. 125 for public comment pursuant to Regulation 25(2) of the Town Planning Regulations 1967 for a period of 42 days;"*

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

Following Council's previous resolution on this matter (as outlined above), a conditional contract of sale with the Emmanuel Christian Community School was executed in January 2013. This allowed Administration to proceed with seeking comment from the Environmental Protection Authority (EPA) on the need for an environmental assessment, and consent to advertise the amendment from the Western Australian Planning Commission (WAPC).

## Detail

Amendment No. 125 proposes to zone a portion of Lot 9474 (48) Casserley Avenue, Girrawheen to 'Private Clubs and Recreation', to facilitate the expansion of the Emmanuel Christian Community School on a portion of Casserley Park, currently reserved as 'Parks and Recreation' under DPS 2. A concept plan for a campus within the amendment area, prepared by the Emmanuel Christian Community School, is included as **Attachment 3**.

The subject site is designed as a passive reserve and contains a fenced sump for drainage, one park bench and a small amount of trees and shrubbery. Administration has identified that on a day to day basis the subject site does not attract a high level of recreation or use by the public. It would appear the main use of the reserve is as a 'short cut' for pedestrians accessing Beach Road from the south from the local road network.

The applicant's justification for the amendment proposal is summarised as follows:

1. The acquisition of the portion of the reserve in question is crucial to the business case for the establishment of a community school to complement the existing Christian Community School facility on the neighbouring Salcott Road site. The site is ideal in terms of size, proximity to the existing school, its suitability for the building of a school, the availability of areas to accommodate parking, access to Casserley Avenue and Salcott Road and the availability of Hainsworth Reserve for school recreation purposes. Importantly, the predicted financial contribution for the site is affordable in accordance with the financial plan for the school whereas the cost of a comparable sized site elsewhere in the area would be prohibitive.

2. The subject land is located within the Department of Housing's "New North" urban regeneration project, being delivered under the New Housing Program. The resultant school arising from the amendment would contribute to this regeneration by enhancing services (education) available in the relative locality.
3. Zoning the land to 'Private Clubs/Recreation' from its current reservation for 'Parks and Recreation' will provide a greater and more beneficial use of the land for neighbouring residents and the community at large.

## Consultation

In accordance with Council's previous decision (PS02-06/12), the amendment was referred to the WAPC seeking consent to advertise and to the EPA for comment. On 8 April 2013, the EPA advised the City that the scheme amendment did not warrant an environmental assessment; and on 23 April 2013, the WAPC advised the City that the amendment did not require consent to advertise.

A 42-day public advertising period was subsequently carried out between 21 May 2013 and 2 July 2013 by way of the following:

- The installation of two signs within the Amendment area – one sign directed toward Salcott Road, and the other directed toward Casserley Avenue;
- Advertisement in the Wanneroo Times newspaper on 21 May 2013;
- A notice made available for viewing at the Civic Centre and on the City's website,
- Letters to surrounding landowners, as depicted on the plan included as **Attachment 4**; and
- Letters to relevant State Government agencies.

During the submission period, 15 submissions were received. Ten of the submissions objected to the proposal and five did not raise any objection. The key themes raised by objectors are as follows:

- A loss of north-south and east-west pedestrian accessibility that is currently provided through the existing Casserley Park;
- Concerns regarding possible built form outcomes and social impacts on local residents arising from the proposed development, such as increased traffic, noise and anti-social behaviour;
- Availability of accessible public open space, and the facilities provided within those public open spaces.

A summary of submissions received and Administration's responses are included in **Attachment 5**. A more detailed discussion of the major issues identified during the advertising process is provided in the 'Comment' section below.

## Comment

### *Pedestrian Connectivity*

Some submitters raised concern with the loss of pedestrian connectivity that could occur once the amendment area is developed.

In response, Administration notes that the following alternative routes are available for pedestrians in the immediate vicinity of the amendment area:



- Pedestrian connectivity from Beach Road and Casserley Avenue would still be maintained between the amendment area and the grouped dwelling development situated at 30-32 Casserley Avenue. This route is shown in red on the map included as **Attachment 6**;
- It is acknowledged that north-south pedestrian connectivity from Beach Road and Salcott Road would not be maintained, unless otherwise negotiated with the Emmanuel Christian Community School or imposed as a condition of Planning Approval for development in the amendment area. However, Administration notes that alternative access from Salcott Road to Beach Road could still be achieved via Pelham Way, without a substantial deviation from the current pedestrian route that exists through Casserley Park. This route is outlined in yellow on the map included as **Attachment 6**.
- Unless otherwise negotiated with the Emmanuel Christian Community School or conditioned on a Planning Approval for development in the amendment area, east-west pedestrian connectivity from Salcott Road and Casserley Avenue would not be maintained. However, Administration notes that alternative access east to Salcott Road from Casserley Avenue can be achieved through the remaining portion of Casserley Park, then along Beach Road and Pelham Way – as outlined in blue on the map included as **Attachment 6**. The route as outlined in blue on map included as **Attachment 6** would increase the current distance by pedestrians travelling east from Casserley Avenue to Salcott Road by approximately 350 metres.

#### ***Potential Impact of Additional Development in the Amendment Area***

Comments from local residents have highlighted potential amenity and safety issues that could arise from further development within the amendment area. Although a concept development plan was submitted as supporting documentation with the amendment (refer **Attachment 3**), issues potentially stemming from built form outcomes would ultimately be addressed as part of any future development application within the amendment area.

Some submitters expressed concern regarding the potential noise impacts from a school developed in the amendment area. In response, it must be noted that outside of any planning controls, any noise generated on any property (such as a school development within the amendment area) is required to comply with the *Environmental Protection (Noise) Regulations 1997* at all times. In the event that noise is emitted at a level that becomes a nuisance to local residents, Administration would investigate noise levels and if substantiated, require a property owner to undertake appropriate measures to ensure compliance with the *Environmental Protection (Noise) Regulations 1997*.

Some submitters expressed concern regarding the traffic implications that would result from a school developed in the amendment area. In response, Administration provides the following comments:

- Traffic issues will be addressed through the City's assessment and determination of a development application; and
- Casserley Avenue is capable of accommodating additional vehicle movements. Casserley Avenue is an 'access street', and is designed to accommodate 3,000 vehicles per day. A traffic study undertaken in 2012 between Burham Way and Roydon Way identified that only 447 vehicles per day utilise this part of Casserley Avenue. The traffic generated by the proposed school will be considered further at the development application stage; however, it is unlikely that traffic on Casserley Avenue would increase to an extent that it could not be accommodated within the design capacity of that road.

### ***Availability of Public Open Space and Facilities***

Concerns were raised in some submissions that the funds received from the sale of the land would be used to upgrade or provide facilities outside the Girrawheen locality. In response, Administration would – in accordance with the Department of Land's *Policy Statement 4.1.5: Section 20A Public Recreation Reserves* – set aside the funds received from sale of the land in a reserve dedicated to the provision, maintenance or upgrade of facilities in other public open spaces in the vicinity (such as the remaining portion of Casserley Park or Hainsworth Park).

Submissions also raised concern that the proposed amendment could eventually result in a loss of vegetation. The concept plan included as **Attachment 3** demonstrates that development of a school can be achieved, whilst maintaining some vegetation on the site. However, as discussed above; issues potentially stemming from built form outcomes would ultimately be addressed as part of any future development application within the amendment area.

### ***Conclusion***

Considering the matters noted above, and in the table included as **Attachment 5**, it is recommended that the DPS 2 amendment proposal be adopted without modification and forwarded to the WAPC to progress the amendment by seeking final approval from the Honourable Minister for Planning.

Following the finalisation of the DPS 2 amendment, the sale of the land to the Emmanuel Christian Community School will be able to proceed. This process will be outlined in a separate Report for Council's consideration at a later date.

### ***Strategic Implications***

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

- “3 *Economy - Progressive, connected communities that enable economic growth and employment.*
- 3.4 *Smart Communities - Our community and businesses have access to the right information, education and technology they need to be successful.”*

### ***Policy Implications***

Nil

### ***Financial Implications***

The costs in progressing this DPS 2 amendment have been met by the Emmanuel Christian Community School. The Financial Implications of the City's excision of the land from the Crown and subsequent sale to Emmanuel Christian Community School will be discussed in a further report to be presented to Council at a time when Administration is satisfied that the review of the Amendment proposal has substantially progressed at the WAPC.

### ***Voting Requirements***

Simple Majority

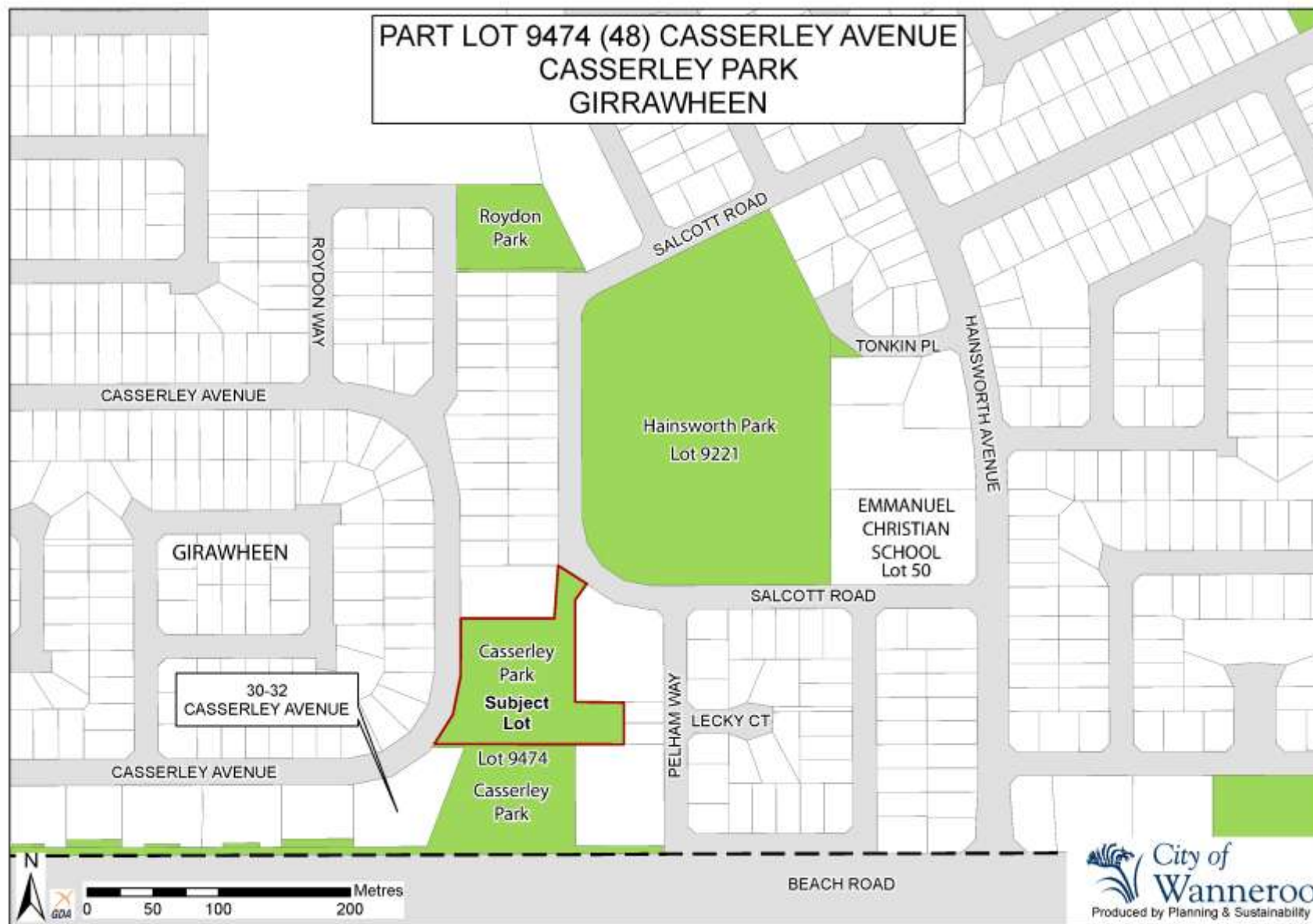
## Recommendation

### That Council:-

1. Pursuant to Town Planning Regulation 17(2) **ADOPTS**, without modification, Amendment No. 125 to District Planning Scheme No. 2 to zone a portion of Lot 9474 (48) Casserley Avenue, Girrawheen (Crown Reserve 34608) from 'Local Scheme Reserve – Parks and Recreation' to 'Private Clubs/Recreation Zone', as shown in Attachment 2;
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 by the Mayor and Chief Executive Officer;
3. **FORWARDS** the amendment documentation to the Western Australian Planning Commission for its consideration **REQUESTING** that the Honourable Minister for Planning grant final approval to the Amendment;
4. **NOTES** the Schedule of Submissions received in respect of Amendment No. 125 to District Planning Scheme No. 2 included as Attachment 5, **ENDORSES** Administration's comments and recommendations in response to those submissions, **FORWARDS** the Schedule of Submissions to the Western Australian Planning Commission and **ADVISES** the submitters of its decision; and
5. **NOTES** a further report will be presented to Council regarding the excision and sale of the land subject to the finalisation of Amendment No. 125 to District Planning Scheme No. 2 for purchase by the Emmanuel Christian Community School when Administration is satisfied that the review of Amendment No. 125 to District Planning Scheme No. 2 has substantially progressed at the Australian Planning Commission.

#### *Attachments:*

- |  |           |         |
|--|-----------|---------|
| 1. REVISED Attachment 1 - Plan Depicting the location of Amendment 125 Area - Casserley Park | 13/147249 |         |
| 2. Attachment 2 - Map of Existing and Proposed Zoning  | 13/132445 | Minuted |
| 3. REVISED Attachment 3 - Concept Plan for ECCS on Casserley Park site(2)                    | 13/147252 |         |
| 4. Attachment 4 - Location of Landowners Notified by Way of Letter                           | 13/132442 |         |
| 5. PDF Attachment 5 - Summary of Submissions - Amendment 125                                 | 13/147258 | Minuted |
| 6. REVISED Attachment 6 - Alternative Pedestrian Routes around Casserley Park                | 13/147257 |         |



## CASSERLEY AVENUE RESERVE



EXISTING ZONING



SCHEME (AMENDMENT) MAP

**LEGEND****METROPOLITAN REGION SCHEME RESERVES**

- PARKS & RECREATION
- RAILWAYS
- STATE FORESTS
- WATER CATCHMENT
- CIVIC AND CULTURAL
- WATERWAYS

- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE
- DENOTED AS FOLLOWS:
  - CG COMMONWEALTH GOVERNMENT
  - HS HIGH SCHOOL
  - SU SPECIAL USES
  - SEC STATE ENERGY COMMISSION
  - WSD WATER AUTHORITY OF W.A.

**LOCAL SCHEME RESERVES**

- PARKS & RECREATION
- PUBLIC USE
- DENOTED AS FOLLOWS:
  - HS HIGH SCHOOL
  - PS HIGH SCHOOL

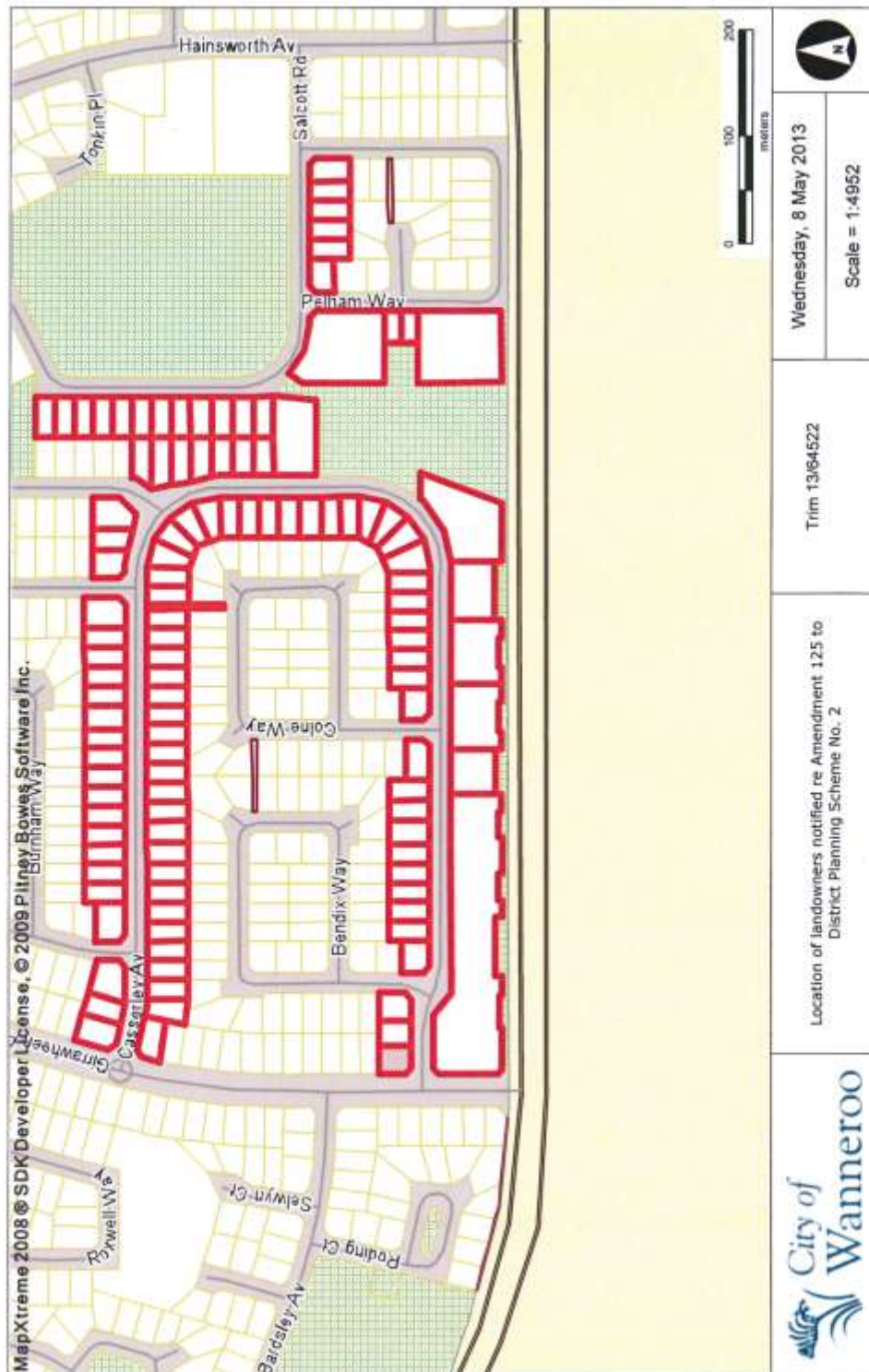
**ZONES**

- RESIDENTIAL
- SPECIAL RESIDENTIAL
- MIXED USE
- BUSINESS
- COMMERCIAL
- SERVICE INDUSTRIAL
- GENERAL INDUSTRIAL
- PRIVATE CLUBS & RECREATION
- CENTRE

- URBAN DEVELOPMENT
- INDUSTRIAL DEVELOPMENT
- GENERAL RURAL
- RURAL RESOURCE
- SPECIAL RURAL
- RURAL COMMUNITY
- MARINA
- SPECIAL
- CIVIC & CULTURAL







SUMMARY OF SUBMISSIONS FOLLOWING ADVERTISING OF AMENDMENT 125 TO DPS 2			
Submission No.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE	RECOMMENDED MODIFICATION
<b>Submission 1</b> (Comment from Nearby Resident/ Landowner)	A comment that strongly objects to having a school in close proximity.	Submission noted. Although a concept development plan was submitted as supporting documentation with the DPS 2 amendment (refer <b>Attachment 3</b> ), Council is being requested to adopt this DPS 2 amendment which only proposes to zone a portion of Lot 9474 Casserley Avenue, Girrawheen to 'Private Clubs/Recreation'. A separate development application will be required to be submitted for consideration by the City, and particular issues regarding the school can be addressed at that time.	No change
	Concerns about the noise generated from the school, given that the area is currently quiet.	Perceived implications of noise as a result of the development of a school within the DPS 2 amendment area are discussed further in the 'Comment' section of the Report.	No change
	The objector uses Casserley Park on a daily basis, as do other people in the community.	The current utilisation, maintenance and state of Casserley Park are discussed in the 'Detail' section of the Report.	No change
	Casserley Park provides access to Hainsworth Park (located on Salcott Road) to the north, and Beach Road (and the 372 bus route) to the south.	Implications of pedestrian access as a result of an adoption of the DPS 2 amendment are discussed further in the 'Comment' section of the Report.	No change
	The submitter believes that the residents closer to the Amendment area should be advised by letter, as the submitter believes those residents would object to a High School in the proximity.	Administration advised all owners of land on Casserley Avenue of the proposed DPS 2 amendment by way of a letter. Administration notes that this submitter does not reside on a street directly abutting the DPS 2 amendment area.	No change



SUMMARY OF SUBMISSIONS FOLLOWING ADVERTISING OF AMENDMENT 125 TO DPS 2			
Submission No.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE	RECOMMENDED MODIFICATION
Submission 1 (continued)	Suggestion that the school should be located on the site previously occupied by Hainsworth Primary School.	Noted. Administration is required to deal with the amendment proposal submitted for consideration and provide recommendations towards its appropriateness.	No change
<b>Submission 2</b> (Comment from Nearby Resident/Landowner)	The submitter generally does not have any objection to a school being built on the site. However, the park does have a useful purpose for residents, especially after so many pedestrian accessways have been closed previously.	<ul style="list-style-type: none"> <li>Submission noted.</li> <li>The current utilisation, maintenance and state of Casserley Park are discussed in the 'Detail' section of the Report.</li> <li>Implications of pedestrian access as a result of an adoption of the DPS 2 amendment are discussed further in the 'Comment' section of the Report.</li> </ul>	No change
	Query if the existing road conditions and the projected increase in vehicular traffic would require traffic calming humps or chicanes be installed near the facility. Or would all school traffic use Salcott Road?	Traffic implications as a result of the development of a school within the DPS 2 amendment area are discussed further in the 'Comment' section of the Report.	No change
	Query that once the facility (school) is in operation, will there still be public access via the remaining portion of Casserley Park, between Casserley Ave and Beach Road?	Pedestrian access as a result of an adoption of the DPS 2 amendment is discussed further in the 'Comment' section of the Report.	No change
	The objector believes that the current proposal has not been fully thought through, and a far safer location (not quite so convenient for the school) is to resume Roydon Park instead.	Noted. Administration is required to deal with the amendment proposal submitted for consideration and provide recommendations towards its appropriateness.	No change
<b>Submission 3</b> Department of Environment & Conservation	No comment on the proposal.	Submission noted.	No change

SUMMARY OF SUBMISSIONS FOLLOWING ADVERTISING OF AMENDMENT 125 TO DPS 2			
Submission No.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE	RECOMMENDED MODIFICATION
<b>Submission 4</b> Main Roads Western Australia	No objection to the proposal.	Submission noted.	No change
	The proposed Amendment 125 is located next to Beach Road, Girrawheen which is classified as an Other Regional Road (Blue Road). The Department of Planning is the controlling authority for Beach Road and should be contacted regarding this amendment.	Administration has notified all appropriate agencies of the amendment proposal by way of a letter. The appropriate agencies included (but are not limited to) the Department of Planning and Main Roads Western Australia. To date, the Department of Planning had not provided a comment on this Amendment proposal.	No change
<b>Submission 5</b> Department of Water	No comment on the proposal	Submission noted.	No change
<b>Submission 6</b> (Comment from Nearby Resident/ Landowner)	No objections to an appropriate and attractive development within the Amendment area. However, this submitter objects to the proposal if public access from Hainsworth Park through to the remaining southern part of Casserley Park, or through to Casserley Avenue, cannot be maintained.	<ul style="list-style-type: none"> <li>Submission noted as an objection.</li> <li>The current utilisation, maintenance and state of Casserley Park are discussed in the 'Detail' section of the Report.</li> <li>Implications of pedestrian access as a result of an adoption of the DPS 2 amendment are discussed further in the 'Comment' section of the Report.</li> </ul>	No change
	The submitter's family utilises Casserley Park on a regular basis, along with other local residents. The submitter has noted enjoying the existing trees, bushes and birds on the Casserley Park site.	The current utilisation, maintenance and environmental aspects of Casserley Park are discussed further in the 'Detail' section of the Report.	No change
	Casserley Park is utilised as a north-south access, providing access from Hainsworth Park to Balga.	Submission noted. Implications of pedestrian access as a result of an adoption of the DPS 2 amendment are discussed further in the 'Comment' section of the Report.	No change

SUMMARY OF SUBMISSIONS FOLLOWING ADVERTISING OF AMENDMENT 125 TO DPS 2			
Submission No.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE	RECOMMENDED MODIFICATION
<b>Submission 7</b> (Comment from Nearby Landowner)	Objection to the private high school being built on the land within the DPS 2 Amendment area.	Submission noted. Although a concept development plan was submitted as supporting documentation with the DPS 2 amendment (refer <b>Attachment 3</b> ), Council is being requested to adopt this DPS 2 amendment which only proposes to zone a portion of Lot 9474 Casserley Avenue, Girrawheen to 'Private Clubs/Recreation'. A separate development application will be required to be submitted for consideration by the City, and particular issues regarding the school can be addressed at that time.	No change
	A high school would lower property values.	Potential decreases in property values in the locality resulting from this DPS 2 amendment are unfounded and speculative, and are not deemed by Administration as a valid planning consideration.	No change
	Concern of the noise, traffic and security implications that could result from a high school being built on the land within the DPS 2 Amendment area.	Perceived noise and traffic implications as a result of an adoption of the DPS 2 amendment are discussed further in the 'Comment' section of the Report.	No change
<b>Submission 8</b> (Comment from Nearby Landowner)	A comment of objection to the DPS 2 amendment proposal.	Submission noted.	No change
	Concern that to rezone this land for the use as a school will be a traffic attractor and a private school is likely to attract even more traffic as they tend to attract non-local resident students.	Perceived traffic implications as a result of an adoption of the DPS 2 amendment are discussed further in the 'Comment' section of the Report.	No change



SUMMARY OF SUBMISSIONS FOLLOWING ADVERTISING OF AMENDMENT 125 TO DPS 2			
Submission No.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE	RECOMMENDED MODIFICATION
Submission 8 (continued)	The proposed access to this school site from Casserley Avenue is at the bottom bend of the 'U' and therefore the potential for accidents – both vehicle/vehicle and vehicle/pedestrian or cyclist will be significantly increased due to the increase in traffic volumes at school peak time on Mondays to Fridays.	Perceived traffic implications as a result of an adoption of the DPS 2 amendment are discussed further in the 'Comment' section of the Report.	No change
	Concerns for access to this site from Salcott Road – whilst not having the road gradient or bus route issues seems an unsafe access point given the swept paths required to negotiate that crossover.		
	Traffic volumes on Girrawheen Avenue seem to have risen significantly this calendar year as waiting times on Casserley Ave from the southern intersection on some mornings can be 2 or 3 light changes at Beach Road depending on the courtesy of other motorists on Girrawheen Avenue.		
	Any increase in traffic attempting to enter Casserley Avenue at this location has the potential to cause unacceptable queuing and stress on the operation of the Beach Road / Girrawheen Avenue intersection.		
	Private schools also tend to have a number of 'out of school hours' activities and therefore this additional traffic will impact on weekend traffic flows and should also be considered.		
	Before proceeding with the rezoning of Casserley Park in isolation of the rezoning of Girrawheen, I believe a detailed traffic impact assessment should be undertaken to ensure that this is a safe and appropriate use of this land.		

SUMMARY OF SUBMISSIONS FOLLOWING ADVERTISING OF AMENDMENT 125 TO DPS 2			
Submission No.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE	RECOMMENDED MODIFICATION
Submission 8 (continued)	We have now been formally advised by the Department of Housing that they have acquired the former Hainsworth Primary School site. They have advised that this land has been rezoned to Urban Development to make provision for a range of housing options for low to moderate income households as a medium density infill project. The completion of this project will also add considerably to traffic volumes on Girrawheen Avenue and is likely to add to the traffic volumes on Casserley Avenue via Royden Way.	Perceived traffic implications as a result of an adoption of the DPS 2 amendment are discussed further in the 'Comment' section of the Report.	No change
	Concern that Casserley Avenue is a 'U' shape road with two access points to Girrawheen Avenue. Whilst the gradient at Girrawheen Avenue appears reasonably level, there is a significant fall along the bottom of the 'U' of approximately 10 metres.	Topographical constraints would be addressed by Administration as part of any future development application within the Amendment area.	No change
	Casserley Avenue is part of the 365 bus route with stops very near to the proposed access ways for this private school.	<ul style="list-style-type: none"> <li>This comment relates to the concept development plan that was submitted as supporting documentation with the amendment (refer <b>Attachment 3</b>). The final location of access points and the relocation of bus stops (if required) would be considered as part of a development application for development in the DPS 2 amendment area.</li> <li>Administration has notified all appropriate agencies of the Amendment proposal by way of a letter, including (but are not limited to) the Public Transport Authority. To date, the Public Transport Authority has not provided a comment on this Amendment proposal.</li> </ul>	No change

SUMMARY OF SUBMISSIONS FOLLOWING ADVERTISING OF AMENDMENT 125 TO DPS 2			
Submission No.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE	RECOMMENDED MODIFICATION
Submission 8 (continued)	Potential increase in crime and drug use to a suburb which in part has significantly "cleaned" up its reputation and turned the corner. It is an unfortunate fact that private schools tend to have greater issues with drug and alcohol misuse.	Comment pertaining to potential social impacts from future development resulting from this DPS 2 amendment is unfounded and speculative, and are not deemed by Administration as a valid planning consideration.	No change
	There are also two public high schools within walking distance to this site (Balga Senior High School and Girrawheen Senior High School). If the preference is for a "Private School", there is Mercy College and John Septimus Roe within adequate and acceptable distances and travel times.	Although the zoning of the subject land 'Private Clubs/Recreation' is intended to accommodate for a school site to be developed, the location of other high schools in the vicinity (operated by other entities) is not a valid planning consideration in the context of considering the appropriateness of the DPS 2 amendment.	No change
	The submitter understands the process of rezoning Girrawheen has already been commenced to allow multiple residences to be built on land where currently there are single houses. The submitter believes that the addition of a school and future multiple residences that the road system would have to cope with will have a negative effect on those living in these areas and drive them further out of the city.	This comment predominantly relates to the Girrawheen locality generally, and not confined to the DPS 2 amendment area. However, as it applies to land in the vicinity of the DPS 2 amendment area, traffic implications as a result of an adoption of this amendment are discussed further in the 'Comment' section of the Report.	No change
	As part of the overall rezoning of Girrawheen, further consideration should be given to relocating and consolidating the school into one site. The former Hainsworth Primary School site or a portion of it would have been preferable to having a 'fragmented' school with what I believe to be unsafe and unacceptable transport issues. It is a shame that this opportunity appears now to have been lost.	Operational matters pertaining to the Emmanuel Christian Community College are not a valid planning consideration when considering the adoption of this DPS 2 amendment.	No change



SUMMARY OF SUBMISSIONS FOLLOWING ADVERTISING OF AMENDMENT 125 TO DPS 2			
Submission No.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE	RECOMMENDED MODIFICATION
<b>Submission 9</b> (Comment from Nearby Landowner)	Objection to the Amendment proposal.	Submission noted.	No change
	The submitter notes the quiet nature of Casserley Avenue, the existing Casserley Park as well as the limited traffic passing through the street. Should the proposed high school and/or associated parking be situated on Casserley Ave, this quiet residential area will become considerably more congested.	Perceived traffic implications as a result of an adoption of the DPS 2 amendment are discussed further in the 'Comment' section of the Report.	No change
	The proposed high school and/or associated parking be situated on Casserley Ave, a nice quiet street will turn into a less pleasant environment could potentially devalue property, or the ability to tenant the property at the same rate or the appeal of living in the area.	Potential decreases in property or rental value in the locality resulting from this DPS 2 amendment are unfounded and speculative, and are not deemed by Administration as a valid planning consideration.	No change
	The submitter contests the concept plan and believes that the Emmanuel Christian Community School explore other arrangements on the Hainsworth site such as providing underground or tiered parking.	Operational matters pertaining to the Emmanuel Christian Community College are not a valid planning consideration when considering the adoption of this DPS 2 amendment.	No change
	Concern that numerous issues could result with an increase of traffic and children accessing the school.	Perceived traffic implications as a result of an Adoption of the DPS 2 amendment are discussed further in the 'Comment' section of the Report.	No change
<b>Submission 10</b> (Comment from Nearby Resident/ Landowner)	Objection to the DPS 2 amendment proposal.	Submission noted.	No change
	The Amendment proposal would result in a negative change. Zoning the land to 'Private Clubs/Recreation' could result in further development and erosion of future land area of the park for private purposes.	The Emmanuel Christian Community School has already entered into a conditional contract of sale, to acquire land subject to the DPS 2 amendment. This is discussed further in the 'Background' section of the Report.	No change

SUMMARY OF SUBMISSIONS FOLLOWING ADVERTISING OF AMENDMENT 125 TO DPS 2			
Submission No.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE	RECOMMENDED MODIFICATION
Submission 10 (continued)	At present, all ratepayers have access to Casserley Park, with trees and wildlife considered important to current and future generations. The zoning of the subject land to 'Private Clubs/Recreation' suggests that land areas in this park could be developed and used only by paying members of particular privately owned clubs, possibly in the future.	<ul style="list-style-type: none"> <li>The Emmanuel Christian Community School has already entered into a conditional contract of sale, to acquire land subject to the DPS 2 amendment. This is discussed further in the 'Background' section of the Report.</li> <li>The accessibility and availability of remaining public open space in the eastern portion of the Girrawheen locality is discussed further in the 'Comment' section of the Report.</li> </ul>	No change
Submission 11 (Comment from Nearby Resident/ Landowner)	Objection to the DPS 2 amendment proposal.	Submission noted.	No change
	Concern for excessive traffic in a residential street, occupied by families with young children who regularly play in their front gardens.	Perceived traffic implications as a result of an adoption of the DPS 2 amendment are discussed further in the 'Comment' section of the Report.	No change
	Casserley Park is located on a sharp and almost blind bend on Casserley Avenue, which may pose a danger if the road is blocked by the cars of parents parking on the side of the road when picking up or dropping off their children at the proposed high school.		
	Concern that verges could be damaged by parked cars, and the maintenance implications for nearby residents.		
	Concern that parked cars would restrict access to nearby residential driveways.		



SUMMARY OF SUBMISSIONS FOLLOWING ADVERTISING OF AMENDMENT 125 TO DPS 2			
Submission No.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE	RECOMMENDED MODIFICATION
Submission 11 (continued)	Casserley Park is surrounded on three sides by high density housing and naturally provides certain amount of protection from noise and an increase in privacy. With a high school built in between the existing housing, the excessive noise and lack of privacy would be felt by local residents.	Although a concept development plan was submitted as supporting documentation with the DPS 2 amendment (refer <b>Attachment 3</b> ), Council is being requested to adopt this DPS 2 amendment which only proposes to zone a portion of Lot 9474 Casserley Avenue, Girrawheen to 'Private Clubs/Recreation'. A separate development application will be required to be submitted for consideration by the City, and particular issues regarding the school can be addressed at that time.	No change
	Concerned about the increased risk of vandalism and break-ins that occur around schools out of school hours and the flow on effect that may have on residents surrounding the school.	Comment pertaining to potential social impacts from future development in the DPS 2 amendment area is unfounded and speculative, and are not deemed by Administration as a valid planning consideration.	No change
Submission 12 (Comment from Nearby Resident/ Landowner)	Support for the proposal.	Submission noted.	No change
	The establishment of a new school will allow children to complete secondary education at Emmanuel Christian Community School. We believe that is a good outcome.	Submission noted.	No change
	Families in the area will benefit as they will have more choices when it comes to deciding which school to send their children to.	Submission noted.	No change
Submission 13 (Comment from Nearby Resident/ Landowner)	Objection to the proposal. The submitter has commented that the negatives of a high school being developed on the site of Casserley Park far outweigh the benefits for a waiting list of approximately 35 students.	Submission noted.	No change

SUMMARY OF SUBMISSIONS FOLLOWING ADVERTISING OF AMENDMENT 125 TO DPS 2			
Submission No.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE	RECOMMENDED MODIFICATION
Submission 13 (continued)	<p>Salcott Way is a small street that runs off Hainsworth Avenue so the submitter anticipates that the majority of school drop offs and school parking will be from Casserley Ave. Casserley Avenue at the moment only deals with traffic from residents and visitors of Casserley Avenue as well as the adjoining streets of Burnham Way, Roydon Way, Bendix Way and Colne Way. The current volume of traffic on Casserley Avenue is already a concern especially trying to turn onto Girrawheen Avenue from the southern end of Casserley Avenue.</p>	Perceived traffic implications as a result of an Adoption of the DPS 2 amendment are discussed further in the 'Comment' section of the Report.	No change
	<p>Already there are a number of cars that prefer to use the Northern end of Casserley Ave where a roundabout is situated at the intersection of Girrawheen Avenue. There have been many occasions over the years of accidents and near misses at this roundabout and a higher volume of traffic would only make this worse.</p>		
	<p>There are villas located next to Casserley Park that house a number of adults with various disabilities. Some of these residents are wheelchair bound and require specialised vans for transport. These vans already have some difficulty backing in or out of the driveways as people are known to speed around the end corner of Casserley Ave. These residents also have visits from various carers who are forced to park on side of the road due to a lack of off street parking.</p>		

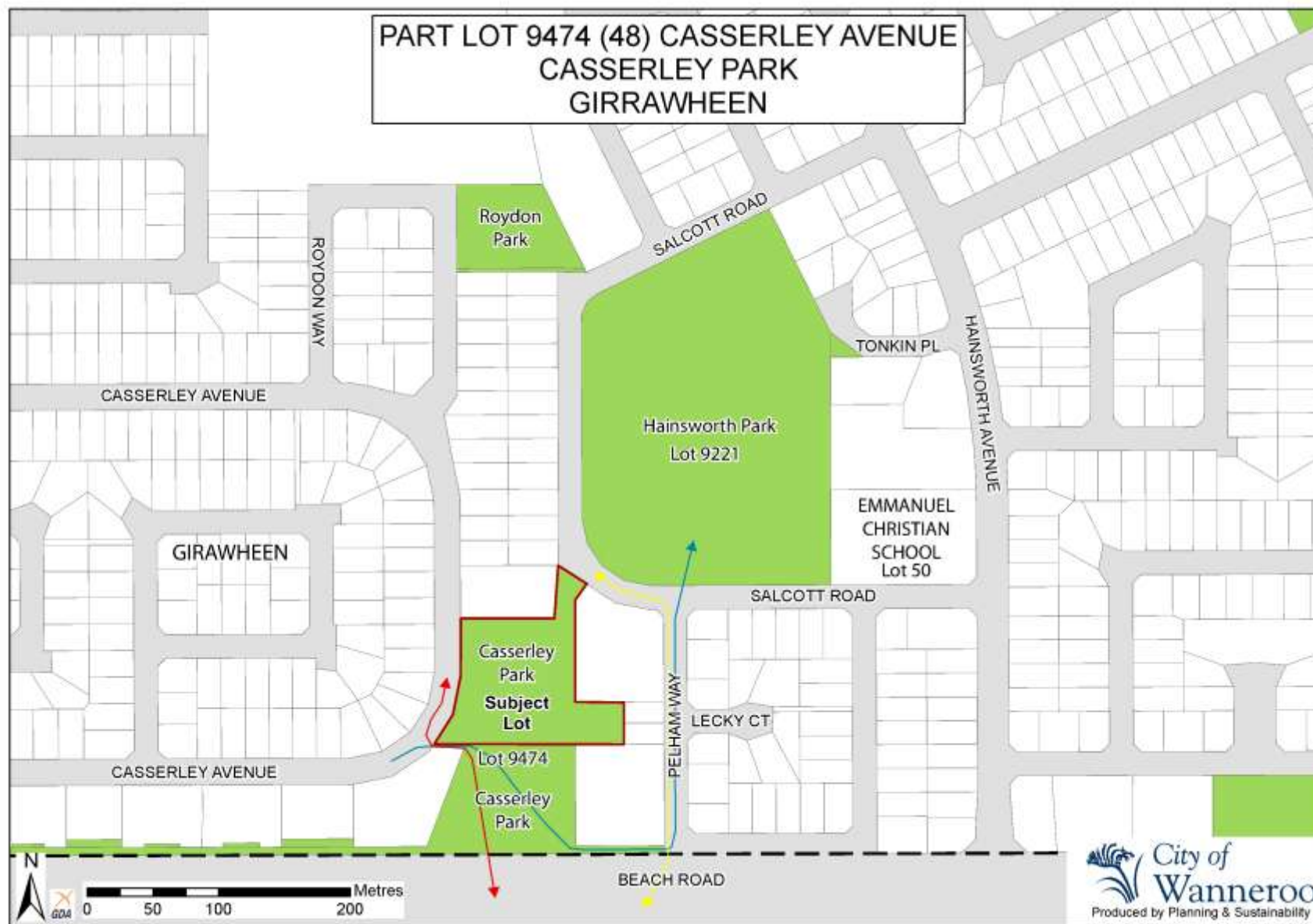
SUMMARY OF SUBMISSIONS FOLLOWING ADVERTISING OF AMENDMENT 125 TO DPS 2			
Submission No.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE	RECOMMENDED MODIFICATION
Submission 13 (continued)	Girrawheen Avenue is extremely busy at school start and finish times with Our Lady of Mercy Primary School as well as Girrawheen High School. Traffic is very slow at these times of day and would be increased by the addition of a high school situated on Casserley Ave.	Perceived traffic implications as a result of an Adoption of the DPS 2 amendment are discussed further in the 'Comment' section of the Report.	No change
	There would also obviously be a higher volume of students and parents walking to the school along Casserley Ave with increased noise and rubbish dropped by passers by. I would also presume that these residents would not appreciate the noise of a high school directly beside their houses.		
	There are townhouses located on the southern end of Casserley Park that have had problems with vandalism, break-ins and also cars driving through their side fence when travelling too fast around the corner. The back fences of these townhouses are reasonably low which is currently not a problem with a park at the rear but would certainly be a question of privacy with a high school almost directly behind.		
	Casserley Park is currently used as a thoroughfare to enable residents to walk to Hainsworth as well as for many students and parents to access Roseworth Primary School. The park is also used as a thoroughfare to enable access to Beach Road.	Implications of pedestrian access as a result of an adoption of the DPS 2 amendment are discussed further in the 'Comment' section of the Report.	No change
	The submitter agrees with the comments that Casserley Park is kept in a poor state by the City, and has observed antisocial activity on the site. I would prefer that the park be improved and kept in a state similar to Bardsley Park only a few streets away.	The current utilisation, maintenance and state of Casserley Park are discussed in the 'Detail' section of the Report.	No change

SUMMARY OF SUBMISSIONS FOLLOWING ADVERTISING OF AMENDMENT 125 TO DPS 2			
Submission No.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE	RECOMMENDED MODIFICATION
Submission 13 (continued)	The possible rezoning of Girrawheen in the near future will also have an impact as multiple dwellings on blocks that currently have single dwellings will increase traffic in the area and also present on street parking problems for visitors.	This comment relates to the Girrawheen locality generally, and not confined to sites immediately surrounding the Amendment area.	No change
	Emmanuel primary school already utilises Hainsworth Park for their sporting and recreational activities and usage by the high school would further decrease the amount of availability of this reserve to the general public.	<ul style="list-style-type: none"> <li>Although a concept development plan was submitted as supporting documentation with the DPS 2 amendment (refer <b>Attachment 3</b>), Council is only requested to adopt an amendment to DPS 2 to zone a portion of Lot 9474 Casserley Avenue, Girrawheen to 'Private Clubs/Recreation'.</li> <li>The DPS 2 Amendment does not propose to reduce the area of Hainsworth Park accessible to the general public.</li> <li>The Emmanuel Christian Community School currently lodge annual applications to use the park for school activities, outlining the times of day and number of students that would use this park. Administration acknowledges that the Emmanuel Christian Community School may choose to utilise Hainsworth and Casserley Parks differently, should a second campus be developed in the DPS 2 amendment area; and should that occur Administration would review any future application on its own merit.</li> </ul>	No change
<b>Submission 14</b> (Comment from Nearby Resident/ Landowner)	Objection to the proposal.	Submission noted.	No change



SUMMARY OF SUBMISSIONS FOLLOWING ADVERTISING OF AMENDMENT 125 TO DPS 2			
Submission No.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE	RECOMMENDED MODIFICATION
Submission 14 (continued)	Comment as to how a High School can be a "Private Club" or be used for "Recreation" by the broader community.	<ul style="list-style-type: none"> <li>The development of an 'Educational Establishment' (High School) is aligned to the objectives of the Private Clubs/Recreation Zone. The objective of the Private Clubs/Recreation Zone is to accommodate uses such as private golf clubs, private educational, institutional, recreational and tourist accommodation activities.</li> <li>The uses permissible within the 'Private Clubs/Recreation Zone' are not mutually exclusive to 'Private Clubs' or 'Recreation' uses. Land uses such as 'Educational Establishment' (High School) is considered a discretionary (or a 'D') use in this zone, and therefore is capable of being approved under DPS 2.</li> </ul>	No change
	Council states in its proposal that Casserley Park is not used for any specific purpose, other than a pedestrian connection and amenity, and it is generally maintained at a "low standard" by the City of Wanneroo. Maybe if the City of Wanneroo maintained Casserley Park at a "higher standard" the park would be able to be used more by the local residents.	The current utilisation, maintenance and state of Casserley Park are discussed in the 'Detail' section of the Report.	No change
	It was stated in the previous Council Report on this matter that the purchase of the land will provide the City with funds to invest in other recreational facilities in the local community, which are in need of refurbishment. The submitter has asked which local facilities will be refurbished; will they be in Girrawheen, or elsewhere?	This matter is discussed further in the 'Comment' section of the Report, under the sub-heading 'Availability of Public Open Spaces and Facilities'.	No change

SUMMARY OF SUBMISSIONS FOLLOWING ADVERTISING OF AMENDMENT 125 TO DPS 2			
Submission No.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE	RECOMMENDED MODIFICATION
Submission 14 (continued)	What are the proposals for traffic management? Will the local residents be subjected to an increase in traffic on Casserley Ave? I cannot get out onto Girrawheen Ave now without having to go to the other end of Casserley Ave where the roundabout is	Perceived traffic implications as a result of an adoption of the DPS 2 amendment are discussed further in the 'Comment' section of the Report.	No change
	When The Emmanuel Christian Community School was first established in the area in 1982 did the School Board have no view as to what they would need to do for their high school students in future years?	Operational matters pertaining to the Emmanuel Christian Community College are not a valid planning consideration when considering the adoption of this DPS 2 amendment.	No change
Submission 15 (Comment from Nearby Resident/ Landowner)	Objection to the proposal.	Submission noted.	No change
	Casserley Park is currently a beautiful place with native flora and fauna, which is not found in newer suburbs. Residents of the area meet in the outdoor spaces currently available (such as Casserley Park) whilst recreating.	The current utilisation, maintenance and state of Casserley Park are discussed in the 'Detail' section of the Report.	No change
	Concerns that residents cannot access the remaining portion of Casserley Park from Hainsworth Avenue.	Implications of pedestrian access as a result of an adoption of the DPS 2 amendment are discussed further in the 'Comment' section of the Report.	No change



## **PS05-09/13      Adoption of Amendment No's 8 and 9 to East Wanneroo Cell 7 Agreed Structure Plan No. 9**

File Ref: 3382-08 – 13/133356  
 Responsible Officer: Director, Planning and Sustainability  
 Disclosure of Interest: Nil  
 Attachments: 5

### **Issue**

To consider submissions received during public advertising of Amendment No's 8 and 9 to the East Wanneroo Cell 7 Agreed Structure Plan No. 9 (ASP 9) and adoption of the amendments.

<b>Applicant</b>	Dynamic Planning and Developments & Planning Solutions
<b>Owner</b>	Keneric Project Management Pty Ltd & Crestwood Pty Ltd
<b>Location</b>	Lots 17 – 23 Windsor Road, Lots 103 – 105 Luisini Road, Lots 106 – 107 & 334 - 335 Parri Road and Lot 332 – 336 Gngara Road, Wangara
<b>MRS Zoning</b>	Service Industrial
<b>DPS 2 Zoning</b>	Service Industrial

### **Background**

On 21 December 2012, Dynamic Planning and Developments, representing Keneric Project Management Pty Ltd proprietor of Lots 17-23 Windsor Road, Lots 103-105 Luisini Road and Lots 106-107 Parri Road Wangara submitted Amendment No. 8 to ASP 9. On 15 January 2013, Planning Solutions, representing Crestwood Pty Ltd the proprietor of Lots 334 and 335 Parri Road and Lots 332, 333, 335 and 336 Gngara Road, Wangara submitted Amendment No. 9 to ASP 9.

The location of both amendment areas are identified on the map included as **Attachment 1**.

Both amendments propose modifications to the same local road network and as a result the amendments have been considered and processed concurrently.

On 22 April 2013, a memorandum was sent to Elected Members informing them of the intention by the Director Planning & Sustainability to advertise the amendments to ASP 9 under delegated authority. No request was received by the elected members requiring the matter to be reported to Council for consent to advertise and as a result the amendments were advertised. Six (6) submissions were received as outlined in the Consultation section of this report.

On 3 May 2013, a memorandum was sent to Elected Members advising of the intention by the Director Planning & Sustainability to determine the amendments under delegated authority. However, although no requests were received from Elected Members requiring the matter to be reported to Council for determination upon further consideration of the issues raised by submitters, it has been decided to address these matters through a report to Council rather than under delegated authority.



## Detail

### Amendment No. 8 to the East Wannon Cell 7 Agreed Structure Plan No 9

Amendment No. 8 seeks to rationalise the road network as follows:

1. Deletion of the east-west structure plan road extending from the end of Parri Road through Lot 107;
2. Relocation of the east-west structure plan road from the shared boundary of Lots 19 and 20, to the shared boundary of Lots 20 and 21; and
3. Realignment of the southern portion of the north-south structure plan road, where it runs along the shared boundary of Lots 17, 18, 1 and 2 to ensure that the full extent of the road reserve is located within Lots 17 and 18.

Please refer to **Attachment 2** which depicts the amendment proposal as advertised.

### Amendment No. 9 to the East Wannon Cell 7 Agreed Structure Plan No 9

Amendment No. 9 seeks to rationalise the road network as follows:

1. Amending the Agreed Structure Plan map to incorporate a new road off Parri Road and intersecting with Gngara Road, traversing lots 333, 334 and 335; and
2. Deleting a number of service roads within Lots 332 to 337.

Please refer to **Attachment 3** which depicts the amendment proposal as advertised.

Although the amendment proposals are considered to be minor in nature, Administration advertised the proposals to the surrounding landowners to ensure there were no issues or planning related concerns related to the proposed road network modification.

## Consultation

Amendment No's 8 & 9 were advertised for a period of 42 days with advertisements placed in the Wannon Times on 7 May 2013, notices to adjoining landowners sent on 6 May 2013, and signs also placed on-site. The advertising period closed on 18 June 2013 with six submissions being received within this advertising period.

Issues raised through these submissions have been addressed as part of the schedule of submissions shown as **Attachment 4**.

The Comment section of this report provides further discussion on the matters raised in the submissions.

## Comment

The key issues raised in submissions received are discussed below:

Objection to Proposed Gngangara Road Intersection located on the shared boundary of Lot 333 and 335 Gngangara Road, Wangara

Main Roads WA made a submission in relation to Amendment No. 9 objecting to the proposed intersection with Gngangara Road, which is located on the shared boundary of Lots 333 and 335 Gngangara Road.

Concept engineering drawings of the intersection have been provided by the applicant for Amendment No.9 to demonstrate how the intersection could function. **Attachment 5** shows the concept plans provided by the applicant. As illustrated on the intersection engineering drawings (**Attachment 5**) the intersection is proposed as a 'left-in, left-out' intersection. Based on Liveable Neighbourhoods (LN), and comments provided by the City's Traffic & Transport Section, the proposed intersection complies with the separation distances (between other existing intersections onto Gngangara Road) as defined under Element 2 Table 5 of LN. This has also been confirmed by the applicant's traffic engineer (Transcore) which has agreed the required separation distances between the Klaraborg Drive, Rigali Way and the future Parri Road intersections onto Gngangara Road are all achieved.

Based on the comments provided by the City's traffic engineers, the applicant's justification and the intersection's compliance with LN; it is considered that the proposed intersection location is acceptable and is therefore supported by Administration.

Deletion of the east-west service road extending from the end of Parri Road through Lot 107

The applicant has proposed to remove a service road running east-west within Lot 107 Parri Road which connects Parri Road to the proposed central north-south road. One submitter raised concern with this aspect of the proposal, stating that an east-west connection in this location is necessary, and suggesting an alternative east-west connection along the northern boundary of Lot 2 Parri Road.

Administration does not agree that an east-west road in this location is essential, as an existing road reserve is already proposed in an east-west orientation located on the shared boundary of Lots 103 and 104 Luisini Road, Wangara. This east-west road reserve (which is proposed to be constructed as part of a current subdivision application – WAPC ref. 147613) is located approximately 200 metres north of the Parri Road and Luisini Road intersection and therefore provides an adequate east-west traffic connection within close proximity to the road reserve to be removed through Lot 107.

The deletion of the east-west road reserve running through Lot 107 has also been supported by the City's Traffic and Transport engineers on the basis that it is considered superfluous to the local road network and therefore an additional road reserve is not considered necessary to facilitate east-west traffic movement within the Structure Plan area.

Considering the above comments, the proposed amendment is considered to be acceptable, without modification.

## **Statutory Compliance**

This Structure Plan Amendment has been processed in accordance with the requirements of DPS 2. Clause 9.6.1 of DPS 2 provides that following advertisement of a Structure Plan Amendment, Council may refuse to adopt the amendment or resolve that the amendment is satisfactory with or without modifications. It is recommended that Amendment No's 8 & 9 to the East Wanneroo Cell 7 Agreed Structure Plan No. No. 9 (ASP 9) be approved without modifications.

## Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

*“3 Economy - Progressive, connected communities that enable economic growth and employment.*

*3.3 Easy to Get Around - The community is well connected and accessible with an integrated transport approach for all.”*

## Policy Implications

This proposal has been assessed under the provisions of the City's Local Planning Policy 4.2: Structure Planning Policy.

## Financial Implications

Nil

## Voting Requirements

Simple Majority

## Recommendation

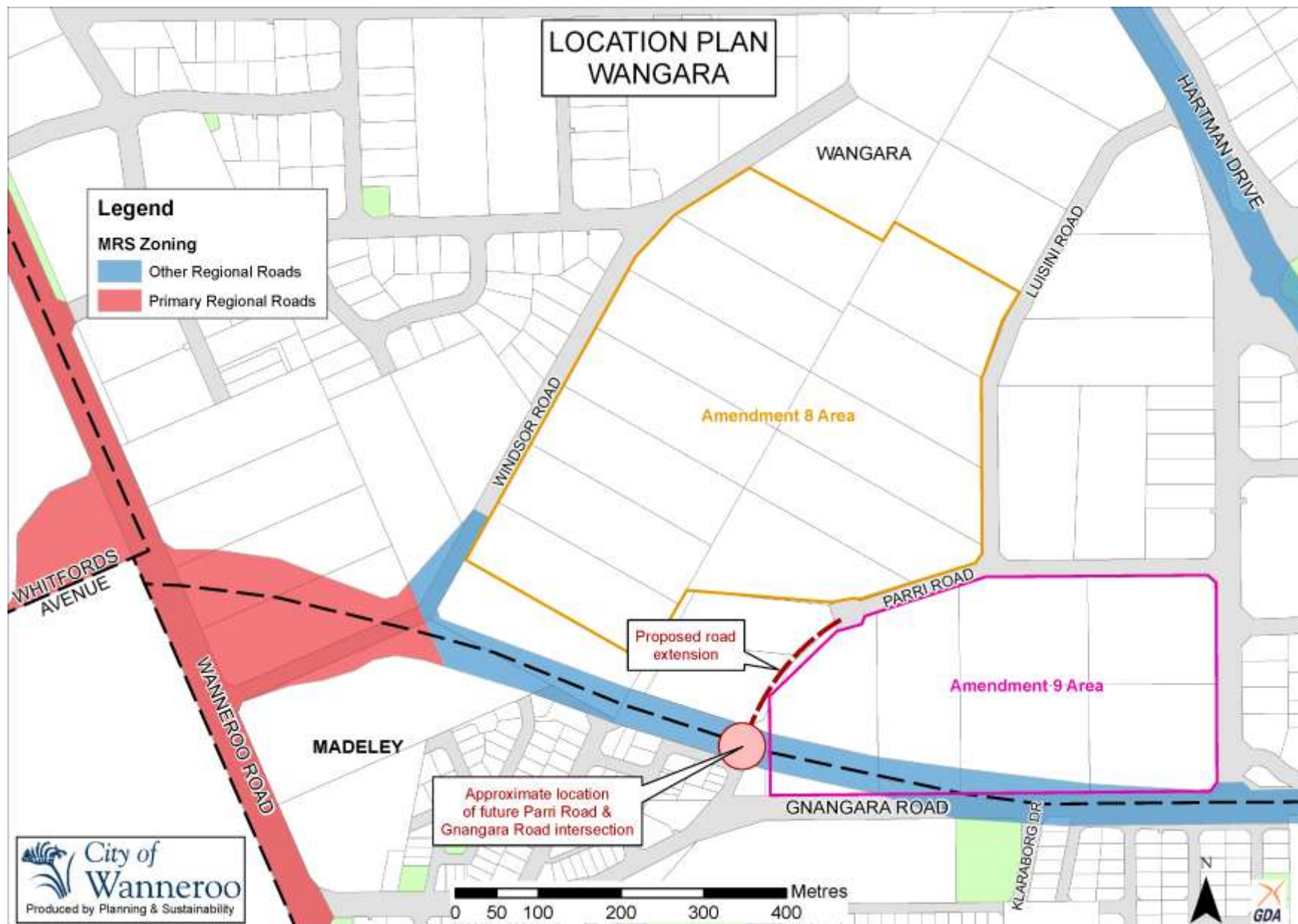
That Council:-

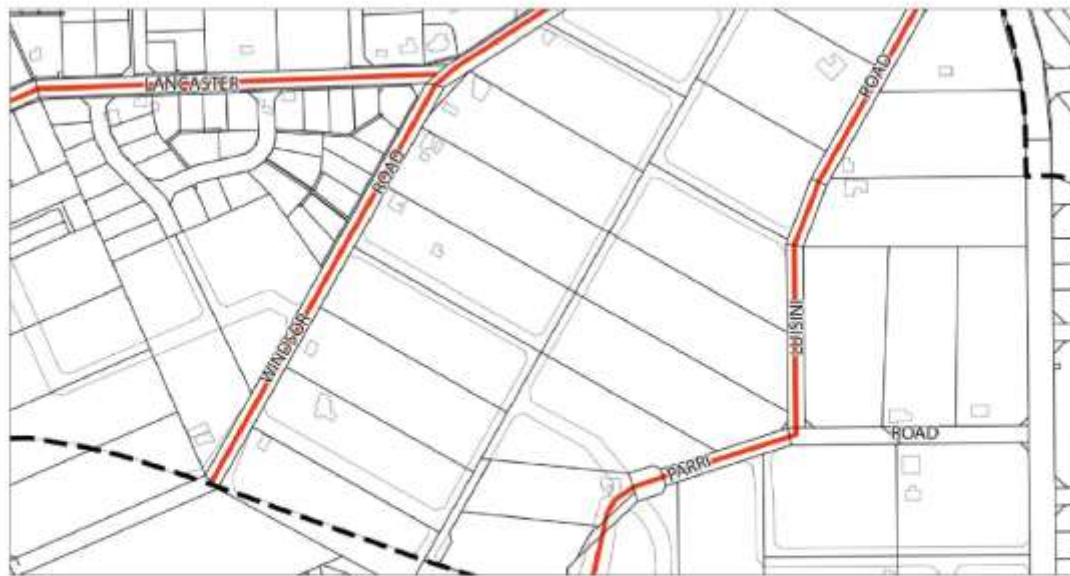
1. Pursuant to Clause 9.6.1 of the City of Wanneroo District Planning Scheme No. 2 **RESOLVES** that Amendment No. 8 to East Wanneroo Cell 7 Agreed Structure Plan No. 9, as submitted by Dynamic Planning and Developments, on behalf of Keneric Project Management Pty Ltd and as depicted in Attachment 2 to this report is **SATISFACTORY** without modification and **SUBMITS** three copies to the Western Australian Planning Commission for its adoption and certification;
2. Pursuant to Clause 9.6.5 of the City of Wanneroo District Planning Scheme No. 2 **ADOPTS** Amendment No. 8 to East Wanneroo Cell 7 Agreed Structure Plan No. 9, and **AUTHORISES** the Mayor and Chief Executive Officer to **SIGN** and **SEAL** the Amendment documents once certified by the Western Australian Planning Commission and **RETURNS** one copy of the certified document to the Commission;
3. **ENDORSES** the comments made in this report regarding the submission received on Amendment No. 8 for inclusion in the schedule of submissions to be forwarded to the Western Australian Planning Commission and **ADVISES** the submitters of its decision;
4. Pursuant to Clause 9.6.1 of the City of Wanneroo District Planning Scheme No. 2 **RESOLVES** that Amendment No. 9 to East Wanneroo Cell 7 Agreed Structure Plan No. 9, as submitted by Planning Solutions on behalf of Crestwood Pty Ltd and as depicted in Attachment 3 to this report is **SATISFACTORY** without modification and **SUBMITS** three copies to the Western Australian Planning Commission for its adoption and certification;

5. Pursuant to Clause 9.6.5 of the City of Wanneroo District Planning Scheme No. 2 ADOPTS Amendment No. 9 to East Wanneroo Cell 7 Agreed Structure Plan No. 9, and AUTHORISES the Mayor and Chief Executive Officer to SIGN and SEAL the Amendment documents once certified by the Western Australian Planning Commission and RETURNS one copy of the certified document to the Commission; and
6. ENDORSES the comments made in this report regarding the submission received on Amendment No. 9 for inclusion in the schedule of submissions to be forwarded to the Western Australian Planning Commission and ADVISES the submitters of its decision.

*Attachments:*

- |   |           |         |
|---|-----------|---------|
| 1. Attachment 1 - Location Plan   | 13/158057 |         |
| 2. Attachment 2 - Amendment No. 8 Structure Plan Amendment Proposal                         | 13/143672 | Minuted |
| 3. Attachment 3 - Amendment No. 9 Structure Plan Amendment Proposal                         | 13/143736 | Minuted |
| 4. Attachment 4 - Summary of Submissions - Amendment No. 8 & 9 to ASP 9                     | 13/135296 |         |
| 5. Attachment 5 - Engineering Concept Drawings for Proposed Intersection onto Gnangara Road | 13/133970 |         |





EXISTING AGREED STRUCTURE PLAN No. 9



PROPOSED AMENDMENT

- PROPOSED AMENDMENT No. 8 -  
STRUCTURE PLAN AMENDMENT AREA  
PROPOSED BY PROPOSITOR OF LOTS  
17, 18, 20 & 21 WINDSOR ROAD, LOTS  
106 & 107 PARRI ROAD AND LOT 105  
LUSIGN ROAD, WANNEROO
- CONCEPT SUBDIVISION
- ULTIMATE ROAD LAYOUT
- EXISTING STRUCTURE PLAN ROADS
- EXISTING STRUCTURE PLAN  
ROADS TO BE DELETED

## NOTES

- ① LEFT IN - LEFT OUT
- ② ALL DIRECTIONAL ACCESS
- ③ EAST / WEST CONNECTION BETWEEN  
LUSIGN AND WINDSOR ROADS

**AMENDMENT No. 8**  
EAST WANNEROO CELL 7  
AGREED STRUCTURE PLAN No. 9  
CITY OF WANNEROO

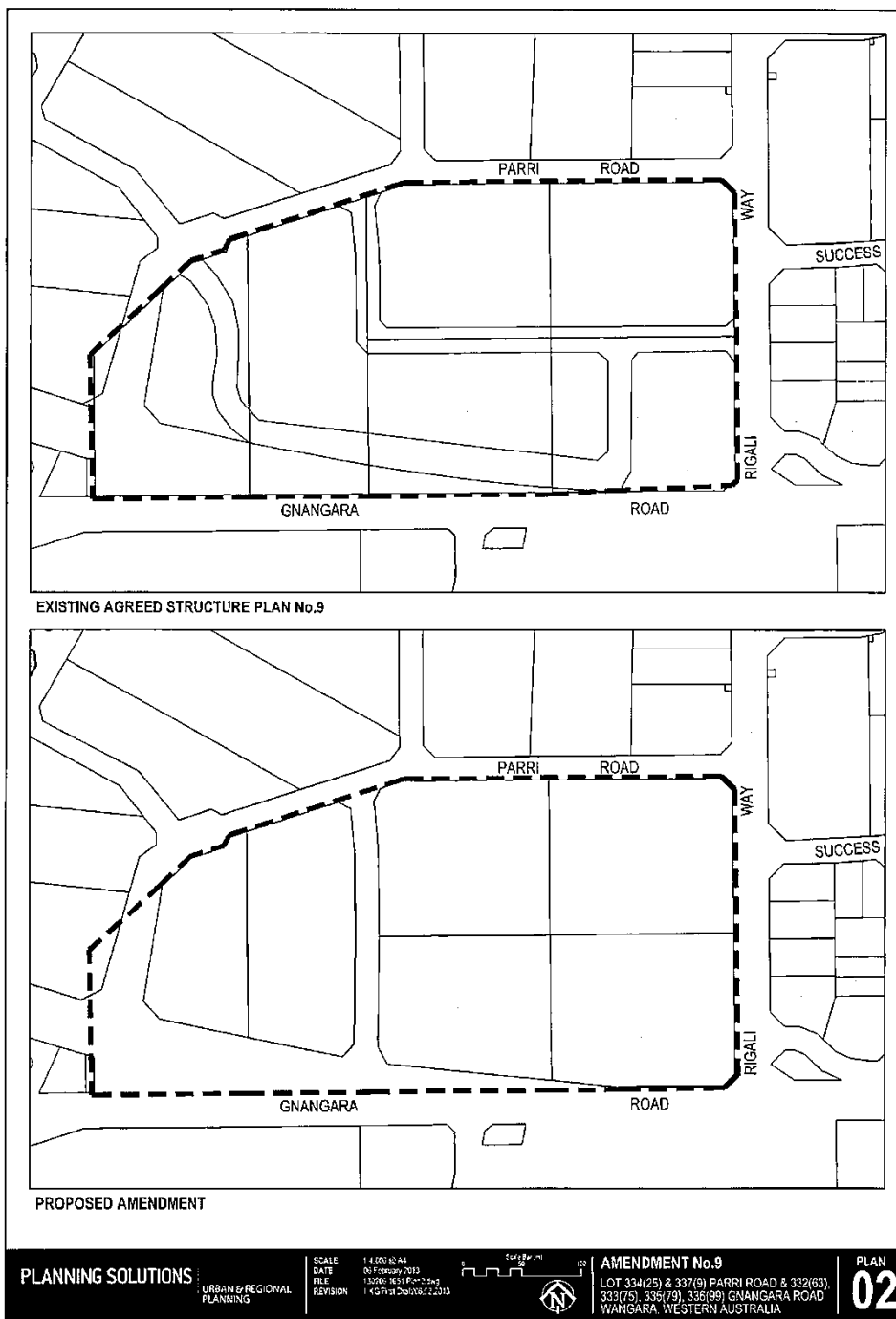


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**DYNAMIC PLANNING  
AND DEVELOPMENTS**







## Summary of Submissions – Amendment No. 8 &amp; 9 to East Wanneroo Cell 7 Agreed Structure Plan No. 9 – TRIM 13/123914

No.	Issue	Administration Response/Comment
1.0	<b>Western Power</b>	
1.1	Submitter <i>supports</i> the amendments subject to alignments, easements or clearances are not encroached or breached as there are overhead powerlines and/or underground cables adjacent to the properties.	Noted. Administration considers that any issues involving appropriate easements and clearance for utilities/services would be a condition of a future subdivision application.  No modification is required.
2.0	<b>Mainroads WA</b>	
2.1	Mainroads <i>objects</i> to Amendment No. 9 as this will provide an additional intersection with Gngara Road. It is Mainroads understanding that the proposed realignment of Gngara Road to create a future 4 way intersection with Whitfords Avenue at Wanneroo Road remains a future project and therefore any additional intersection onto Gngara Roads in this area should be discouraged.	Disagree. Mainroads has not provided the City with any justification as to how an additional intersection will impact the current traffic network and future realignment of Whitfords Avenue. There has been no technical justification provided or variation proposed, and it is considered that the intersection is approximately 980 metres from the proposed Whitfords Avenue extension intersection with Wanneroo Road. The proposed intersection also complies with Liveable Neighbourhoods in terms of providing appropriate separation distances from other existing intersections with Gngara Road.  The applicant has proposed this intersection to be a 'left-in left-out' intersection which will reduce any traffic issues associated with the additional intersection. This road reserve is considered necessary in its proposed orientation to ensure lots (as well as future subdivided lots) have access to a public road, as Gngara Road (Whitfords Avenue extension) should not provide direct vehicle access to adjoining lots.  No modification is required.
3.0	<b>East Court Property Group</b>	
3.1	The landowners <i>support</i> the proposed amendments subject to the intersection of Gngara Road and Rigali Way being upgraded to full movement.	Noted. The existing Gngara Road and Rigali Way intersection is currently a 'left-in, left-out' intersection, however as part of Amendment No. 9 this intersection is proposed to be upgraded to an all directional intersection. This is considered an appropriate road upgrade supported by the City's traffic and transport Engineers and therefore it is anticipated that such an upgrade will occur in the future. However, it



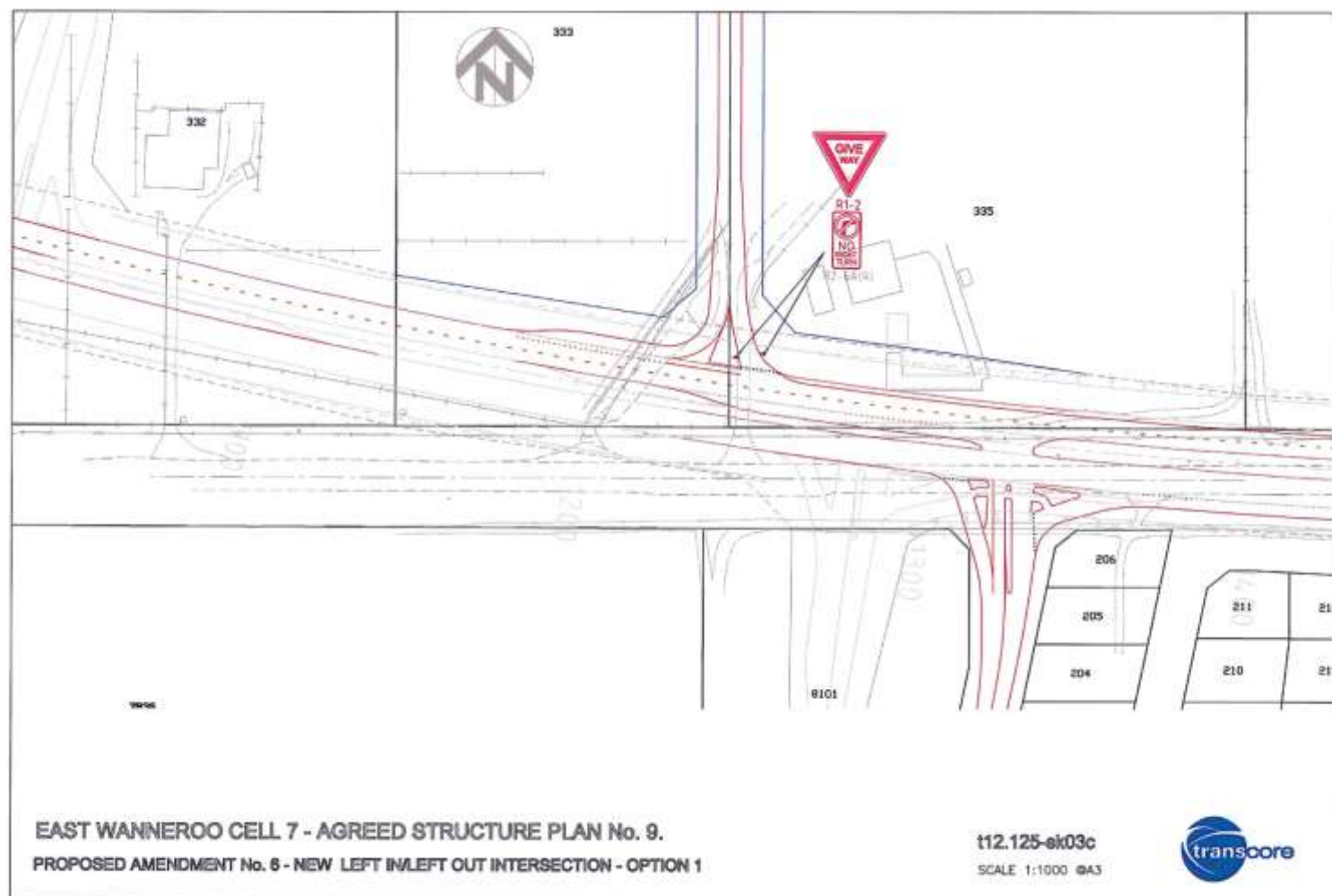
No.	Issue	Administration Response/Comment
		<p>is noted that this intersection is outside of the amendment area and any modification and/or up-grading will not be conducted in association with this amendment proposal. It is anticipated that such an upgrade will occur when considered appropriate by the City.</p> <p>No modification is required.</p>
<b>4.0</b>	<b>Gray &amp; Lewis Land Use Planners</b>	
4.1	The landowners support the proposed Amendment No. 8 to Agreed Structure Plan No. 9.	<p>Noted.</p> <p>No modification is required.</p>
4.2	The landowners <i>support</i> the inclusion of the additional intersection on to Gngara Road subject to the Parri Road extension intersection being removed. Three (3) intersections onto Gngara Road within 400m is generally not supported by Main Roads WA's because it does meet the minimum intersection spacing.	<p>Disagree. It is noted by Administration that Mainroads were notified of the proposed amendments, and although do not support the additional intersection based on reducing such road connections on Gngara Road, no objection was made in relation to the proposed separation distances between the existing intersections and the proposed additional intersection.</p> <p>The location and separation distances of the proposed intersection were analysed by the City's traffic and transport engineers who had no objection to the proposed location. It is considered by Administration that the proposed intersection complies with the separation distance requirements under Element 2 - R19 of Liveable Neighbourhoods and therefore is supported.</p> <p>If adjoining landowners wish for the Parri Road extension (which intersects with Gngara Road) to be deleted from the Structure Plan, a separate amendment proposal should be lodged. As Amendment No. 8 &amp; 9 do not propose the deletion of this road, and no engineering standard requiring or the relocation of this intersection, the Parri Road extension should remain on the Structure Plan.</p> <p>No modification is required.</p>
4.3	It is recommended that an east-west road connection be created along the northern boundary of Lot 2 Parri Road, as a result of the road reserve being deleted which runs through Lot 107 Parri Road.	Disagree. An east-west road connection along the northern boundary of Lot 2 Parri Road is considered to be unnecessary when an existing road reserve is already proposed in an east-west orientation being located on the shared boundary of Lot 103 and 104 Luisini Road,

No.	Issue	Administration Response/Comment
		<p>Wangara.</p> <p>The east-west road reserve located along Lot 103 &amp; 104 Luisini Road (proposed to be constructed as part of subdivision application 147613) is located approximately 200 metres north of Parri Road and Lusini Road intersection and therefore provides an adequate east-west traffic connection within close proximity to the road reserve to be removed through Lot 107.</p> <p>This has also been supported by the City's traffic and transport engineers and therefore no additional road reserve is considered necessary to facilitate east-west traffic movement within the Structure Plan area.</p> <p>No modification is required.</p>
5.0	<b>Landowners of Lot 16 Windsor Road, Wangara</b>	
5.1	<p>We <i>object</i> to proposed amendment no. 8 as we have already been substantially impacted by the Gngara Road realignment with way of compulsory acquisition by the Government of 6137sqm of land. Another 20m road reserve is required on the north-east side of the property on Lot 17. We request that the 20m road be relocated further north-east by 3 metres to allow a buffer to the existing dwelling located on the property.</p>	<p>Disagree. The proposed road reserve located on the southern boundary of Lot 17 Windsor Road is an existing road reserve depicted on the current Structure Plan for the area. No modification to the orientation or location of this road reserve is proposed as part of Amendment No. 8 &amp; 9.</p> <p>It is noted that the entire road reserve is located within Lot 17 and therefore the landowners of Lot 16 will not need to cede any additional land for the construction of this portion of road.</p> <p>If this road reserve was to be relocated 3.0 metres further north, it would mean that Lot 16 is 'landlocked' as no vehicle access can be supported to the west due to the location of the Windsor Road and Gngara Road intersection, as well as the removal of the cul-de-sac head to the east of Lot 16, as well as direct access to Gngara Road to the south not being supported by the City. Therefore, if this road was to be relocated, a small piece of land would be located between the public road and Lot 16. This would mean vehicle access to the site would not be possible.</p>

No.	Issue	Administration Response/Comment
		<p>It is also noted that the house the submitter refers to has been considered uninhabitable by the City's Health Services. Due to structural damage occurring as a result of fire, the landowner has been requested to demolish the building in accordance with Health Legislation.</p> <p>In accordance with Clause 7.3 of DPS 2, as the non-conforming use (single house) has been discontinued for a period of six consecutive months and then building has been destroyed to the extent of at least 75% of its value; the land is required to be brought into conformity with the provisions of the Scheme which do not permit a single house on land zoned 'Service Industrial' (Under table 1 – Zoning Table of DPS 2). Therefore, it is considered by Administration that the submitter's comments are invalid.</p> <p>No modification is required.</p>
5.2	We also request the retention of the southern boundary of Lot 16 cul-de-sac as per the existing agreed structure plan No. 9.	<p>Disagree. It is considered by Administration that the cul-de-sac head illustrated on the shared boundary of Lot 2 Parri Road and Lot 16 Windsor Road on Agreed Structure Plan No. 9 (ASP 9) is superfluous as there is adequate frontage to constructed road for both these lots. Lot 2 Parri Road has access via a right-of-way to the north-east of the lot, as well as future access to the proposed east-west road along the southern boundary of lot 17 Windsor Road. Lot 16 Windsor Road will also have access to the east-west road along the southern boundary of Lot 17, which is considered more than adequate vehicle access.</p> <p>As a result, the cul-de-sac head is considered by Administration to be an unnecessary additional piece of infrastructure which would not provide significant benefit to these landowners, nor improves the road network or traffic movement within ASP 9. As a result, Administration proposes to remove the cul-de-sac head from ASP 9 in accordance with the amendment proposal.</p> <p>No modification is required.</p>
6.0	<b>Water Corporation</b>	
6.1	We support the proposed amendments subject to the Water	Noted. The requirement for an easement to the benefit of the Water

No.	Issue	Administration Response/Comment
	Corporation being granted a suitable easement for a future 1050mm diameter gravity sewer in (existing lot 107) the proposed lot 7 in Parri Road to be created in conjunction with the recently lodged subdivision application related to this area.	Corporation will be addressed through any future subdivision application.  No modification is required.
<b>7.0</b>	<b>Western Australian Planning Commission</b>	
7.1	Amendment No. 8 proposes to deviate the central north-south road around a fragment of land identified as lot 123 Parri Road. The deviation would limit access opportunities from Lot 1 & 2 Parri Road.	Agree. Administration has investigated the current land fragmentation in the southern portion of the structure plan area, in particularly the small fraction of land located between Lot 1 & 2 Parri Road and Lot 17 & 18 Windsor Road. It has been found that this piece of land, known as Lot 123 (48L) Parri Road, is land ceded to the Crown for the purposes of right of way. The intent of this property is for the construction of a road along the shared boundary of these properties orientated in a north-south direction. As this Crown land is managed by the City and is for the purposes of right of way, it is considered that access from Lot 1 & 2 Parri road onto the central north-south road is still possible, and the land can be distributed back to the adjoining properties as this right of way will no longer be required due to the reorientation of the central north-south road reserve..  As a result, no adjoining landowner will be significant impacted by the reorientation of the central north-south road and the Crown land (Lot 123 Parri Road) can be dealt with in the future through the appropriate channels.
7.2	Amendment No. 9 proposed to delete an east-west connection between Parri Road and the central north-south road. The merits of this closure should be carefully assessed and justified having to Section 3.5 of Development Control Policy 4.1	Refer to Administration's comment 4.3





## Development Applications

### PS06-09/13      Reconsideration of Development Application - Single House and Shed at 30 Capri Leone Way, Sinagra (DA2013/567)

File Ref: DA2013/567 – 13/135820  
 Responsible Officer: Director, Planning and Sustainability  
 Disclosure of Interest: Nil  
 Attachments: 7

## Issue

To reconsider the planning approval and associated conditions imposed in relation to a Single House and shed at Lot 9001 (30) Capri Leone Way, Sinagra (DA2012/1326) under the provisions of Clause 6.10.2 of the City's District Planning Scheme No. 2 (DPS 2), in light of further investigations undertaken by Administration, as requested at the June 2013 Council meeting.

<b>Applicant</b>	M Garbin
<b>Owner</b>	Mrs J Garbin & Mr M Garbin
<b>Location</b>	Lot 9001 (30) Capri Leone Way, Sinagra
<b>Site Area</b>	1.824ha
<b>DPS 2 Zoning</b>	Urban Development
<b>ASP 4 Zoning</b>	Residential, Buffer Precinct

## Background

The applicant lodged a development application for a Single House and shed at Lot 9001 (30) Capri Leone Way, Sinagra on 6 December 2012 (DA2012/1326). The location of the subject property is shown in **Attachment 1**. The application was approved under Delegated Authority for the proposed shed only on 25 March 2013 (refer **Attachment 2**).

On 30 April 2013 the City received a written request from the owners of 30 Capri Leone Way, Sinagra to reconsider Condition 1 of the approval, which stated:

1. *The proposed Single House does **not** form part of this application.*

The City is able to revoke or amend any planning approval under Clause 6.10.2 of DPS 2, which states the following:

*"The Council may, on application in writing from the owner of land in respect of which planning approval has been granted, revoke or amend the planning approval, prior to the commencement of the use or development subject of the planning approval."*

The applicant has requested that the matter be brought before Council, in accordance with Council's Delegated Authority Clause 8.3 (Development Control); whereby any application for planning approval shall be referred to Council for determination, where requested by the applicant in writing.

On 25 June 2013 Council considered the application (Item PS04-06/13) and resolved as follows:

*"That the Motion be referred back to Administration for investigation of further options and reported back to Council as soon as possible."*

## Detail

The application was deferred at the 25 June 2013 Ordinary Council Meeting in order for Administration to write to the Department of Planning (DOP), Department of Environment Regulation (DER, formerly DEC), Local Member for Wanneroo, Minister for Environment and Minister for Planning to investigate and clarify the various current State Government positions on development within poultry farm buffers.

## Comment

### Referral

As a result of Council's Resolution from the 25 June 2013 meeting, Administration sent letters to the relevant persons and/or government bodies on 5 July 2013, seeking their comment on the Ingham's poultry farm and buffer issues raised by Elected Members during discussion of the item at the June 2013 Council meeting. Administration requested comments by 2 August 2013 in order for the matter to be reported back to Council as early as possible.

Three responses were received within the comment period (included as **Attachment 3 – 5**, respectively), and one response was received by the City two weeks after the comment period (**Attachment 6**). The comments received can be summarised as follows:

1. Department of Planning:
  - The DOP's response is in line with the Western Australian Planning Commission's (WAPC's) *State Planning Policy 4.3: Poultry Farms Policy (SPP 4.3)* which expresses a general presumption against the subdivision or development of land affected by a poultry farm buffer, unless it can be demonstrated that the impacts are acceptable;
  - Any proposed rezoning, subdivision or development of land for residential purposes closer than 500 metres to an existing or approved poultry shed will require an accompanying assessment of the potential impact of the poultry farm on that proposed use. Rural-Residential development should not encroach closer than 300 metres to a poultry shed without this assessment being conducted; and
  - There are no plans to review SPP 4.3 in the foreseeable future.
2. Paul Miles MLA, Member for Wanneroo:
  - Strongly supports any measures taken to 'phase out' Ingham's poultry farm operations;
  - Will support the City in any attempts to make the relocation of Ingham's occur; and
  - Strongly supports the application proposing residential development within the existing buffer zone of the poultry farm.
3. Hon. Albert Jacob MLA, Minister for Environment; Heritage:
  - Residential encroachment within 300m of the poultry sheds appears to have created a land-use conflict;
  - DER has advised that Part V of the Environmental Protection (EP) Act is not an instrument to resolve land planning issues, rather, it is an instrument to manage emissions and discharges from a prescribed premises;
  - DER has no statutory role in relocating a prescribed premises or finding another suitable site for the prescribed activity; and
  - DER is not empowered under the EP Act to force the company to move from this site.

4. Department of Environment Regulation:

- DER maintains that residential developments should not occur within established poultry farm buffer zones.
- DER does not recommend re-evaluating traditional approaches towards assessment of buffer zones as these are usually expensive, inconclusive and do not add value to the outcome for proponents of competing land uses.

Having regard to the comments received, it is noted that the proposed Single House is to be located approximately 450m from the nearest poultry shed situated on Lot 1665 (1040) Wanneroo Road, Wanneroo immediately to the south. The existing buffer zone, endorsed under ASP 4 and Agreed Structure Plan No. 23- Wanneroo Town Centre, are shown in relation to the subject lot on the plan included as **Attachment 7**.

Notwithstanding that SPP 4.3 allows for Rural-Residential development to occur within 300m of an existing poultry farm, it must be noted that SPP 4.3 is not the City's statutory decision-making tool in this instance – that is the role and purpose of the East Wanneroo Cell 2, Agreed Structure Plan No. 4 (ASP 4), which clearly prescribes a 500m buffer. By law, Council is only required to "have due regard" to SPP 4.3, but is bound to adhere to and uphold the provisions of ASP 4 in its adopted (current) state, unless the structure plan is otherwise amended.

This proposal and the nature and effect of comments received from State Government agencies/members are discussed further below.

Reconsideration of Conditions

Notwithstanding the above responses provided to the City, Council has no option but to uphold the original decision dated 25 March 2013, as per the reasons outlined in the previous report to Council and reiterated below.

No development is permitted within the existing Buffer Zone, as depicted on the ASP 4 Structure Plan Map, in accordance with Clause 3.3 of ASP 4, which states:

*"Based on the Western Australian Planning Commission's Statement of Planning Policy No. 4.3 – Poultry Farms, a 500 metre buffer precinct from the poultry sheds at Location 1665 Wanneroo Road, Sinagra is proposed.*

*Whilst it is generally intended that land uses within the Buffer Precinct will be guided by the Agreed Structure Plan, prior to the Council issuing a use or development approval, or, giving subdivision support to an application within the Buffer Precinct (i.e. within 500 metres of the activity requiring the buffer measured from the boundary of the lot containing the activity or from a point determined by Council) the Agreed Structure Plan will need to be modified to remove the Buffer Precinct zoning and replace it with an appropriate zoning e.g., Residential Development Precinct.*

*Such a modification will only be supported by Council if either:*

- a) *the activity requiring the buffer has ceased operating indefinitely; or*
- b) *the applicant can clearly demonstrate that the odour and/or other impacts associated with the activity can be ameliorated or do not impact on the land subject to the proposed modification to the satisfaction of Council, Western Australian Planning Commission (WAPC) and the Department of Environmental Protection (DEP)."*



*Consideration of Rural uses within the Buffer Precinct are the same as those in the Residential Development Precinct."*

Clause 3.3 of ASP 4 is clear in the intent that the structure plan must be modified to remove the Buffer Precinct, prior to any development occurring within the buffer. According to ASP 4 such a modification will only be supported by Council if either (a) or (b) occurs. Neither of the above criteria has been met and the City therefore has no discretion to consider approving the proposed Single House in the Buffer Precinct until such time as the Buffer Precinct prescribed under ASP 4 is removed or modified as a result of either (a) or (b) above occurring.

If the landowner wishes to further challenge the City's position, then they would need to lodge an application for review (appeal) of that decision with the State Administrative Tribunal (SAT). However, the City would argue that no right of appeal exists in this case, because the City has no discretion but to refuse any application for a non-'Rural Use' in the Buffer Precinct, until or unless the structure plan is amended.

### **Statutory Compliance**

This application has been assessed in accordance with the City of Wanneroo's District Planning Scheme No. 2.

### **Strategic Implications**

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

*"2 Society - Healthy, safe, vibrant and active communities.*

*2.1 Great Places and Quality Lifestyle - People from different cultures find Wanneroo an exciting place to live with quality facilities and services."*

### **Policy Implications**

Nil

### **Financial Implications**

Nil

### **Voting Requirements**

Simple Majority

### **Recommendation**

**That Council:-**

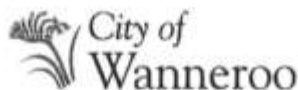
- 1. UPHOLDS in its entirety, the planning approval granted under delegated authority on 25 March 2013 in respect of 30 (Lot 9001) Capri Leone Way, Sinagra, included as Attachment 2; and**

2. **ADVISES** the applicants that, in accordance with the provisions of Clause 3.3 of the East Wanneroo Cell 2 Agreed Structure Plan No. 4, prior to the Council issuing a development approval for a Single House (or any other non-Rural Use) within the Buffer Precinct, the Agreed Structure Plan No. 4 is required to be modified to remove the Buffer Precinct Zoning and to replace it with an appropriate alternative zoning. Such a modification will only be supported by Council if:
- a) The activity requiring the buffer has ceased operating indefinitely; or
  - b) The applicant can clearly demonstrate that the odour and/or other impacts associated with the activity can be ameliorated or do not impact on the land subject to the proposed modification to the satisfaction of the Council, Western Australian Planning Commission and the Department of Environment and Conservation.

*Attachments:*

- |  |           |         |
|--|-----------|---------|
| 1. Location Plan - 30 Capri Leone Way, Sinagra                                     | 13/75111  |         |
| 2. DA2012/1326 - Planning Approval for 30 Capri Leone Way, Sinagra (25 March 2013) | 13/58197  | Minuted |
| 3. Department of Planning Response   | 13/113950 |         |
| 4. Local Member for Wanneroo Response  | 13/139481 |         |
| 5. Minister for Environment Response   | 13/127143 |         |
| 6. Department of Environment Regulation Response                                   | 13/136995 |         |
| 7. Extent of Existing Buffer Zone  | 13/157257 |         |



**FILE COPY**

LOCKED BAG 1  
WANNEROO WA 6946  
TELEPHONE: (08) 9405 5000  
FACSIMILE: (08) 9405 5499

File Number : DEV12/1571  
Application Number : DA2012/1326  
Enquiries Officer : Catriona Tatam  
9405 5876

25 March 2013

Mr Marin Garbin  
30 Capri Leone Way  
SINAGRA WA 6065

Dear Sir/Madam

<b>Proposed Development:</b>	Single House and Shed
<b>Property Details:</b>	30 Capri Leone Way SINAGRA
<b>Land Parcel(s) Details:</b>	Lot: 9001 DP: 65974
<b>Owner(s) Details:</b>	Mrs Judith Garbin & Mr Marin Garbin

I refer to your Application for Planning Approval received by the City of Wanneroo on 6 December 2012.

You are advised that approval has now been **granted** under the provisions of the City of Wanneroo District Planning Scheme No 2 and the Metropolitan Region Scheme. This Approval requires the development to be undertaken in accordance with the submitted application, the enclosed approved plans and is subject to compliance with the following conditions to the satisfaction of the City:

1. The proposed Single House does **not** form part of this application.
2. The approval relates only to the proposed **Shed**, as highlighted on attached plans. It does not relate to any other development on the lot.
3. The setback of the shed from the side boundary to Floresta Street shall be increased to 4.0 metres, as indicated on attached plans.
4. The proposed building shall be located in such a position as to minimise the need for the removal of any existing vegetation.
5. Land shall not be laid bare of vegetation or left in a loose erodible condition.
6. The colours, design and materials of the proposed development shall complement existing development as far as is practicable.
7. All stormwater shall be collected and retained on site.
8. The outbuilding shall be used for purposes that are ancillary to the residential use of the property, and shall not be used for commercial or industrial purposes or for human habitation.

DA2012/1326

Page 1 of 3

City of Wanneroo IM 28/3/2013



## FOOTNOTES

1. This is a planning approval only. Responsibility to comply with building, engineering and health requirements remains with the developer, and all plans submitted for further approval or licences must be consistent with the planning approval.
2. Having regard to **Condition 1**, the applicant is advised that a portion of the subject property falls within the 'Buffer Precinct' of Agreed Structure Plan No. 4 (ASP 4). The proposed Single House was to be located within this designated 'Buffer Precinct'. Clause 3.3 of ASP 4 states that:

*"Whilst it is generally intended that land uses within the Buffer Precinct will be guided by the Agreed Structure Plan, prior to the Council issuing a use or development approval, or giving subdivision support to an application within the Buffer Precinct (i.e.; within 500 metres of the activity requiring the buffer measured from the boundary of the lot containing the activity or from a point determined by Council) the Agreed Structure Plan will need to be modified to remove the Buffer Precinct zoning and replace it with an appropriate zoning e.g., Residential Development Precinct. Such a modification will only be supported by Council if either:*

- a) the activity requiring the buffer has ceased operating indefinitely; or*
- b) the applicant can clearly demonstrate that the odour and/or other impacts associated with the activity can be ameliorated or do not impact on the land subject to the proposed modification to the satisfaction of Council, Western Australian Planning Commission (WAPC) and the Department of Environmental Protection (DEP)."*

The City therefore does not have the ability to approve the Single House as proposed until such time as the Buffer Precinct prescribed under ASP 4 is amended as a result of either a) or b) above occurring.

The City advises:

- (a) It does not undertake to ascertain the validity of signatures nor the authority of the person(s) nominated as owner(s).
- (b) The issue of a development approval (or building licence) does not cure any defect that may exist in the authority of the owner or applicant.

Unless otherwise specified, all conditions shall be complied with, by and at the cost of the owner, to the specification and satisfaction of the City, before the development is occupied. Thereafter, maintenance and compliance with conditions of approval shall continue to the City's satisfaction.

This decision is valid for a period of two (2) years from the date of this letter. If the subject development is not substantially commenced within the two (2) year period, the approval shall lapse and be of no further effect. Where an approval has so lapsed, no development shall be carried out without the further approval of the City having first been sought and obtained.

Planning approval does not remove the need for approvals, licences, permits, etc, that may be required under other legislation.

Should the applicant be aggrieved by this decision, there is a right to apply for a review under the *Planning and Development Act 2005*. The application for review must be submitted in accordance with the Act and should be lodged within 28 days of the date of this decision to the State Administrative Tribunal, 12 St George's Terrace, Perth WA 6000. It is recommended that

DA2012/1326

Page 2 of 3

City of Wanneroo IM 28/3/2013

you contact the Tribunal for further details on telephone 9219 3111 or the website  
<http://www.sat.justice.wa.gov.au/>

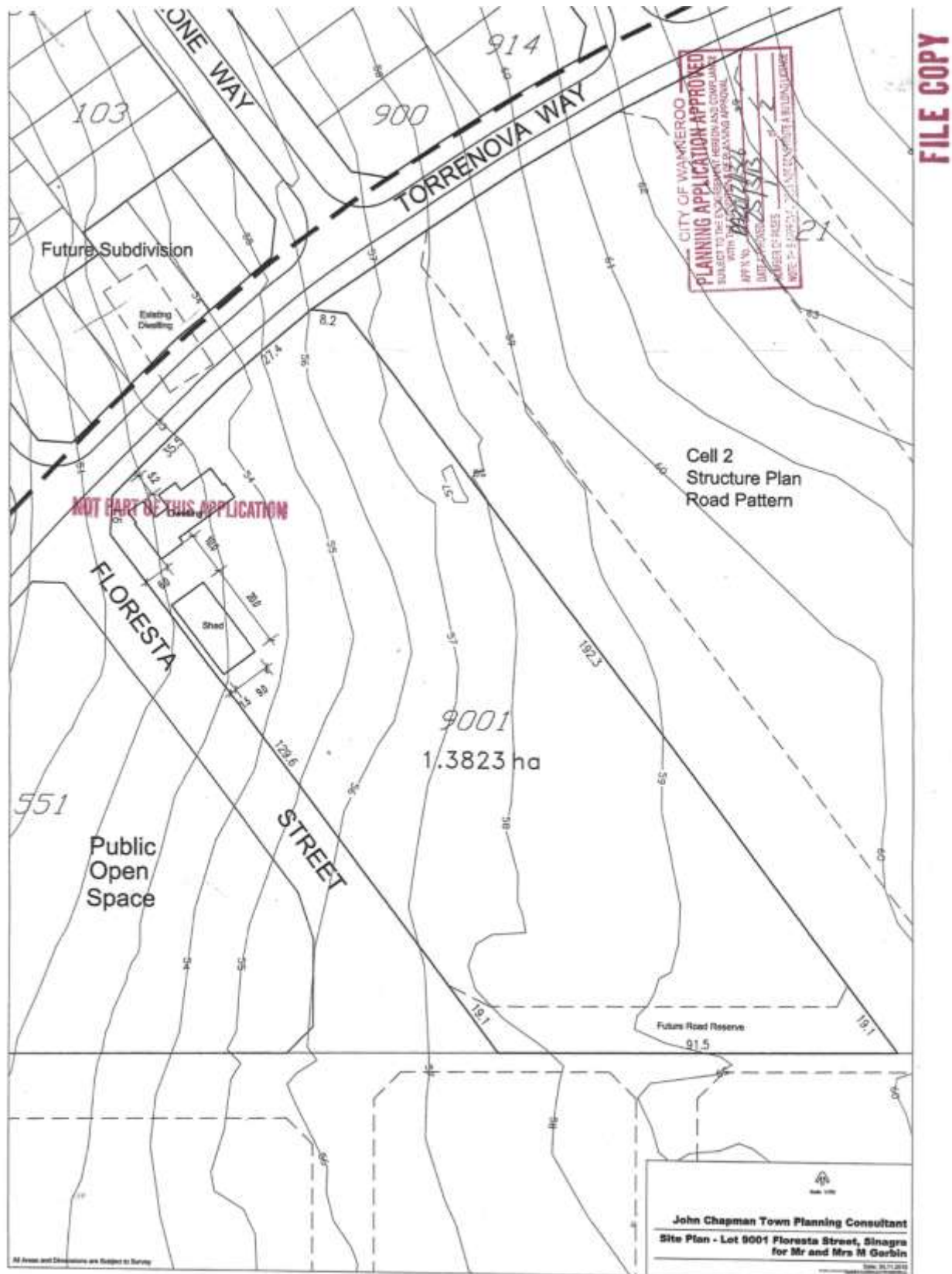
Yours faithfully



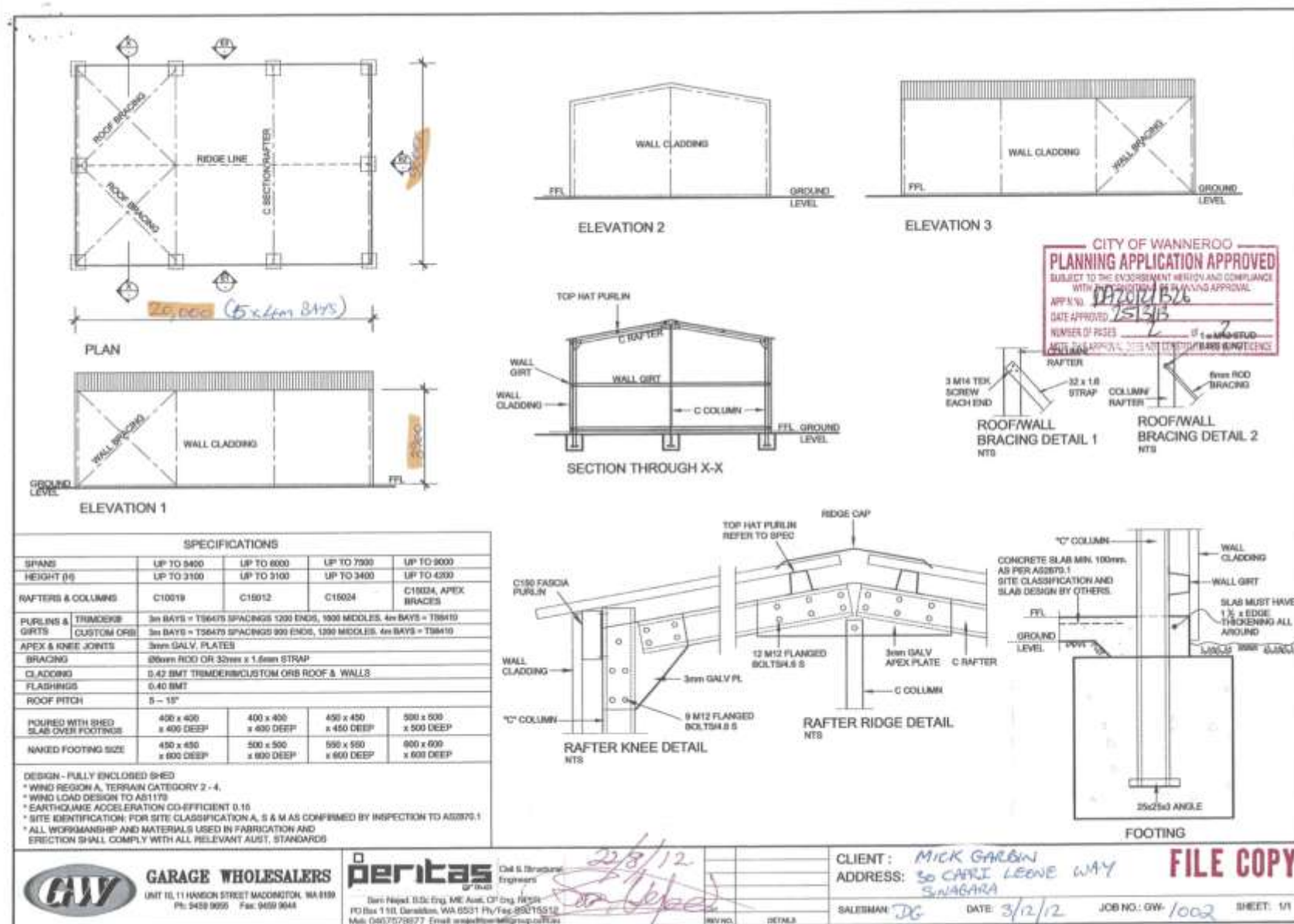
Pas Bracone  
**MANAGER PLANNING IMPLEMENTATION**

Encs.

City of Wanneroo IM 28/3/2013







City of Wanneroo IM 28/3/2013



Government of **Western Australia**  
Department of Planning

Your ref: PS04-06/13  
Our ref: 506-2-1-1  
Enquires: Emille van Heyningen  
Telephone: (08) 6551 9645

Mr Mark Dickson  
Acting Director Planning and Sustainability  
City of Wanneroo  
Locked Bag 1  
Wanneroo, WA 6946

Dear Mark,

**RE: IMPACTS OF ESTABLISHED POULTRY FARM BUFFERS WITHIN CITY OF WANNEROO**

I refer to your letter of 5 July 2013 requesting clarification on the Department's position on residential development within poultry farm buffers.

The Department's position in relation to this issue is contained in the Western Australian Planning Commission's *State Planning Policy 4.3 Poultry Farms Policy (SPP 4.3)*, which guides the WAPC and local governments in determining rezoning, subdivision and development applications in relation to poultry farms.

The SPP 4.3 recognises that poultry farms need to be located near urban areas, and at the same time, that some of the land now planned to accommodate future urban growth is located on or near existing poultry farms. The policy position is thus to accommodate future urban growth near poultry farms, but to manage the impacts associated with poultry farms on surrounding areas. In other words, there is a presumption against the subdivision of affected land unless it can be demonstrated that the impacts are acceptable. A combination of measures is therefore required to address the potential conflicts associated with residential development in the vicinity of poultry farms.

In relation to residential development within poultry farm buffers in particular, the SPP 4.3 outlines the procedure for determining proposals for residential and rural-residential development in the vicinity of poultry farms. This includes a requirement for an assessment of the potential impact of a poultry farm on the rezoning, subdivision and development of land for residential purposes closer than 500 metres; and for rural-residential purposes closer than 300 metres to an existing or approved poultry shed.

Postal address: Locked Bag 2506 Perth WA 6001 / Street address: 140 William Street Perth WA 6000  
Tel (08) 6551 9000 / Fax (08) 6551 9001 / corporate@planning.wa.gov.au / www.planning.wa.gov.au  
ABN 79 051 750 680  
wa.gov.au

City of Wanneroo IM 16/7/2013

Furthermore, I can advise that at this stage, there is no plans to review the SPP 4.3 in the foreseeable future.

Please contact me if you require any additional information or clarification.

Yours faithfully



**Emille van Heyningen**  
**Manager Planning - Metropolitan Planning Northwest**

11/07/2013

City of Wanneroo IM 16/7/2013

**Tatam, Catriona**

---

**From:** Wanneroo [Wanneroo@mp.wa.gov.au]  
**Sent:** Wednesday, 24 July 2013 3:28 PM  
**To:** Tatam, Catriona  
**Subject:** Impacts of established poultry farm buffers within the City of Wanneroo  
**Attachments:** TIME FOR CHICKEN FARM TO GO.pdf; Ingham's response.pdf; Grievance on Inghams.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Catriona,

I write in response to the City's letter requesting my position in regards to the continuation of Ingham's poultry farm operations within Wanneroo's Town Centre (your reference #: PS04-06/13 and received 9 July 2013).

I just wanted to take this opportunity to advise the City that I strongly support any measures taken to 'phase out' Ingham's poultry farm operations.

To support this position I have attached a grievance that I made to Parliament in September 2012, a media release from around the same time and the response from Ingham's to a letter I wrote to them requesting that they relocate back in January 2012. I believe I also wrote to the City on this subject back in 2009.

All of these attachments clearly show my position on the need to relocate Ingham's poultry farm out of Wanneroo's Town Centre and once again I would like to reiterate that I will support the City in any attempts to make this relocation occur.

Additionally I also strongly support the application proposing residential development within the existing buffer zone of the farm, located at Lot 1665 (1040) Wanneroo Road, Sinagra, as mentioned in the City's correspondence. I feel that the applicants have clearly shown that the odour and other impacts associated with this activity do not impact them anymore than they currently do.

Kind regards,



**Paul Miles MLA**

Member For Wanneroo  
Parliamentary Secretary to the Minister for Commerce  
Office: 9405 1244  
Fax: 9405 1399



Serving the Suburbs of  
Ashby-Carramar-Guangara-Hocking-Jandabup-Mariginiup-Pearsall-Sinagra-Tapping-Wangara-Wanneroo



26<sup>th</sup> September 2012

#### TIME FOR CHICKEN FARM TO MOVE, SAYS LOCAL MP

Wanneroo MP, Paul Miles, believes it's time for Ingham's chicken farm, feedmill and hatchery on Wanneroo Road, Sinagra, to move.

And he's called on the City of Wanneroo and the Department for Environment & Conservation to impose "phase out" licence conditions on Ingham's Wanneroo operations which would see the company move from the site within the next 4 years.

"The Ingham's facility was first established in Wanneroo in 1960, some 52 years ago," Mr Miles said.

"Since that time, housing development in the area has rocketed, with housing now surrounding the Ingham's property."

"The company have seen all the development taking place in Wanneroo all these years, but have failed to plan for the future, it seems.

"I am constantly getting complaints from residents about the dreadful odours emanating regularly from Ingham's chicken farm – odours so bad that they're unable to keep their windows open.

"The whole townsite has undergone a transformation, with new Council offices, a new Library and Cultural Centre, new shopping centre and a new police station and soon the long-promised GP Superclinic will add to the revitalised townsite amenities," Mr Miles said.

"Wanneroo is no longer quiet backwater surrounded by market gardens, it's a modern, thriving suburb and important local hub.

"But the existence of a feedmill and poultry farm so close to the Wanneroo townsite is definitely holding back the full realisation of the townsite revitalisation," he said.

"Quite simply, it's time for Ingham's to move.

Mr Miles said that the land value of Ingham's Wanneroo property was, by the company's own admission, "significant", and he had no doubt that their relocation costs to somewhere more suitable would be considerably off-set by the proceeds of the sale of this urban-zoned land.

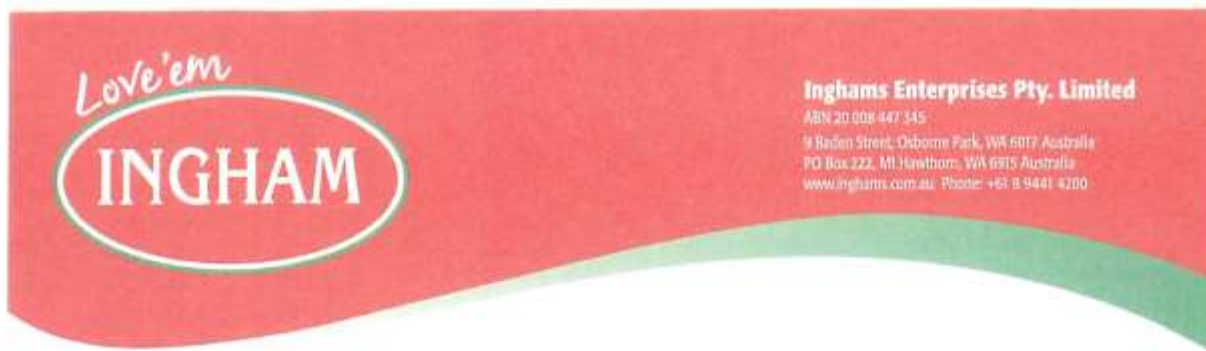
RELEASE ENDS

Office: Rocca Way, WANNEROO WA 6065  
Post: PO Box 225, Wanneroo WA 6046

p: 9405 1244  
f: 9405 1399

enquiry@paulmiles.com.au  
www.paulmiles.com.au





GS/cc  
10 April 2012

Mr Paul Miles MLA  
Member for Wanneroo  
PO Box 225  
WANNEROO WA 6946

Dear Mr Miles

*Re: Inghams Enterprises Pty. Limited – 1040 Wanneroo Road, Sinagra*

Thank you for your letter, dated 25 January 2012, in relation to the above property.

In response to the matters raised we can advise that Inghams is not contemplating the relocation of these assets at this time, nor in the foreseeable future.

As you may be aware the property located at 1040 Wanneroo Road, Sinagra not only contains a significant Broiler Farming operation, but also Inghams Feed Mill and Hatchery which are significant facilities and essential to our continued operation in Western Australia.

Whilst we understand that the underlying land value of this property is significant, it is still uneconomic to consider relocation due to the replacement cost of the existing facilities.

Should you wish to discuss this matter further, please do not hesitate to contact the undersigned.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Greig Smith', is written over a circular stamp.

**GREIG SMITH**  
General Manager Operations WA

ccGeneral Manager/Paul Miles MLA 10.4.12.docx

09/04/2012 09:11



Extract from *Hansard*  
 [ASSEMBLY — Thursday, 27 September 2012]  
 p6701b-6703a  
 Mr Paul Miles; Mr Bill Marmion

## INGHAMS ENTERPRISES — ODOURS

### *Grievance*

**MR P.T. MILES (Wanneroo)** [9.28 am]: My grievance is addressed to the Minister for Environment and concerns the operations of Inghams Enterprises Pty Ltd in Wanneroo. The company operates a chicken broiler farming operation, feed mill and hatchery on its Wanneroo site. The Wanneroo area has changed since the chicken farm was first established in 1960—52 years ago. Over the past 10 years or more, development in the surrounding area has rocketed and housing now encroaches and encircles the Inghams property on Wanneroo Road, Sinagra. In that time, the Wanneroo town site has also undergone a transformation, with new council offices, a new library and cultural centre, a new shopping centre and a new police station. Soon, the long-promised GP super clinic will add to the revitalised town centre amenities. The proximity of the Inghams site to these new town site facilities and to surrounding residents in Sinagra, Ashby, Wanneroo and Tapping is becoming more and more of a problem. There have been complaints by members of the public over many years about the significant and regular odour problems generated from Inghams' Wanneroo operations.

In November 2007, two local women, Jenny Pettit and Audrey Hine, appealed the conditions of Inghams' licence to then Minister for the Environment David Templeman. They complained about unacceptable odours emanating from Inghams' feed mill premises in Wanneroo early in the morning until late at night, permeating their homes through open windows and air conditioning systems. They contended that the feed mill should either be subjected to stricter conditions or relocated to a rural environment. The City of Wanneroo also weighed into the debate, stating that the existence of a feed mill and poultry farm so close to the town site was a critical barrier to achieving the revitalisation of the town centre. The then minister's report highlighted the fact that the different operations at Inghams' Wanneroo premises were subject to two different licences. At the time of the report, the City of Wanneroo was responsible for enforcing regulations relating to unpleasant odours coming from the poultry sheds, while the department licensed the feed mill operations. This is still the case today. Minister Templeman imposed a condition on the DEC licence requiring Inghams to keep a register of odour complaints. The company was required to report this information to DEC regularly so the department could decide whether further action was needed from time to time. I would welcome the minister's confirmation that this register has been kept and reported to DEC since this report was issued in November 2007.

The company's feed mill licence is currently in the process of renewal and I understand that today it is actually going through an appeal process within that renewal process. I believe it is time to have much stricter licence conditions imposed to ensure that Inghams' Wanneroo operations will be phased out over the next three to four years. It is no longer a family business—it has recently been sold to a much larger business concern—and the Wanneroo town site is no longer a quiet backwater surrounded by market gardens and farms; it is a modern thriving suburb and an important local hub. Because the operation is in close proximity to the town site, it is clear that the revitalisation of the Wanneroo town site can never be fully realised until Inghams' operations are relocated. The land value of Inghams' property is, by the company's own admission, significant, and the land has already been rezoned to urban. I have no doubt that the company's relocation costs would be considerably offset by the sale of its Wanneroo premises. Such a sale would provide a large number of much-needed housing lots and create development opportunities for commercial and other mixed-use communities. The completion of the Wanneroo town site revitalisation depends upon a willingness by DEC and the City of Wanneroo to work together to impose a phase-out condition on Inghams' Wanneroo operations. Ingham has seen the development around its premises over all these years, yet it seems it has steadfastly refused to plan for the future. Quite simply, I think it is time for the company to move on.

It is also time that residents in the surrounding suburbs are able to enjoy and breathe fresh air and to leave their windows open at night without having this putrid smell coming into their homes from the inappropriately located industry. I also note with interest that I was recently in that area doing some doorknocking, and quite a few residents in Sinagra have had a caveat or a line put on their title that they cannot complain about the odour and smells; that was one of the conditions of them purchasing their land. I think some of that also needs to be looked at under the planning minister's portfolio because I do not think that is right at all.

I respectfully ask that, in conjunction with the City of Wanneroo, the Department of Environment and Conservation take action to impose phase-out licence conditions on Inghams Enterprises so that Wanneroo town site and residents can move forward in years to come.

**MR W.R. MARMION (Nedlands — Minister for Environment)** [9.33 am]: I know the place quite well. When I used to go to Lancelin as a young boy, we would drive up Wanneroo Road—this was when Wanneroo was considered miles away from Perth—and I recall on many occasions driving past the Inghams facility. This is a longstanding and complex issue that is essentially one of land-use conflicts brought about by residential encroachment on a chicken farm that has been on the same site for over 50 years. I must admit that the impacts on all parties are acknowledged. Inghams Enterprises operates this facility, which comprises an animal feed



Extract from *Hansard*  
[ASSEMBLY — Thursday, 27 September 2012]  
p6701b-6703a  
Mr Paul Miles; Mr Bill Marmion

manufacturing plant, or a feed mill, as the member mentioned, and 10 chicken sheds on the same property on Wanneroo Road in what is now the suburb of Sinagra. I have been advised that the closest residence is now approximately 300 metres away from the nearest shed and these sheds house approximately 28 000 birds and operate on a nine-week grow-out cycle.

The feed mill component of the facility is a prescribed premises and was licensed in 2006 under the Environmental Protection Regulations. The licence conditions require Inghams to maintain a register of complaints and provide quarterly reports to the Department of Environment and Conservation. I can confirm that this register has been kept and reports have been provided to DEC since this requirement was put in place. The most recent quarterly report from Inghams indicated that one complaint had been received by the company about the feed mill, but this complaint was not in relation to odour. Since January 2011 DEC has not received any odour complaints relating to the feed mill. Inghams' licence expires on 7 October this year and on 23 August it applied for a renewal of its licence. This application was advertised for 21 days and two submissions were received. DEC considered the issues raised in the submissions in deciding whether to issue the new licence and, as no new issues were raised in the submissions, a new licence was issued by DEC on 20 September this year, which comes into effect on 8 October. The new licence is open for appeals for 21 days from yesterday, 25 September, as the member mentioned, and any person can lodge an appeal.

The chicken shed component of the facility is not a prescribed premises under the Environmental Protection Regulations, and as such it is not regulated or licensed by DEC for this activity. I understand that the chicken farms, whilst not an activity licensed by DEC, can be licensed by local authorities, and the City of Wanneroo can take action under the nuisance provisions of the Health Act 1911 if it can demonstrate that the facility has not complied with these provisions. From what I have been advised by DEC, the chicken sheds are the largest potential source of the odour, especially when the sheds are cleaned following the nine-week growing cycle from hatching to full-grown chickens. Apparently when the sheds are cleaned and emptied prior to new bird stocking, the volume of poultry waste is largest. DEC has advised me that Inghams adheres to the Environmental Code of Practice for Poultry Farms that was developed by the Poultry Farmers Association of WA and is also required to comply with the requirements of the Department of Agriculture and Food and the Department of Health.

Approval of residential encroachment to within 300 metres of the sheds has created this land-use conflict. Although DEC can and does provide technical support and assistance to the City of Wanneroo in its endeavours to man this issue, the fundamental land-use conflict does remain. Inghams has worked with the Department of Agriculture and Food, the City of Wanneroo and DEC to identify possible solutions to reduce potential odour impacts as far as practicable; however, there are clearly limitations to such management actions.

I assure the house that DEC and the Department of Agriculture and Food have done all they can to assist the parties to resolve this matter. Ultimately, relocation is likely to be the only long-term solution, which the member has identified. However, this will depend on whether a suitable alternative site can be found and a viable transition plan is put in place. The Minister for Planning has previously discussed in this place the wider issue of relocating poultry farms. He noted that it is important that agricultural production occur within relatively close proximity to the Perth metropolitan area and where major population centres exist, and he referred to Muchea, north of Perth, which is available for activities such as poultry farming. I understand that livestock saleyards have already been relocated to Muchea.

Although I acknowledge the sentiment of the grievance—that it is time for Inghams to move on—and I recognise the impact on nearby residents, DEC itself is not empowered under the Environmental Protection Act to force the company to move from this site. Basically, as I mentioned in my opening comments, this is a land-use conflict problem caused by approved residential encroachment on an established chicken farm. Any action to force or to facilitate a phase-out of this land use will need to be initiated under legislation other than the Environmental Protection Act. It may be that powers are available under relevant planning legislation that could be used by the City of Wanneroo or the Western Australian Planning Commission both to resolve land-use conflict and to complete the Wanneroo town site's revitalisation, and this should be considered.

In closing, as Minister for Environment, the issue of the conflict between premises with a licence and land use comes to me regularly—it is not only poultry farms, but also Water Corporation facilities. The solution lies in making sure that when plans are set in place for development around town sites, sufficient buffers are put in place at the outset, these buffers are maintained and people do not bend and reduce the buffers because of pressure by developers to move into those zones. I guess it does not solve the problem here. There are properties within 300 metres of Inghams' premises and perhaps the long-term plan is for it to be located somewhere else, but there are no powers for me to do that. What I can do is make sure that Inghams complies with its licensing conditions.



**Hon Albert Jacob MLA**  
**Minister for Environment; Heritage**

Your Ref: PS04-06/13  
Our Ref: 50-01282

Mr Mark Dickson  
A/Director, Planning and Sustainability  
City of Wanneroo  
Locked Bag 1  
WANNEROO WA 6946

Dear Mr Dickson

Thank you for your letter dated 5 July 2013 regarding impacts of established poultry farm buffers within City of Wanneroo.

I have been advised by the Department of Environment Regulation (DER) that Inghams Enterprises Pty Ltd operates an animal feed manufacturing plant (feedmill) and a poultry farm located at Lot 1665 Wanneroo Road, Sinagra. The feedmill is a prescribed premises under Category number 23, within Schedule 1 of the Environmental Protection Regulations 1987 *"Animal feed manufacturing: premises on which animal food is manufactured or processed"*, and is licensed by DER under the *Environmental Protection Act 1986* (EP Act).

The City of Wanneroo manages the poultry farm located on the part of the same premises under the nuisance provisions of the *Health Act 1911*. The poultry farm is not licensed by DER as the farm is not a prescribed activity under the EP Act, however, the department will continue to licence the feedmill.

With regard to your request 1, DER has advised me that approval of residential encroachment to within 300 metres of the poultry sheds has created a landuse conflict. The Environmental Protection Authority Guidance No. 3 *Separation Distances between Industrial and Sensitive Land Uses* recommends a buffer distance of 300-1000 metres for the positioning of the poultry farm from the nearest sensitive receptors.

DER has advised me that Part V of the *EP Act* is not an instrument to resolve land planning issues, rather, it is an instrument to manage emissions and discharges from a prescribed premises. The department can provide technical support and assistance to the City in its endeavours to manage prescribed premises associated with the land planning issue.

12th Floor, Dumas House, 2 Havelock Street, West Perth Western Australia 6005  
Phone: +61 8 6552 5800 Facsimile: +61 8 6552 5801  
Email: Minister.Jacob@dpc.wa.gov.au

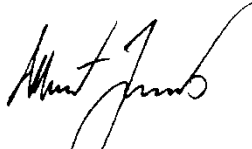
City of Wanneroo IM 31/7/2013

2

With regard to your request 2, DER has no statutory role in relocating a prescribed premises or finding another suitable site for the prescribed activity. DER is not empowered under the EP Act to force the company to move from this site. I have been advised that ultimately relocation is likely to be the only long-term solution for the issue seeking to be addressed by the City.

I trust this information is of assistance.

Yours sincerely



Albert Jacob MLA  
**MINISTER FOR ENVIRONMENT; HERITAGE**

30 JUL 2013

City of Wanneroo IM 31/7/2013



Government of Western Australia  
Department of Environment Regulation

Document ID: A649102  
Author: Cristina Angel  
Phone: 9333 7523  
Fax: 9333 7550  
Email: cristina.angel@der.wa.gov.au

Mr Mark Dickson  
A/Director, Planning and Sustainability  
City of Wanneroo  
Locked Bag 1  
WANNEROO WA 6946

Dear Mr Dickson

### **IMPACTS OF ESTABLISHED POULTRY FARM BUFFERS WITHIN THE CITY OF WANNEROO**

Thank you for your letter dated 5 July 2013 regarding proposed residential development within the existing buffer zone of Inghams poultry farm located at Lot 1665 (1040) Wanneroo Road, Sinagra.

Encroachment of residential developments on industrial buffer zones contributes to land use conflicts between competing land users and often leads to chronic, low level complaints which are difficult to resolve. For this reason the Department of Environment Regulation (DER) recommends planning application adheres to the zones recommended by the Environmental Protection Authority Guidance No.3 *Separation Distances between Industrial and Sensitive Land Uses*.

DER has considered your enquiry and advises accordingly:

- 1) DER maintains that residential developments should not occur within established poultry farm buffer zones.
- 2) DER does not recommend the re-evaluation of traditional approaches towards assessment of buffer zones as these are usually expensive, inconclusive and do not add value to the outcome for the proponents of competing land uses.

I trust this information is of assistance, should you have any queries please contact Cristina Angel on 9333 7523 or [cristina.angel@der.wa.gov.au](mailto:cristina.angel@der.wa.gov.au).

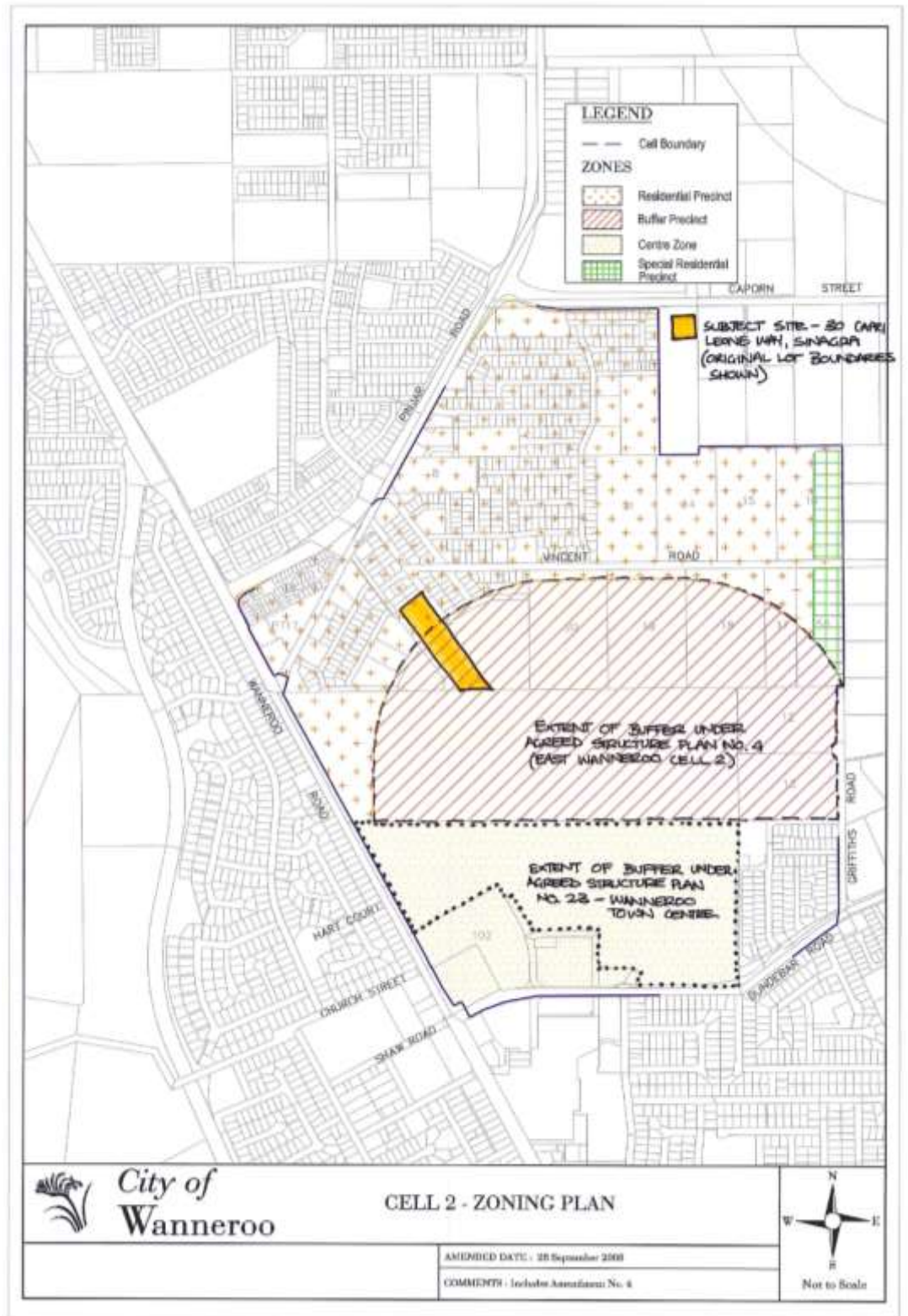
Yours sincerely

Alan Sands  
Director Environmental Regulation Division

14 August 2013

The Atrium, 168 St Georges Terrace, Perth WA 6000  
Phone (08) 6467 5000 Fax (08) 6467 5562  
Postal Address: Locked Bag 33, Cloisters Square, Perth WA 6850  
[www.der.wa.gov.au](http://www.der.wa.gov.au)

City of Wanneroo IM 15/8/2013



**PS07-09/13 Proposed additions to existing 'Intensive Agriculture' (Crown Mushrooms) at Lot 1 (163) Belgrade Road, Wanneroo**

File Ref: DEV12/1604 – 13/136744  
 Responsible Officer: Director, Planning and Sustainability  
 Disclosure of Interest: Nil.  
 Attachments: 2

**Issue**

To consider an application for planning approval proposing additions to an existing 'Intensive Agriculture' land use (Crown Mushrooms) comprising of Indoor Composting Facility, Bio-filter, Ammonia Scrubber and Stormwater Basin.

<b>Applicant</b>	Trevor Johnson - Crown Mushrooms Pty Ltd
<b>Owner</b>	Mr Frank (Trevor) Johnson
<b>Location</b>	Lot 1 (163) Belgrade Road, Wanneroo
<b>Site Area</b>	60,682m <sup>2</sup>
<b>DPS 2 Zoning</b>	Rural Resource
<b>MRS Zoning</b>	Rural

**Background**

On 14 December 2012 the City received an application seeking approval to commence development for additions to an existing 'Intensive Agriculture' land use (Crown Mushrooms) comprising of an Indoor Composting Facility, Bio-filter, Ammonia Scrubber and Stormwater Basin. A site plan and elevation for the Indoor Composting Facility are provided as **Attachment 1**.

Council, at its meeting on 26 April 2006 (PD15-04/06), approved two applications for development at Crown Mushrooms, for Stages 1 and 2 respectively, comprising:

- Stage 1 Replacement of existing facilities, with no change to the growing activities, composting volume or production routines.
- Stage 2 Construction of an enclosed composting barn, bio-filter and stormwater compensation basin. This was designed to reduce odour emissions, by relocating all outdoor composting activities into the new, enclosed composting barn.

Council's approval for the Stage 1 application was subject to the following conditions:

- "1. Stage 2 of the development, being a composting barn, biofilter and stormwater compensation basin additions to the mushroom farm, as proposed under the City of Wanneroo application reference DA05/0895 being completed and operational prior to 31 December 2012. The landowners shall enter into a legal agreement with and to the satisfaction of the City to secure this requirement prior to the commencement of any works.
2. The quantity of compost being limited to no more than 5,000 tonnes per year. An annual report shall be submitted to the City, stating the approximate tonnage that has been carted to the site over the preceding year.
3. All stormwater being retained on site to the satisfaction of the Director, Planning and Development."



On 24 October 2006, the landowner entered into a legal agreement with the City, as required by the approval granted by Council, secured by a caveat, requiring the development to be completed and fully operational prior to 31 December 2012. The landowner still has not implemented the development associated with Council's Stage 2 approval nor provided any annual reports relating to the tonnage of compost being produced on site, and therefore has been in breach of Condition 1 of the Stage 1 planning approval since 31 December 2012 and Condition 2 since 26 April 2007 (one year following Council's date of approval). The Stage 2 approval was never acted upon by the landowner and has now lapsed.

## Detail

The current application proposes the following development:

- An Indoor Composting Facility measuring 33.15 metres by 10.45 metres, incorporating two purpose designed "bunkers";
- A concrete apron on the western face of indoor composting facility measuring 15 metres by 10.45 metres;
- An Ammonia Scrubber and odour Bio-filter; and
- A Stormwater Compensating Basin.

The development will be setback 25 metres from the northern boundary and 74 metres from the eastern boundary. If approved, the development will result in all composting activities on the subject site being contained within purpose designed bunkers, with a Bio-filter and scrubbing technology designed to minimise or eliminate odours emanating from the current operations.

## Consultation

Public consultation was not undertaken for this application, however Administration sought comment on the proposal from the (then) Department of Environment and Conservation (DEC), now the Department of Environmental Regulation (DER), given Crown Mushrooms is required to operate in accordance with their licence granted under the *Environmental Protection Act 1986*.

DEC confirmed its support for the proposal and commented that the enclosure of composting operations and additional pollution control equipment will greatly reduce the impact of odour emissions on surrounding residents.

## Comment

A copy of the Stage 1 and Stage 2 approvals, including the approved plans, are included as **Attachment 2**. It is noted the location for the proposed development has changed slightly since the 2006 approval, which supported a setback of 10 metres from the northern boundary and 10 metres from the eastern boundary. The current application proposes a setback of 25 metres from the northern boundary and 74 metres from the eastern boundary, which Administration considers to be more favourable due to greater separation distances between the development and surrounding properties.

If approved by Council, the development associated with the current application will fulfil the requirements of Council's previous Stage 1 approval; however, approval of the current application alone would not resolve the existing non-compliance with Council's 2006 planning approval, nor would it enable the City's caveat to be lifted. In accordance with the terms of the legal agreement entered into between the landowner and the City, pursuant to condition 1 of Council's 2006 approval, the caveat will only be lifted once the development is completed and fully operational.



The landowner has requested that Council nevertheless permanently withdraw the caveat, thus setting aside the terms of the legal agreement, on the basis that (in the landowner's opinion) ongoing deliberations with the DEC regarding the need for a works approval prevented them from complying with Council's 2006 approval.

Administration does not support the landowner's request to withdraw the caveat, because it provides an extra lever to enforce compliance with Council's 2006 approval in the event that the landowner fails to complete and comply with any approval issued for the current application. The terms of the legal agreement, to which the caveat relates, automatically require the caveat to be withdrawn once compliance is achieved with Council's 2006 approval. But, the opportunity for the landowner to comply with Council's 2006 approval ceased to be alive beyond 31 December 2012. Technically therefore, the landowner cannot ever comply with Council's 2006 approval or the terms of the legal agreement that govern when the caveat can be withdrawn. As such, the landowner will never escape the prospect of prosecution for their ongoing breach of the 2006 approval, but may remedy that offence by complying with an approval for the current proposal.

Although it is open to the City to prosecute the landowner for being in breach with conditions 1 and 2 of Council's 2006 approval, Administration sees no value in doing so at this stage, providing the landowner acts on and complies entirely with any approval granted by Council for the current development proposal. If the landowner does not act on or comply with a new approval (if granted) then Administration would commence enforcement action against them for the ongoing non-compliance with Council's 2006 approval.

Administration supports the new proposal submitted by the landowner, given it will effectively result in all on-site composting being undertaken indoors with odour scrubbing technology to greatly reduce the impact of odour emanating from Crown Mushrooms. The landowner has indicated he intends to have the development associated with the current application completed and fully operational by the end of 2014, a period of two years past the compliance date specified by Council's 2006 approval (i.e. 31 December 2012). To this end, Administration has recommended approval of the application, with a compliance date of 31 December 2014, as committed to by the landowner.

### **Statutory Compliance**

This application has been assessed in accordance with the City of Wanneroo's District Planning Scheme No. 2.

### **Strategic Implications**

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

- “3 Economy - Progressive, connected communities that enable economic growth and employment.*
- 3.2 Growing Business - Our community is a preferred place for business to locate and grow.”*

### **Policy Implications**

Pursuant to Clause 2.5 of Local Planning Policy 4.14: Planning Compliance, the City may at its absolute discretion determine the further action to be taken in regards to this matter. Pursuant to Clause 3.2 the City may temporarily defer the commencement of enforcement action where an application for planning approval has been submitted in respect of the alleged breach for a period agreed by the City.

## Financial Implications

Nil

## Voting Requirements

Simple Majority

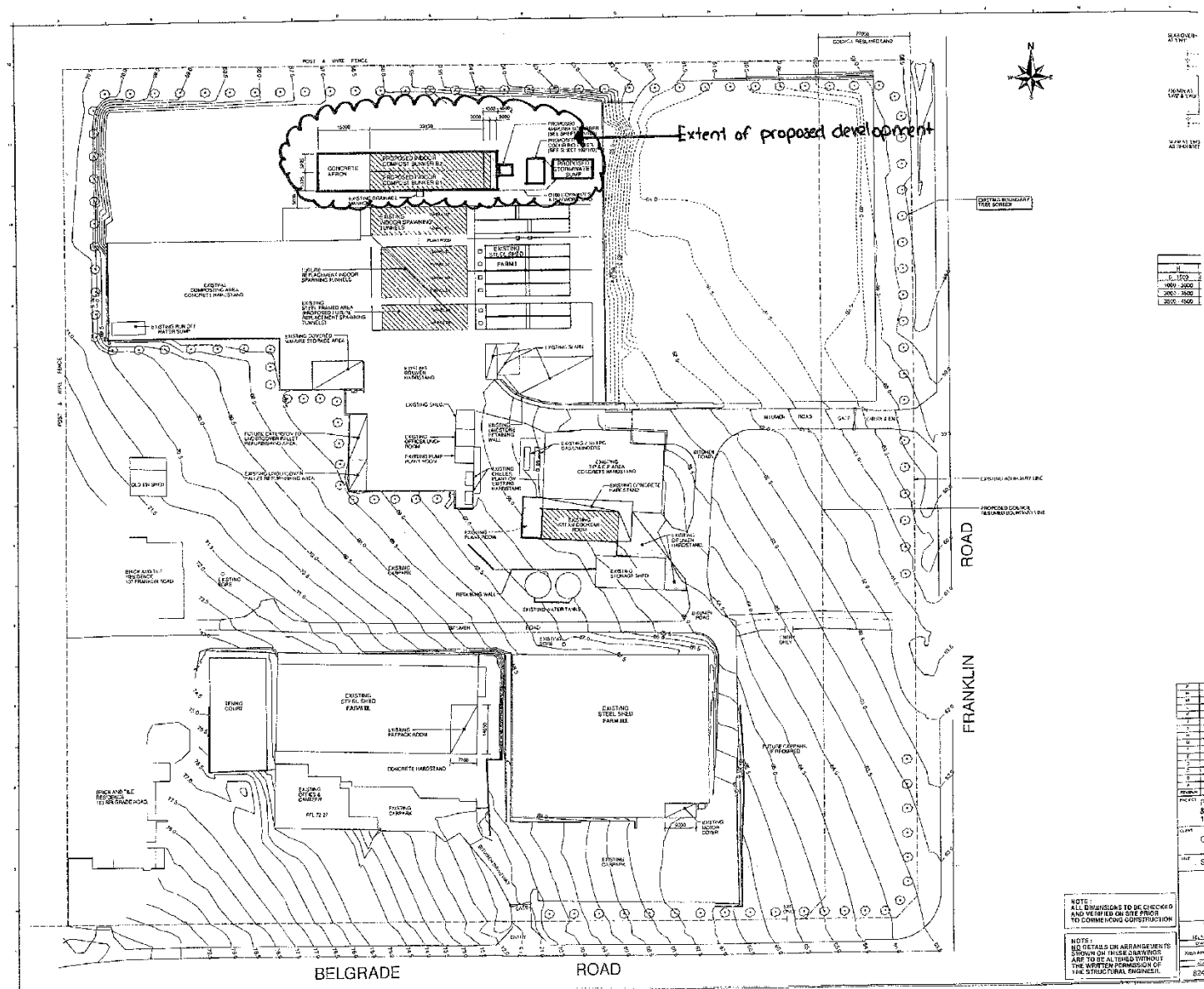
## Recommendation

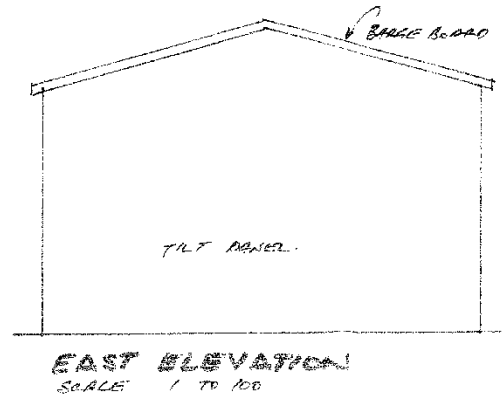
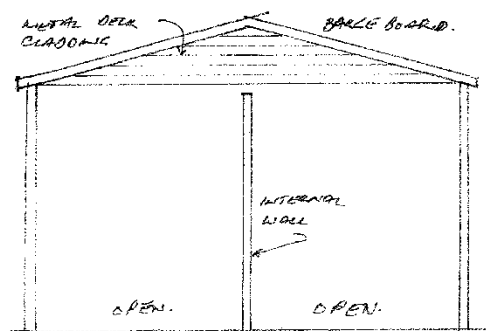
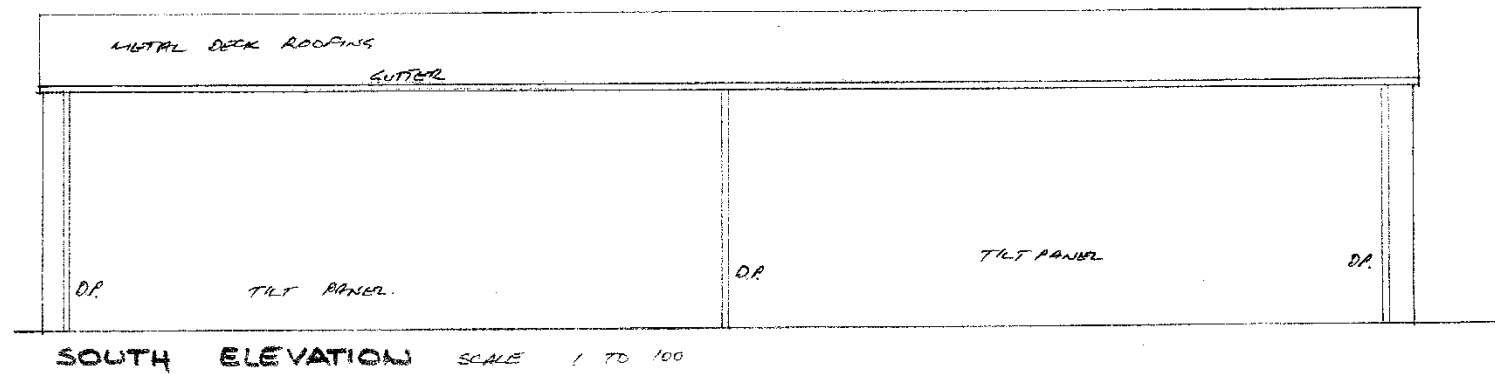
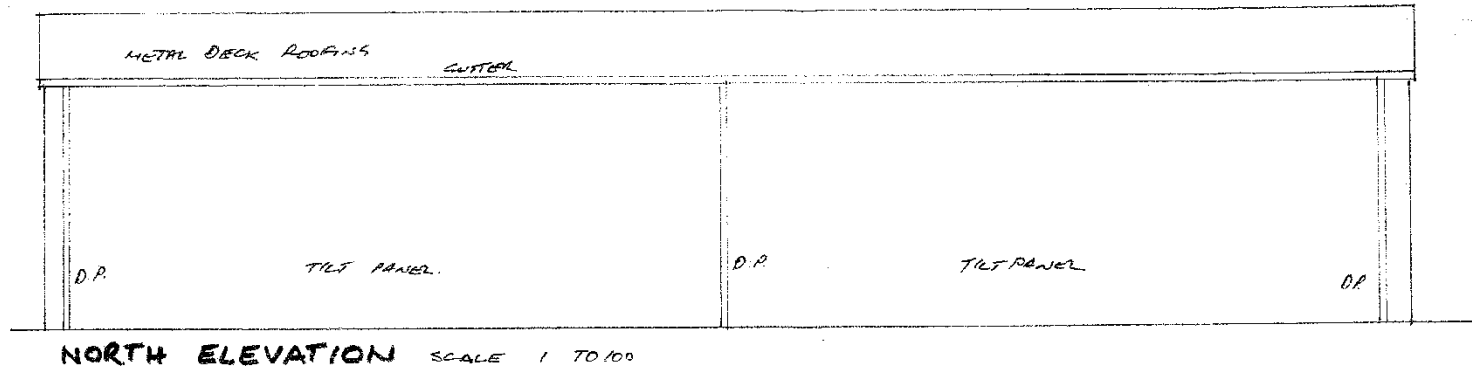
**That Council:-**

- 1. APPROVES the application for planning approval (DA2012/1349) for additions to an existing 'Intensive Agriculture' (Indoor Composting Facility, Bio-filter, Ammonia Scrubber and Stormwater Compensation Basin), subject to compliance with the following conditions to the satisfaction of the Manager Planning Implementation:-**
  - a) This approval only relates to the proposed Indoor Composting Facility, Bio-filter, Ammonia Scrubber and Stormwater Basin, as shown on Attachment 1. It does not relate to any other development on the lot.**
  - b) The proposed Indoor Composting Facility, Bio-filter, Ammonia Scrubber and Stormwater Basin shall be completed and fully operational prior to 31 December 2014.**
  - c) All composting on the subject lot shall be undertaken within the Indoor Composting Facility from the time the Indoor Composting Facility, Bio-filter, Ammonia Scrubber and Stormwater Compensation Basin is completed and fully operational.**
  - e) All compost produced on the site shall be used in association with the on-site Intensive Agriculture operation only.**
  - e) All stormwater shall be retained on site.**
- 2. ADVISES the landowner that the City may commence compliance and enforcement proceedings in relation to the non-compliance with Conditions 1 and 2 of Council's planning approval for Stage 1 dated 4 May 2006, included as Attachment 2, if the development proposed by DA2012/1349 is not completed, fully operational and compliant with the approval granted by 1. above, by 31 December 2014.**

*Attachments:*

- |  |           |         |
|--|-----------|---------|
| 1. Attachment 1 Site Plan and Elevation                        | 13/137363 | Minuted |
| 2. Attachment 2 Stage 1 and Stage 2 approvals dated 4 May 2006 | 13/137499 | Minuted |





**INDOOR COMPOST BUNKER**  
FOR CROWN MUSHROOMS  
AT: 163 BELGRADE RD. WANNEROO W.A.

Meynert Pty Ltd trading as <b>MEYNERT DESIGNS</b>			
41 Duffy Terrace, Woodvale WA 6026 Mobile: 0419 954 251			
date	JUNE 13	scale	1 TO 100
drawn	PAK	checked	sheet

file



LOCKED BAG 1  
 WANNEROO WA 6946  
 Telephone: (08) 9405 5444  
 Facsimile: (08) 9405 5498

File Number: P34/2208V01  
 Application Number: DA05/0774  
 Enquiries Officer: Warren Andersen  
 9405-5454

4 May 2006

FRANK TREVOR JOHNSON  
 163 BELGRADE ROAD  
 WANNEROO WA 6065

Dear Sir/Madam

<b>Proposed Development:</b>	INTENSIVE AGRICULTURE – UPGRADE TO EXISTING MUSHROOM FARM (STAGE 1)
<b>Property Details:</b>	163 BELGRADE ROAD WANNEROO WA 6065
<b>Land Parcel(s) Details:</b>	Lot 1 D 71604 Vol 2077 Fol 598
<b>Owner(s) Details:</b>	FRANK T JOHNSON

I refer to your Application for Approval to Commence Development, received by the City of Wanneroo on 17 October 2005.

You are advised that approval has now been **granted** under the provisions of the City of Wanneroo District Planning Scheme No 2 and the Metropolitan Region Scheme. This Approval to Commence Development requires the development to be undertaken in accordance with the submitted application, the enclosed approved plans and is subject to compliance with the following conditions:

1. Stage 2 of the development, being a composting barn, biofilter and stormwater compensation basin additions to the mushroom farm, as proposed under the City of Wanneroo application reference DA05/0895 being completed and operational prior to 31 December 2012. The landowners shall enter into a legal agreement with and to the satisfaction of the City to secure this requirement prior to the commencement of any works.
2. The quantity of compost being limited to no more than 5,000 tonnes per year. An annual report shall be submitted to the City, stating the approximate tonnage that has been carted to the site over the preceding year.
3. All stormwater being retained on site to the satisfaction of the Director, Planning and Development.

In regard to condition 1 above, in order to ensure that the legal agreement meets with the City's requirements and is prepared in an efficient manner, it is recommended that you contact the City's solicitors, McLeod and Co on 9383 3133 requesting that they prepare the legal agreement on your behalf. You will need to provide them with a copy of this letter of approval and advise them of the City's enquiries officer for this

City of Wanneroo Approval to Commence Development No: DA05/0774

Page 1 of 2

application as set out above. You are advised that all costs associated with the preparation of the legal agreement will remain your responsibility.

The City advises:

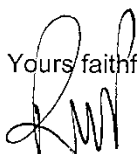
- (a) It does not undertake to ascertain the validity of signatures nor the authority of the person(s) nominated as owner(s).
- (b) In particular where the subject land is part of a strata or survey strata scheme, the applicant must ensure that there is authority to apply and to carry out the development (or building work) under the bylaws of the relevant strata company and any other relevant laws.
- (c) The issue of a development approval (or building licence) does not cure any defect that may exist in the authority of the owner or applicant.

This decision constitutes a planning approval only and is valid for a period of two (2) years from the date of this letter. If the subject development is not substantially commenced within the two (2) year period, the approval shall lapse and be of no further effect. Where an approval has so lapsed, no development shall be carried out without the further approval of the City having first been sought and obtained.

Should the applicant be aggrieved by this decision, there is a right to apply for a review under the *Planning and Development Act 2005*. The application for review should be lodged within 28 days of the date of this decision to the State Administrative Tribunal, 12 St George's Terrace, and Perth WA 6000. It is recommended that you contact the Tribunal for further details on telephone 9219 3111 or the website <http://www.sat.justice.wa.gov.au/>

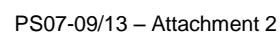
Planning approval does not, however, remove the need for approvals, licences, permits, etc, that may be required under other legislation.

Yours faithfully



Rod Peake  
MANAGER PLANNING SERVICES

Enc.







LOCKED BAG 1  
WANNEROO WA 6946  
TELEPHONE: (08) 9405 5444  
FACSIMILE: (08) 9405 5498

File Number : P34/2208V01  
Application Number : DA05/0895  
Enquiries Officer : Warren Anderson  
9405 5454

Thursday, 04 May, 2006

FRANK TREVOR JOHNSON  
163 BELGRADE ROAD  
WANNEROO WA 6065

Dear Sir/Madam

<b>Proposed Development:</b>	INTENSIVE AGRICULTURE – ADDITIONS TO MUSHROOM FARM
<b>Property Details:</b>	163 BELGRADE ROAD WANNEROO WA 6065
<b>Land Parcel(s) Details:</b>	Lot 1 D 71604 Vol 2077 Fol 598
<b>Owner(s) Details:</b>	FRANK T JOHNSON

I refer to your Application for Approval to Commence Development, received by the City of Wanneroo on 22 November 2005.

You are advised that approval has now been **granted** under the provisions of the City of Wanneroo District Planning Scheme No 2 and the Metropolitan Region Scheme. This Approval to Commence Development requires the development to be undertaken in accordance with the submitted application, enclosed approved plans and is subject to compliance with the following conditions:

1. The quantity of compost being generated at the site being limited to no more than 5,000 tonnes per year. An annual report shall be submitted to the City, stating the approximate tonnage that has been carted to the site over the preceding year.
2. All composting activities undertaken onsite shall be carried out from within the proposed composting barn. External composting activities shall be prohibited from the time the composting barn first becomes operational.
3. All composting material containing animal manures or putrescible material shall be stored on a hardstand area constructed of a concrete pad at least 150mm thick or compacted limestone to a depth of 300mm, of a size adequate enough to contain all materials. No surface runoff or leachate shall be allowed to escape from the storage area. Any external storage/loading areas shall be surrounded by a bund to contain at least 1 metre high to contain all rainfall from a 1 in 100 year storm event (2.78mm/hr over 72 hours) to prevent contaminated water from infiltrating into the groundwater table. Details shall be submitted and approved by

City of Wanneroo Approval to Commence Development No: DA05/0895

Page 1 of 3

the City with the Building Licence application, before commencement of any storage activities.

4. Design levels of the proposed shed are to be submitted with the building licence application and be to the satisfaction of the City's Manager Planning Services.
5. Stockpiled material shall be turned regularly so as to prevent the material from becoming anaerobic and generating odour.
6. No burning off shall be conducted on-site.
7. All stockpiles on site shall be stabilised, using suitable dust suppression methods, so as to prevent the generation of a dust nuisance, to the satisfaction of the City's Manager Planning Services.
8. A fire management plan shall be submitted to and approved by the City prior to the commencement of the use.
9. Prior to the commencement of the use, the owner shall obtain and thereafter maintain a water allocation to the property, or secure an alternate water supply for adequate dust control to the satisfaction of the City's Manager Planning Services.
10. An odour impact and fly breeding prevention management plan, to the satisfaction of the City's Principal Environmental Health Officer, shall be submitted to and approved by the City prior to the commencement of the use. This plan shall include methods that will be employed to prevent the use creating an odour nuisance on surrounding residents and a contingency mechanism if it is found that odour nuisance cannot be satisfactorily prevented. The use is to be carried out in accordance with this management plan.
11. The use shall be operated in accordance with the Department of Environment, Water and Catchment Protection "Guidelines for the Storage, Processing and Recycling of Organic Wastes", to the satisfaction of the City and the Department of Environment, Water and Catchment Protection
12. The boundaries of the property adjacent to the proposed composting barn and biofilter shall be landscaped (allowance should be made for fire break requirements) with plants at an advanced stage of growth, in a manner that will ultimately screen the development from adjoining properties to the satisfaction of the Manager Planning Services prior to the commencement of the use. The landscaping shall thereafter be maintained to the satisfaction of the City. A satisfactory landscaping plan indicating species and location shall be submitted to and approved by the prior to planting.

The City advises:

- (a) It does not undertake to ascertain the validity of signatures nor the authority of the person(s) nominated as owner(s).
- (b) In particular where the subject land is part of a strata or survey strata scheme, the applicant must ensure that there is authority to apply and to carry out the development (or building work) under the bylaws of the relevant strata company and any other relevant laws.
- (c) The issue of a development approval (or building licence) does not cure any defect that may exist in the authority of the owner or applicant.

City of Wanneroo Approval to Commence Development No: DA05/0895

Page 2 of 3

This decision constitutes a planning approval only and is valid for a period of two (2) years from the date of this letter. If the subject development is not substantially commenced within the two (2) year period, the approval shall lapse and be of no further effect. Where an approval has so lapsed, no development shall be carried out without the further approval of the City having first been sought and obtained.

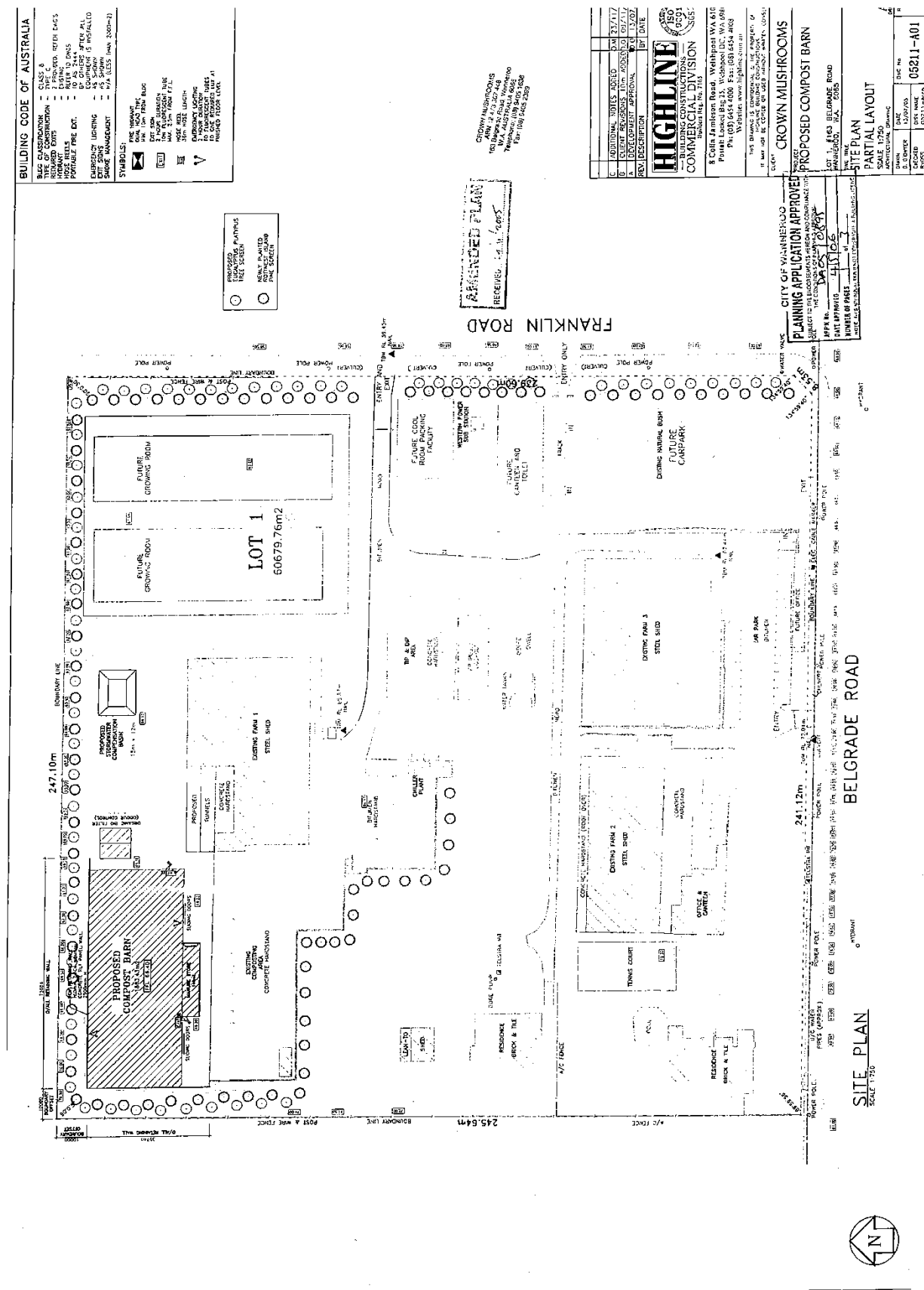
Should the applicant be aggrieved by this decision, there is a right to apply for a review under the *Planning and Development Act* 2005. The application for review must be submitted in accordance with the Act and should be lodged within 28 days of the date of this decision to the State Administrative Tribunal, 12 St George's Terrace, Perth WA 6000. It is recommended that you contact the Tribunal for further details on telephone 9219 3111 or the website <http://www.sat.justice.wa.gov.au/>

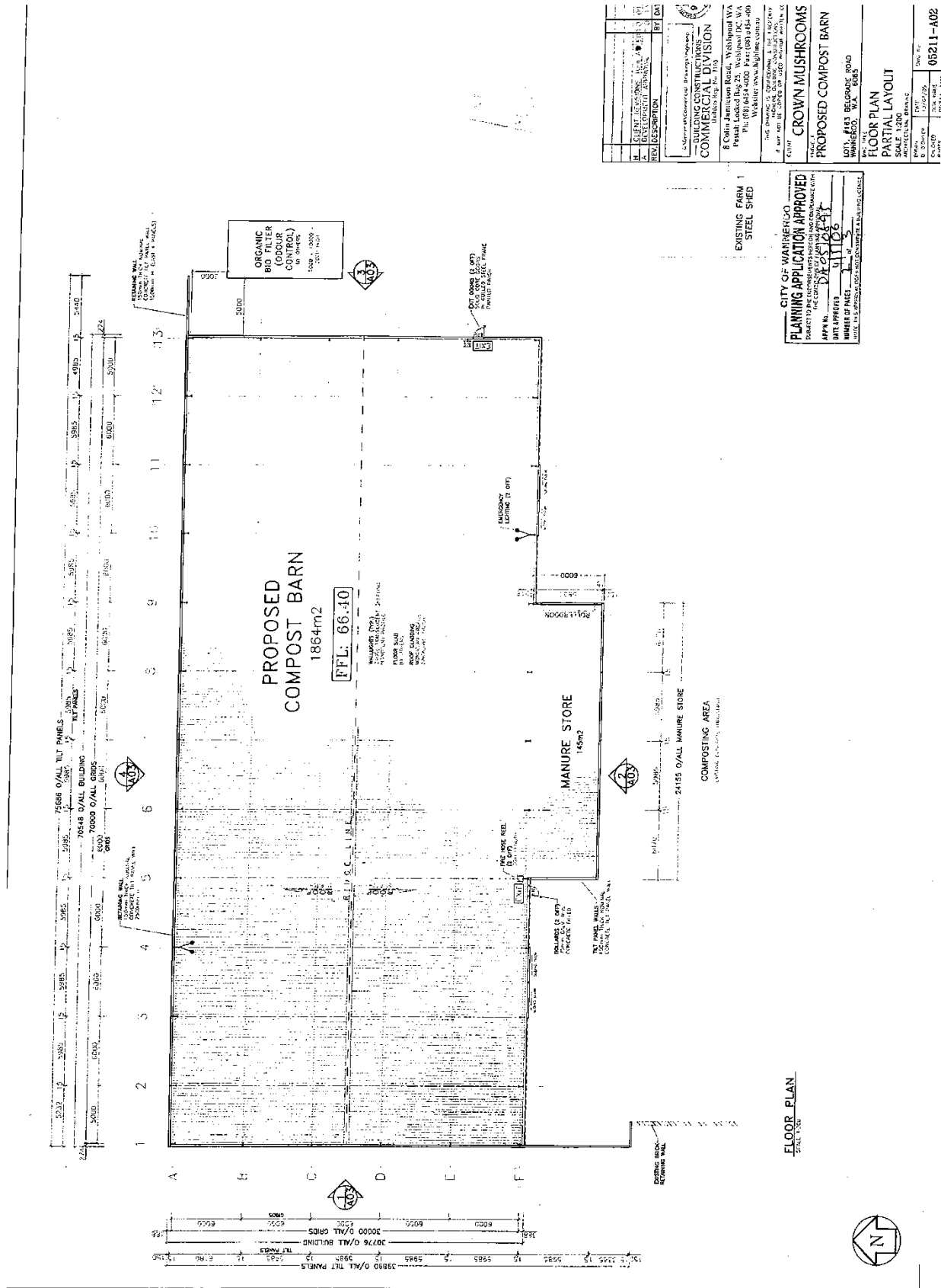
Planning approval does not, however, remove the need for approvals, licences, permits, etc, that may be required under other legislation.

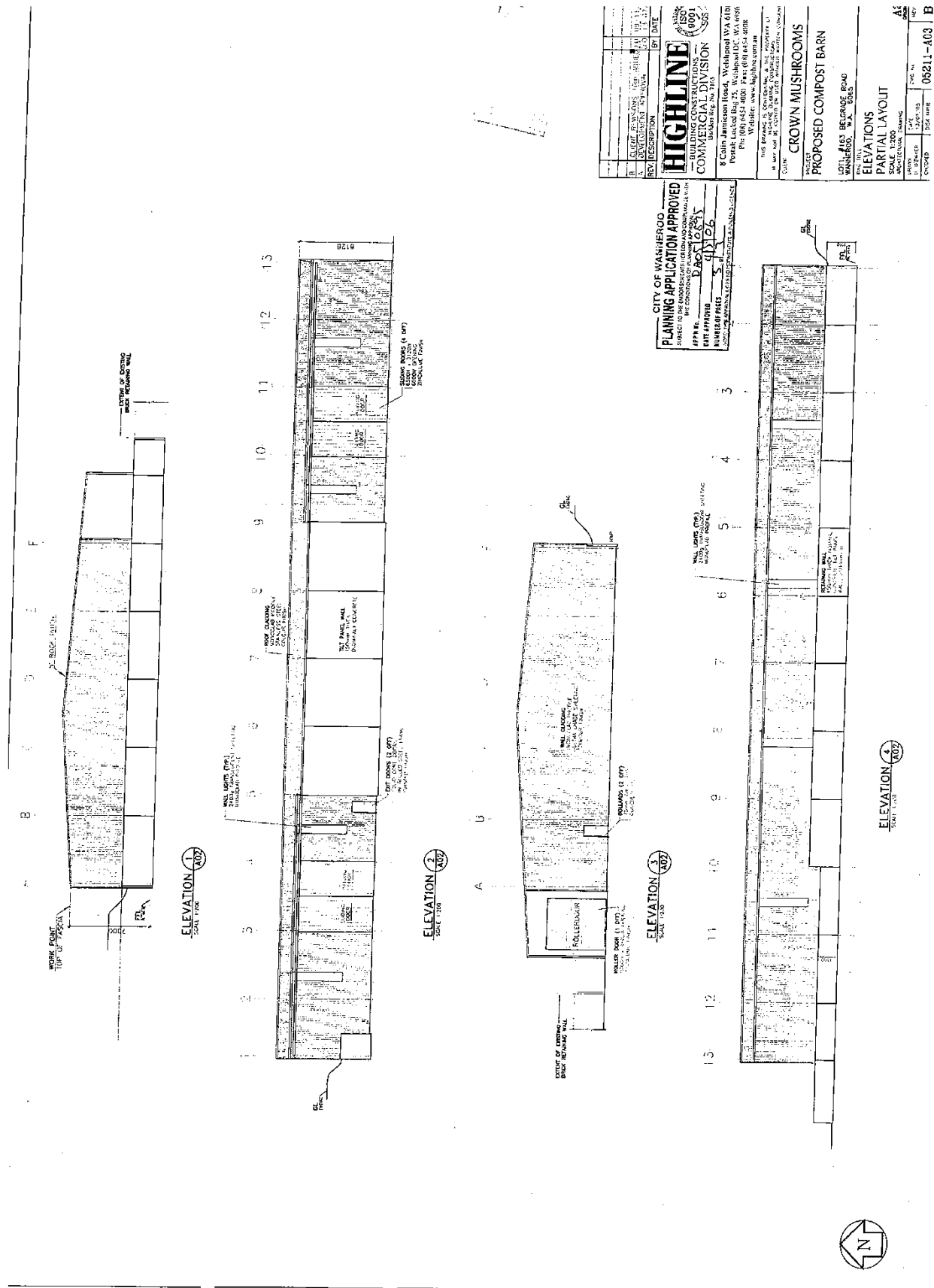
Yours faithfully



Rod Peake  
Manager Planning Services  
Encs.







**PS08-09/13      Application for a Codes Variation for a Single House at Lot 219 (5) Knoll Rise, Yanchep (BA2012/4769)**

File Ref: 8061 – 13/137039  
 Responsible Officer: Director, Planning and Sustainability  
 Disclosure of Interest: Nil  
 Attachments: 7

**Issue**

To consider a variation to the provisions of a Detailed Area Plan (DAP) and the Residential Design Codes (R-Codes), in respect to the construction of a Single House on Lot 219 (5) Knoll Rise, Yanchep.

<b>Applicant</b>	Srecko Frank Cvitan
<b>Owner</b>	Srecko Frank Cvitan & Sylvana Cvitan
<b>Location</b>	Lot 219 (5) Knoll Rise, Yanchep
<b>Site Area</b>	0.1236 hectares
<b>DPS 2 Zoning</b>	Urban Development
<b>ASP 44 Zoning</b>	Residential (R10)

**Background**

The proposed Single House incorporates four variations to the DAP that applies to the land and one variation to the R-Codes. Ordinarily, variations to a DAP and the R-Codes can be assessed and determined by Administration under delegated authority from Council; however, in this case, two of the DAP variations (relating to building height and the number of storeys) are potentially beyond the extent of Administration's delegated authority to determine, as a result of an objection received. Accordingly, and for the avoidance of doubt, the application is being referred to Council for determination.

**Detail**

The landowner proposes to construct a Single House with a mezzanine level on Lot 219 (5) Knoll Rise, Yanchep, which is a vacant site located where indicated on the map included as **Attachment 1**. Lot 219 has sparse vegetation, and a retained building pad located on its eastern portion. Most of the surrounding lots situated on Knoll Rise are also vacant, however there is one occupied dwelling at Lot 231 (8) Knoll Rise.

The applicant is seeking approval for the following variations to the DAP and the R-Codes:

1. A proposed roof ridge height ranging from 5.4m to 6.12m, in lieu of the maximum 5.0m building height specified in the DAP;
2. Inclusion of a mezzanine floor (effectively constituting a second storey), in lieu of the single-storey restriction that applies to the lot under the DAP;
3. Only two garage parking bays are provided for the dwelling. No visitor bay is proposed, although one additional bay is required on site for visitors, in accordance with the DAP;
4. Development outside the building envelope prescribed by the DAP, for front fencing to the northernmost boundary and the provision of timber batten screening and decking to the southernmost boundary; and



5. Variations to the 'visual privacy' provisions of the R-Codes, resulting from proposed decking and alfresco areas outside of the retained sand pad, which would be up to 2.1m above natural ground level.

The above variations are depicted on the plans included as **Attachment 4**.

## Consultation

A summary of the consultation undertaken in relation to this application (and the results of that consultation) are provided below:

- The applicant prepared and sent a letter to the landowners of Lot 230 and Lot 231, requesting comment on the height variation proposed. In response, Administration received a letter of objection from the landowners of Lot 231 in relation to the height of the proposed dwelling. A comment of 'no objection' was received from the landowner of Lot 230.
- The applicant prepared and sent correspondence to the adjoining landowners of Lot 218 and Lot 220, requesting comment on the height variation and setbacks proposed. In response, Administration received a comment of 'no objection' from the adjoining landowners of Lot 218 and Lot 220 in relation to both variations.
- No consultation has occurred to date for the visual privacy variation identified by Administration.

## Comment

### Consideration of the Building Height Variation

The applicant's has provided Administration with a written justification (and subsequent supplementary drawings). The submission of this information from the applicant has been considered in light of the relevant design principles outlined in Clause 5.1.6 of the Residential Design Codes – as follows:

*Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains:*

- *adequate access to direct sun into buildings and appurtenant open spaces;*
- *adequate daylight to major openings into habitable rooms; and*
- *access to views of significance.*

A summary of Administration's consideration is as follows:

- In relation to adverse impacts on the amenity of the objector; although the objector is not situated on a property that is 'adjoining' the subject property, the objector shares the same Knoll Rise streetscape.
- The proposal would still allow for direct and adequate sunlight to penetrate into the proposed dwelling and dwellings that are built (or could be built) on what Administration considers would be most affected by this proposal (Lot 231, Lot 218 and Lot 220). This is given that:
  - The spacing that could potentially occur (up to 7.0 metres) between Lot 219 and the most affected adjoining lot to the south (Lot 218); and

- The positioning of the building envelope on Lot 218 to the southeast of the building envelope on Lot 219. This means that sunlight penetration will not be affected in the early hours of the afternoon; and
- Direct and adequate sunlight into the dwelling situated on Lot 231 will not be affected by the proposed development, given its distance from and topographical height from the dwelling proposed on Lot 219.
- Administration did note on its initial assessment of the application that with the increased height of the roof, there is a possibility there will be some loss of views of significance (the ocean) from the objector's property. As viewed from the subject property, the objector's property is generally positioned in the opposite direction to the views of significance.

In addition to the standard architectural drawing provided on submission of the application, the applicant – responding to Administration's requests – provided additional drawings in an attempt to demonstrate that loss of views of significance will not be detrimental to the objector. The additional drawings are included as **Attachment 5** and **Attachment 6**. However, on review of the additional drawings, Administration has noted the following:

- The objector does not experience a 180 degree panoramic view of the ocean as the drawing in **Attachment 5** may suggest (by the red dotted line);
- On the drawing included as **Attachment 6**, the proposed dwelling on Lot 219 has not been represented to an appropriate size and scale;
- The drawings provided do not adequately demonstrate the impact of any loss of views on the vertical plane. For example is the loss of views of a part of the western horizon, or just a part of the sand dunes/part of the ocean below the horizon line?

To address these concerns, Administration requested that the applicant provide a superimposed scaled image of the proposed dwelling on a photo taken at the top of the 'knoll' adjacent to the objector's dwelling. In response, the applicant advised that this image could not be produced, given the limited capabilities available to the draftsman. As such, Administration has prepared the superimposed image, as included as **Attachment 7**. The image indicates the maximum building height as specified in the DAP (5.0 metres), and the proposed height of the dwelling.

The photograph Administration used for the superimposed image was taken from Knoll Rise, adjoining the objector's dwelling and at approximately the same level as the objector's top floor balcony. This image – prepared to a rough scale in relation to the size of existing objects – suggests that:

- Views of the sand dunes and the ocean behind the dwelling would be obstructed, even if the dwelling were constructed to the required maximum roof height of 5.0 metres;
- The obstruction of the view would not be significantly reduced should the height requirements of the DAP be adhered to on the applicant's proposal; and
- The objector's view of the ocean is not limited to the direction in which the proposed dwelling is to be constructed. The objector would still have access to views to the ocean to the north and south of the proposed dwelling.

In light of the matters above, Administration notes that the proposed height would not have a significantly detrimental effect on surrounding properties, and as such supports the height as proposed.

#### Consideration of the Side Setback Variation

Similar to the height variation, the applicant has provided Administration with a written justification of the side setbacks proposed. The submission of this information from the applicant has been considered in light of the relevant design principles outlined in Clause 5.1.3 of the Residential Design Codes – as follows:

*P3.1 Buildings set back from lot boundaries so as to:*

- *reduce impacts of building bulk on adjoining properties;*
- *provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and*
- *minimise the extent of overlooking and resultant loss of privacy on adjoining properties.*

*P3.2 Buildings built up to boundaries (other than the street boundary) where this:*

- *makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;*
- *does not compromise the design principle contained in clause 5.1.3 P3.1;*
- *does not have any adverse impact on the amenity of the adjoining property;*
- *ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and*
- *positively contributes to the prevailing development context and streetscape.*

A summary of Administration's consideration is as follows:

- There is minimal impact on the building bulk on adjoining properties, given that the development of timber battens, decking or a front fence are not considered as intrusive development;
- The proposal still allows for adequate direct sun and ventilation to penetrate into any dwelling that could be constructed on Lot 218 or Lot 220;
- In relation to the decking proposed on the southern side of the proposed dwelling, any overlooking or loss of privacy issues that could be experienced by the landowners of Lot 218 could be resolved as discussed in the subsection 'Consideration of the Visual Privacy Variation', below; and
- The proposal is unlikely to have an adverse visual impact on the Knoll Rise streetscape.

In light of the above, the proposed development outside the building envelope (and within the side setback) could be supported.

#### Consideration of the Visual Privacy Variation

Unlike the height variation and the side boundary variation as discussed above, the applicant has not provided Administration with a written justification of the visual privacy impacts proposed.

The relevant design principles outlined in Clause 5.4.1 of the Residential Design Codes are as follows:

*P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:*

- *building layout and location;*
- *design of major openings;*
- *landscape screening of outdoor active habitable spaces; and/or*
- *location of screening devices.*

*P1.2 Maximum visual privacy to side and rear boundaries through measures such as:*

- *offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;*
- *building to the boundary where appropriate;*
- *setting back the first floor from the side boundary;*
- *providing higher or opaque and fixed windows; and/or*
- *screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).*

On review of the proposal, Administration notes the following:

- The proposed decking and alfresco area on the southern side of the proposed dwelling is situated between one and five metres from the building envelope of the affected adjoining property (Lot 218). Considering that the building pad is situated on Lot 218 at a significantly lower level than that for Lot 219, Administration concludes that there could be visual privacy implications. Given that Administration has not received a written justification or a comment from the adjoining landowners in relation to visual privacy on Lot 218, Administration recommends that any approval of this application be subject to the provision of privacy screening. However, if the applicant lodges a further application that addresses this variation by providing adequate justification of the proposal and favourable comment from the adjoining landowners of Lot 218, then Administration could approve the proposed decking and alfresco as proposed.
- The proposed decking on the northern side of the proposed dwelling is situated approximately 10 metres from the building envelope of the affected adjoining property (Lot 220). The building pad situated on Lot 220 is proposed at a higher level than the decking proposed, and therefore, it is unlikely that there will be an adverse overlooking impact. Administration considers the decking proposed on the northern side of the proposed dwelling as acceptable without modification.

#### Consideration of the Car Parking Bay Requirements

Similar to the visual privacy impacts proposed, the applicant has not provided Administration with a written justification of the provision of two bays, rather than the three car parking bays required under the DAP.

The relevant design principles outlined in Clause 5.3.3 of the Residential Design Codes are as follows:

*P3.1 Adequate car parking is to be provided on-site in accordance with projected need related to:*

- *the type, number and size of dwellings;*
- *the availability of on-street and other off-street parking; and*
- *the proximity of the proposed development to public transport and other facilities.*

*P3.2 Consideration may be given to a reduction in the minimum number of on-site car parking spaces for grouped and multiple dwellings provided:*

- *available street parking in the vicinity is controlled by the local government; and*

- *the decision-maker is of the opinion that a sufficient equivalent number of on-street spaces are available near the development.*

*P3.3 Some or all of the required car parking spaces located off-site, provided that these spaces will meet the following:*

- the off-site car parking area is sufficiently close to the development and convenient for use by residents and/or visitors;*
- any increase in the number of dwellings or possible plot ratio being matched by a corresponding increase in the aggregate number of car parking spaces;*
- permanent legal right of access being established for all users and occupiers of dwellings for which the respective car parking space is to be provided; and*
- where off-site car parking is shared with other uses, the total aggregate parking requirement for all such uses, as required by the R-Codes and the scheme being provided. The number of required spaces may only be reduced by up to 15 per cent where the non-residential parking occurs substantially between 9 am and 5 pm on weekdays.*

On review of the proposal, Administration notes that it would be inadequate from a safety perspective for visitors to park on Knoll Rise, given that the six metre width of the carriageway, its location on a steep incline and the lack of adjoining verge. Therefore, Administration recommends that any approval of this application be subject to the provision of an additional car parking bay to be situated on the subject lot.

### **Statutory Compliance**

This application has been assessed in accordance with the City of Wanneroo's District Planning Scheme No. 2 and R-Codes.

### **Strategic Implications**

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

*"2 Society - Healthy, safe, vibrant and active communities.*

*2.3 Safe Communities - We feel safe at home and in our local area."*

### **Policy Implications**

The assessment of the proposed height has been assessed in reference to the design principles outlined in State Planning Policy 3.1 – Residential Design Codes (as gazetted on 2 August 2013).

### **Financial Implications**

Nil

### **Voting Requirements**

Simple Majority

## Recommendation

**That Council APPROVES the application for Codes Variation submitted by Srecko Frank Cvitan in accordance with the provisions of subclause 6.1.3 (b) of the District Planning Scheme No. 2 for the proposed 'Single House' at Lot 219 (5) Knoll Rise, Yanchep as shown on the plans included as Attachment 3, subject to the following conditions being complied with to the satisfaction of the Manager Planning Implementation:**

- a) The installation of screening devices where depicted on the plans included as Attachment 4; and**
- b) The provision of an additional car parking space in an appropriate location; and**

### *Attachments:*

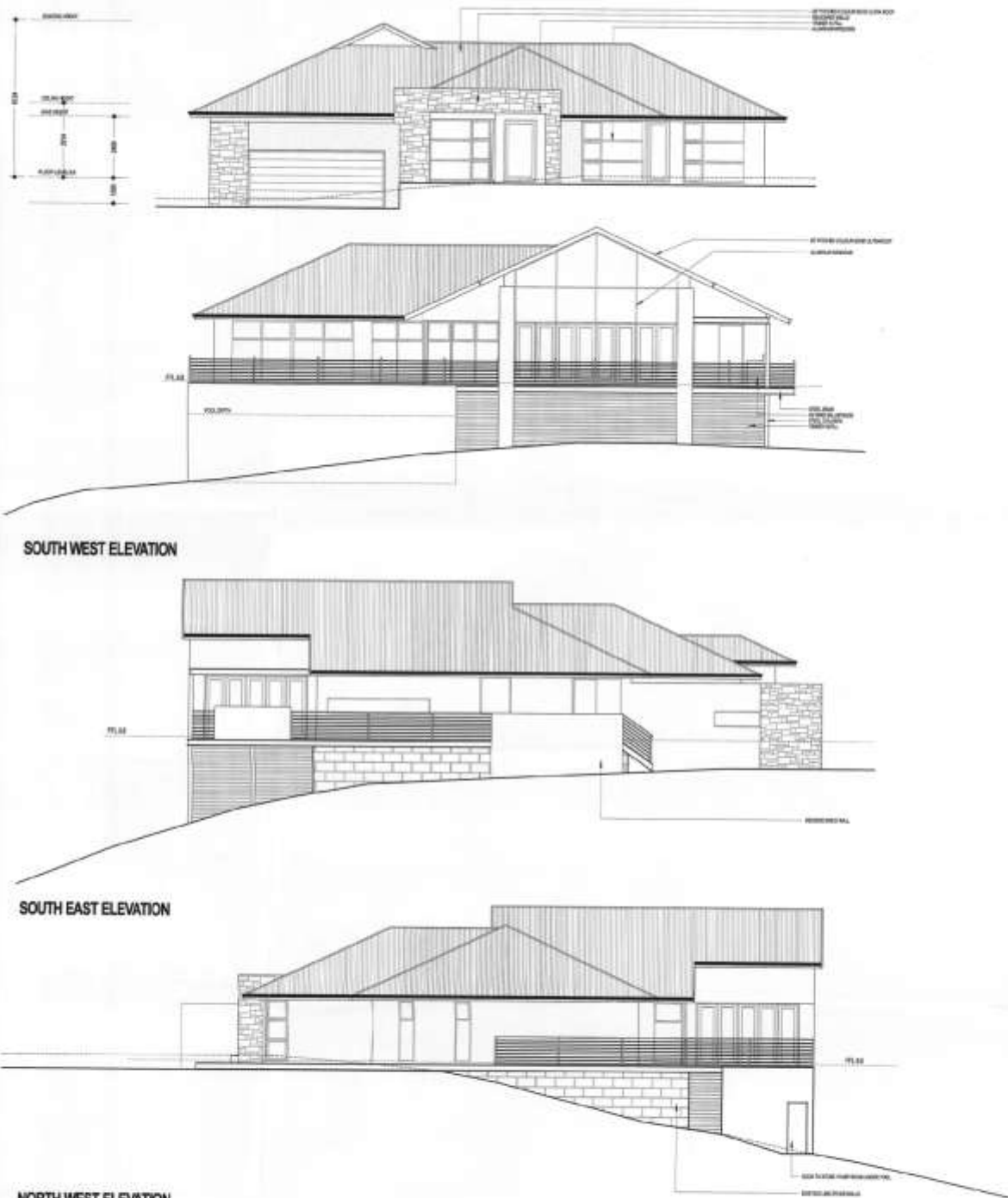
- |   |           |         |
|---|-----------|---------|
| 1. Attachment 1 - Location Plan of Lot 219 and Surrounds                                  | 13/151696 |         |
| 2. Attachment 2 - Lindsay Beach 09  | 13/140421 |         |
| 3. Attachment 3 - Plans of Proposed Cvitan Dwelling                                       | 13/145175 | Minuted |
| 4. Attachment 4 - Plans of Proposed Cvitan Dwelling                                       | 13/145960 | Minuted |
| 5. Attachment 5 - Additional Information Received regarding the Building Height Variation | 13/140424 |         |
| 6. Attachment 6 - Additional Information Received regarding the Building Height Variation | 13/140426 |         |
| 7. Attachment 7 - Superimposed image  | 13/146403 |         |











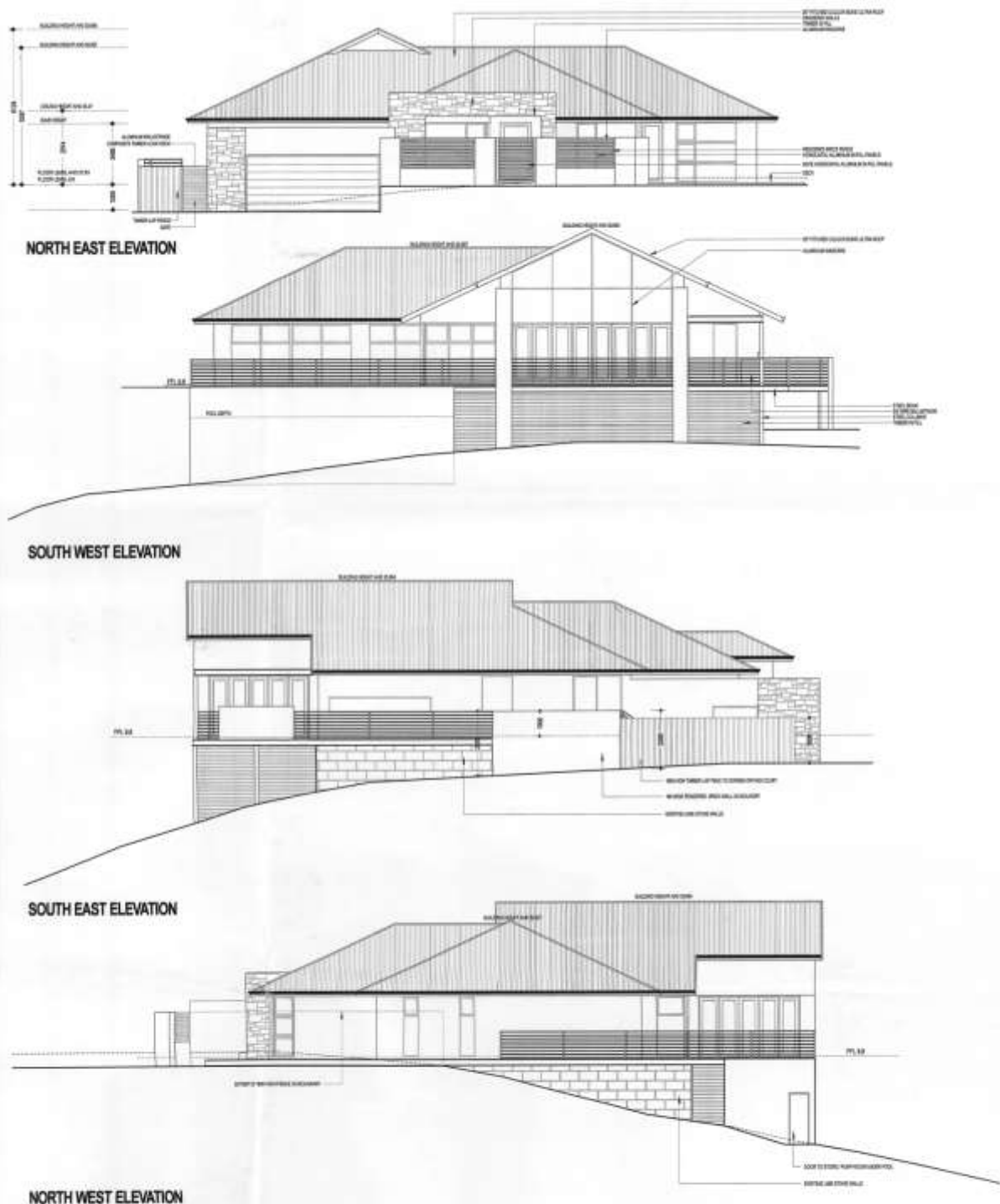
## ELEVATIONS

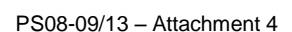
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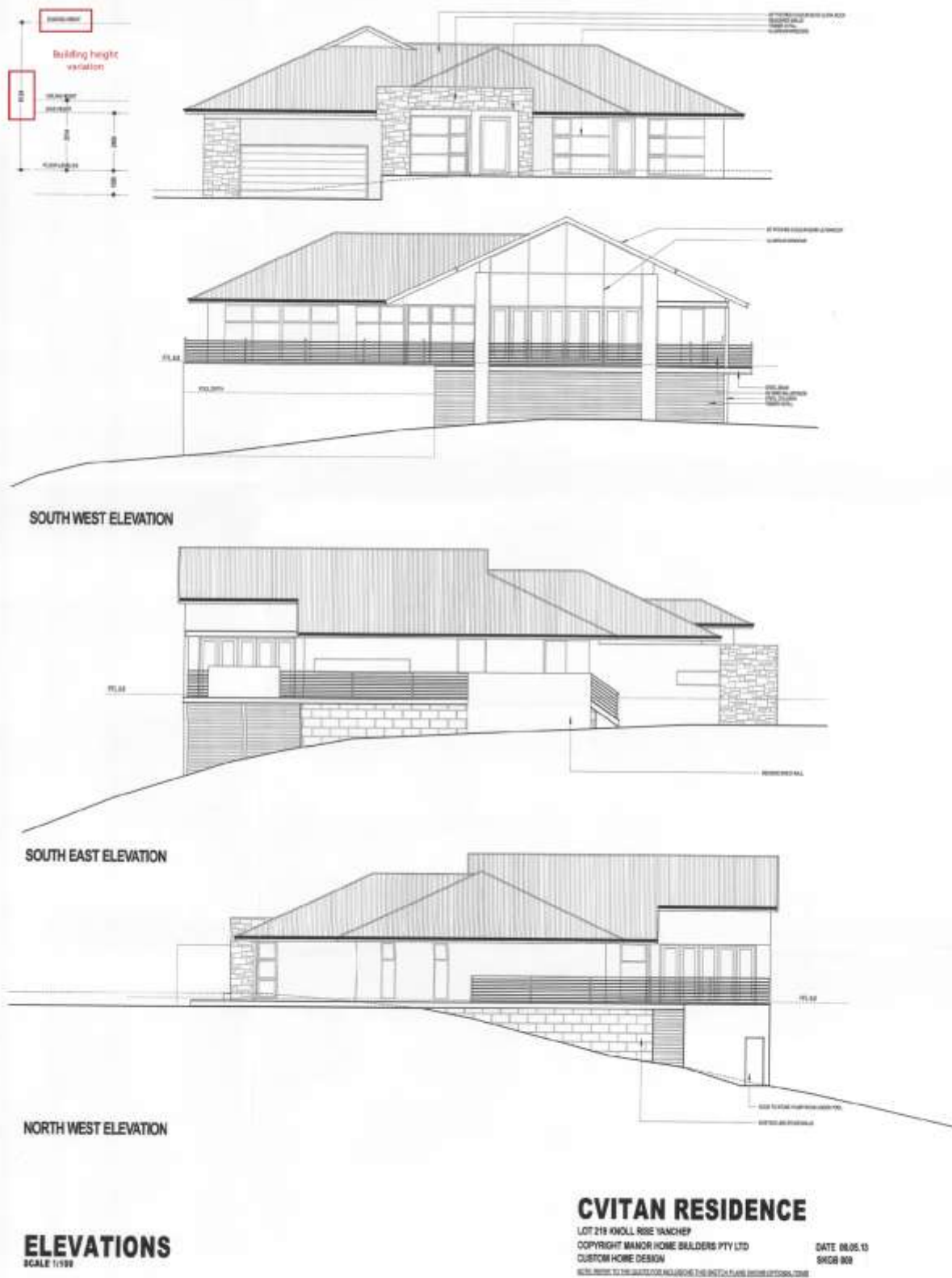
## CVITAN RESIDENCE

LOT 218 KNOX RISE YANCHEP  
 COPYRIGHT MANOR HOME BUILDERS PTY LTD  
 CUSTOM HOME DESIGN  
 NOTE: REFER TO THE QUOTATION FOR DETAILS OF THE DESIGN AND FINISHES

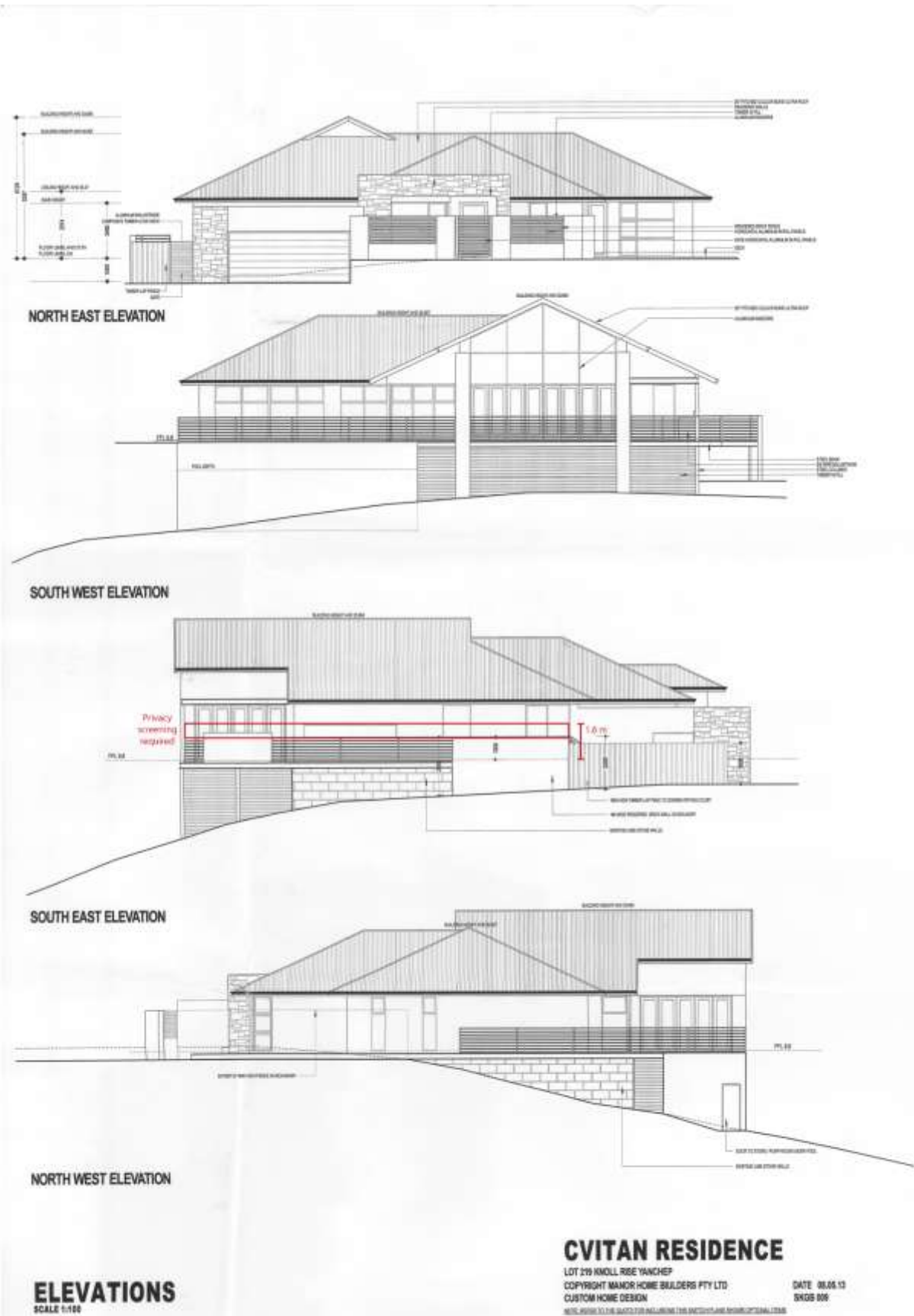
DATE: 08.05.13  
 SHGB 909



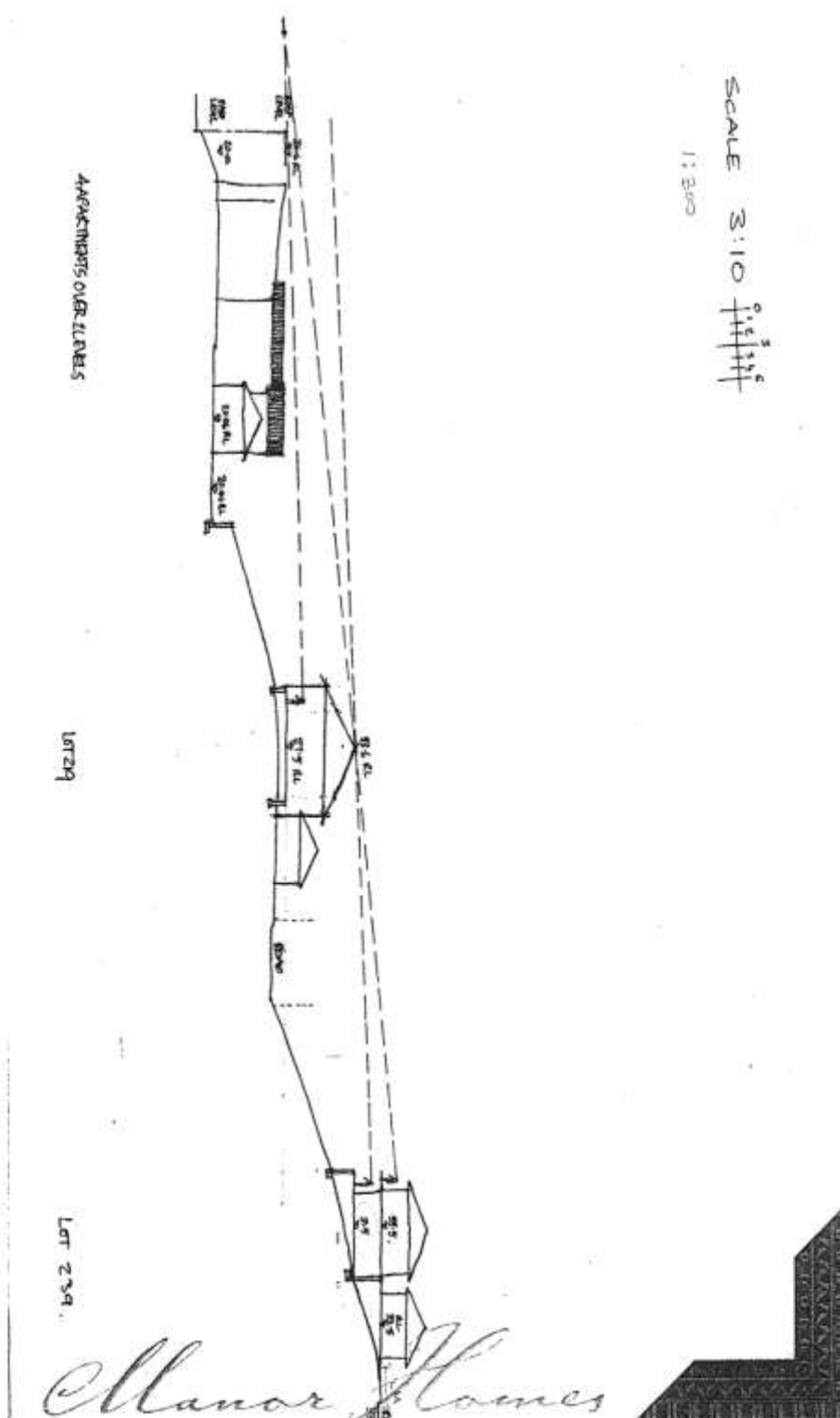


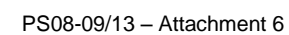














## Other Matters

### PS09-09/13 Metropolitan Region Scheme Amendment 1248/57 - Yanchep City Centre Structure Plan Area

File Ref: 9952 – 13/137331  
 Responsible Officer: Director, Planning and Sustainability  
 Disclosure of Interest: Nil  
 Attachments: 3

## Issue

To consider Metropolitan Region Scheme Amendment 1248/57 – Yanchep City Centre Structure Plan Area (MRS Amendment 1248/57), currently being advertised by the Western Australian Planning Commission (WAPC), to determine the contents of a submission to be lodged by the City.

<b>Applicant</b>	Western Australian Planning Commission
<b>Owner</b>	State of Western Australia, New Orion Investments
<b>Location</b>	Yanchep and Two Rocks
<b>Site Area</b>	357.4ha
<b>DPS 2 Zoning</b>	Urban Development, Centre
<b>MRS Zoning</b>	Urban Zone, Urban Deferred Zone, Central City Area Zone, Railways Reservation, Other Regional Roads Reservation, Parks and Recreation Reservation (Bush Forever)

## Background

The WAPC released MRS Amendment 1248/57 on 16 July 2013 for public comment until 20 September 2013. The MRS Amendment applies to the Yanchep and Two Rocks localities and proposes to:

- Relocate and rationalise the Yanchep Central City Area Zone and adjust the associated Urban and Urban Deferred zones;
- Realign the Railways Reserve; and
- Remove the Other Regional Roads Reserve from Shearwater Avenue.

A copy of the MRS Amendment map showing the existing and proposed zones and reserves is included in **Attachment 1**.

The current MRS alignment of the northern suburbs Railways Reserve and the Central City Area Zone do not conform to the Agreed Yanchep-Two Rocks District Structure Plan (DSP) No. 43 and the Agreed Yanchep City Local Structure Plan (LSP) No. 68. The MRS Amendment 1248/57 will facilitate the extension of the northern suburbs Railways Reserve through Yanchep and Two Rocks, and the relocation of the Central City Area Zone of Yanchep to accord with the DSP and LSP 68.

The WAPC has determined that MRS Amendment 1248/57 is a minor amendment as it does not propose a substantial alteration to the MRS.

## Detail

The land affected by the realignment of the Railways Reserve and relocation of the Central City Area zone is shown as Urban Zone, Urban Deferred Zone, Central City Area Zone, Other Regional Roads Reserve and Parks and Recreation Reserve (Bush Forever) under the MRS. Under the City's District Planning Scheme No. 2 (DPS 2), the land zoned Urban and Urban Deferred under the MRS is zoned Urban Development and land zoned Central City Area is zoned Centre.

Section 126 (3) of the Planning and Development Act 2005 states that where a region planning scheme proposes to delineate land in an Urban Zone, the WAPC may publish a notice in the Government Gazette to amend a local planning scheme in a manner that is consistent with the objectives of the proposed delineation under the region planning scheme. Administration recommends requesting the WAPC to consider a concurrent amendment to DPS 2 to rezone land proposed in the Urban Zone in MRS Amendment 1248/57 to Urban Development in DPS 2, pursuant to Section 126(3) of the Planning and Development Act 2005.

The Planning and Development Act 2005 does not allow the land zoned Central City Area and Urban Deferred to be automatically rezoned to Centre and Urban Development respectively under DPS 2. Therefore, the City will be required to initiate a separate DPS 2 amendment to zone these portions of land following the finalisation of MRS Amendment 1248/57.

## Comment

Administration notes that while this MRS Amendment is titled 'Yanchep City Centre Structure Plan Area' and includes proposals relating to the City Centre area, it also includes proposals for the broader Yanchep – Two Rocks area. In this regard, the MRS Amendment Report states that "*the amendment proposes to rationalise the zoning of several lots, road reserves and other reservations in the Yanchep locality, to reflect endorsed district and local structure plans for the Yanchep – Two Rocks locality*".

Administration supports the proposed MRS Amendment in so far as it relates to the realignment of the Railways Reserve and relocation of the Yanchep Central City Area Zone as this is consistent with the DSP and LSP. However, the MRS Amendment also proposes to delete the existing north-south Other Regional Road Reserve for Shearwater Avenue (between Toreopango Avenue and Lisford Avenue). The proposed Amendment does not include a reservation to replace this deleted reserve. It is considered inappropriate to delete this road reservation without providing a replacement reservation to address the necessary transportation requirements of the Yanchep – Two Rocks area.

The implementation section of the DSP includes an Other Regional Roads Reserve for the Special-Transit Boulevard (Light Rail/Bus), which connects Yanchep to Two Rocks. **Attachment 2** is the relevant map from the DSP illustrating the proposed reservations for the area, which has been agreed to by the WAPC and Council.

The Draft Public Transport Plan (Department of Transport, July 2011) also included 'Light Rail' as a 'Rapid Transit Infrastructure' connection between Yanchep and Two Rocks in the 'Ultimate Network for City of 3.5 Million'. Council considered the draft Public Transport Plan at its meeting on 20 September 2011, where it strongly supported the inclusion of this light rail connection between Yanchep – Two Rocks.

Administration therefore recommends that:

1. The Shearwater Avenue Other Regional Road Reserve be deleted only if it is proposed to be replaced by a new Other Regional Road Reserve to reflect the Special-Transit Boulevard in the DSP.

However, if this is not required as part of this MRS Amendment, Administration recommends that the Shearwater Avenue Other Regional Road Reserve only be deleted for the extent of the Yanchep City area, and that any proposal to delete (and not replace) this Other Regional Road Reserve be pursued through a separate MRS Amendment.

2. A separate MRS Amendment, as mentioned in point 1 above, should be informed by the Department of Planning's North West Sub-Regional Structure Plan (currently being prepared) and a review of the DSP in light of endorsed LSPs. This will provide a more informed basis for an MRS amendment that attends to the reservation of key transportation requirements and other reservation requirements for the Yanchep – Two Rocks area, such as the reserving for Parks and Recreation of the three regional recreation open spaces proposed under the DSP (refer **Attachment 3**).

### **Statutory Compliance**

MRS Amendment 1248/57 will follow the statutory region scheme amendment process outlined in the Planning and Development Act 2005.

The automatic rezoning of the land being zoned Urban, under MRS Amendment 1248/57, to Urban Development under DPS 2, will follow the statutory process outlined under section 126 (3) of the Planning and Development Act 2005.

### **Strategic Implications**

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

“3 *Economy - Progressive, connected communities that enable economic growth and employment.*

3.3 *Easy to Get Around - The community is well connected and accessible with an integrated transport approach for all.”*

### **Policy Implications**

Nil

### **Financial Implications**

Nil

### **Voting Requirements**

Simple Majority

## Recommendation

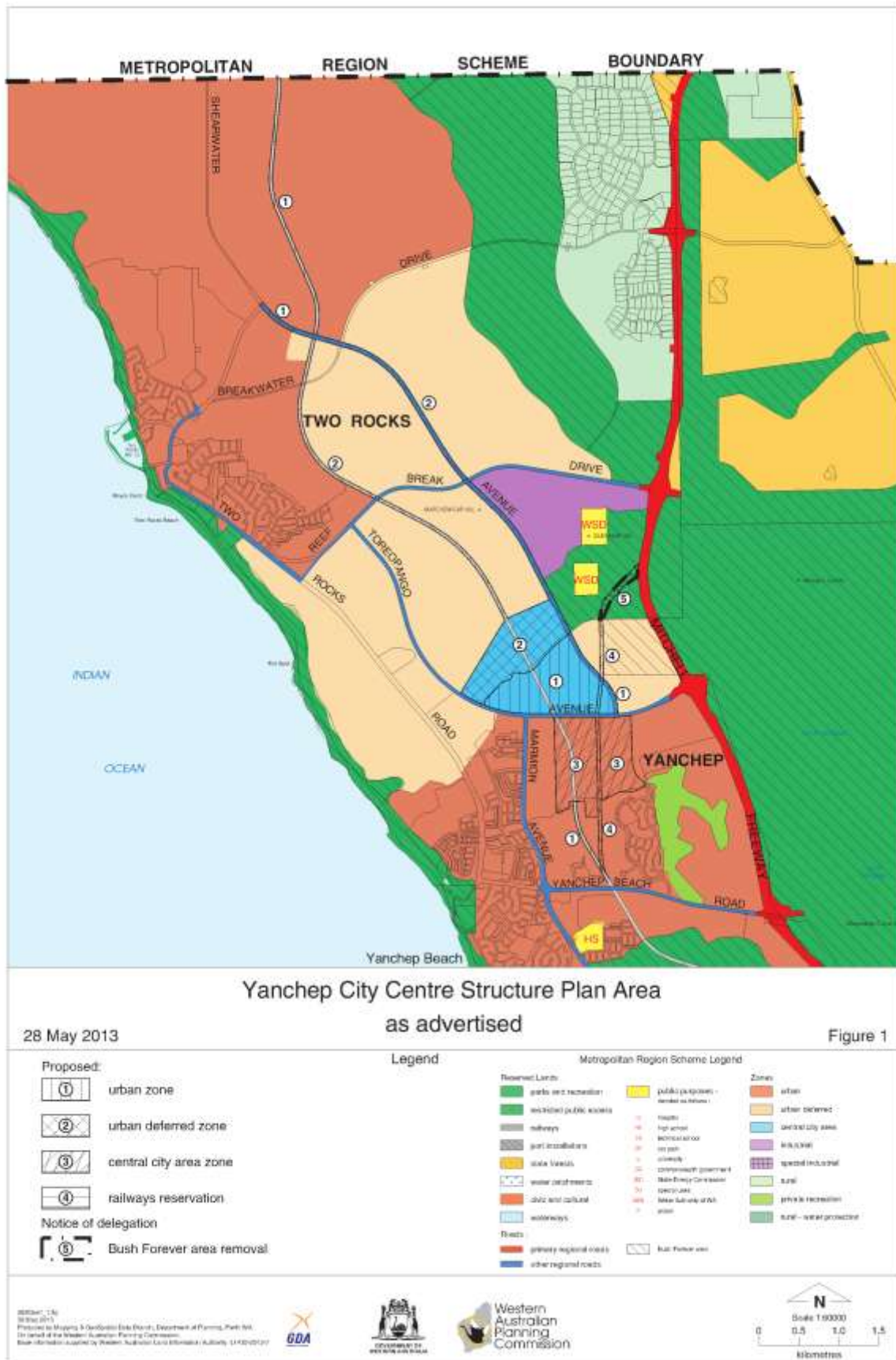
### That Council:-

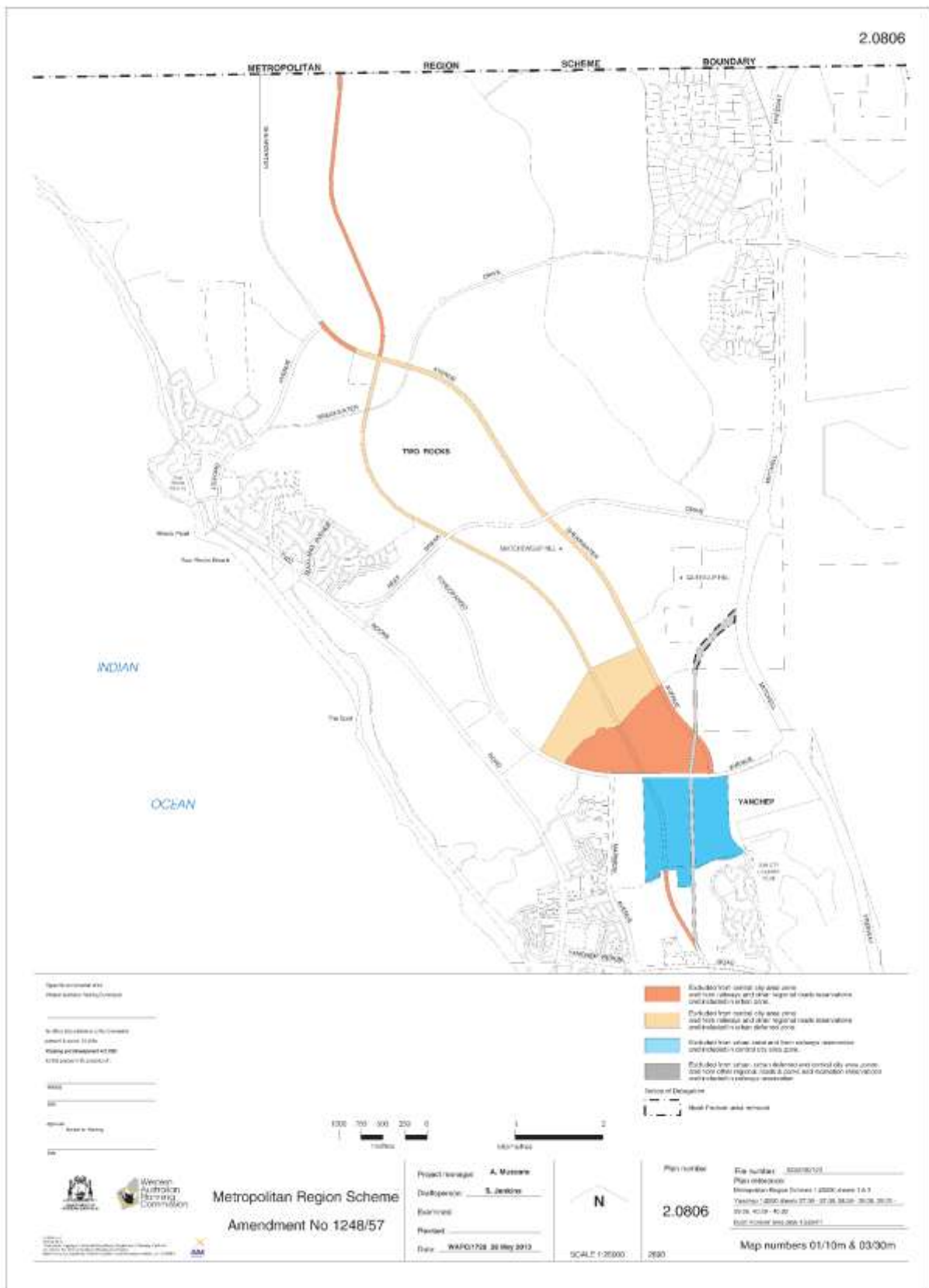
1. **ENDORSES** Administration's comments contained within this report as the basis of the City's submission to the Western Australian Planning Commission on Metropolitan Region Scheme Amendment 1248/57, as advertised; and
2. **REQUESTS** the Western Australian Planning Commission to automatically rezone to Urban Development under the City of Wanneroo District Planning Scheme No. 2, the portions of the Railway Reserve, Other Regional Roads Reserve and Central City Area Zone being rezoned to Urban, under Metropolitan Region Scheme Amendment 1248/57, pursuant to section 126 (3) of the Planning and Development Act 2005.

#### *Attachments:*

1. *Attachment 1: MRS Amendment 1248/57 Plan* 13/138751
2. *Attachment 2: Extract from Yanchep Two Rocks DSP* 13/138753
3. *Attachment 3: Agreed Yanchep Two Rocks DSP Map* 13/139212

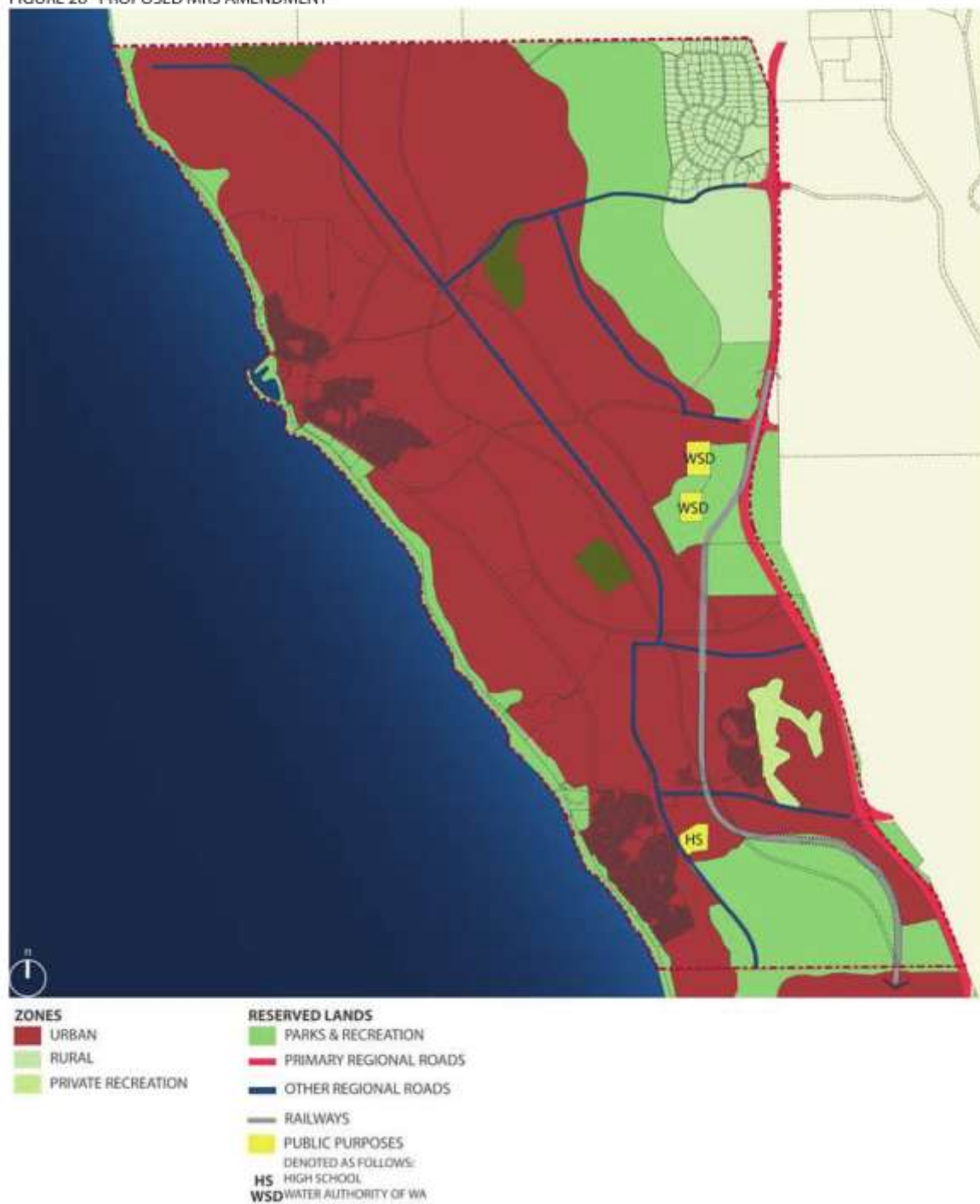






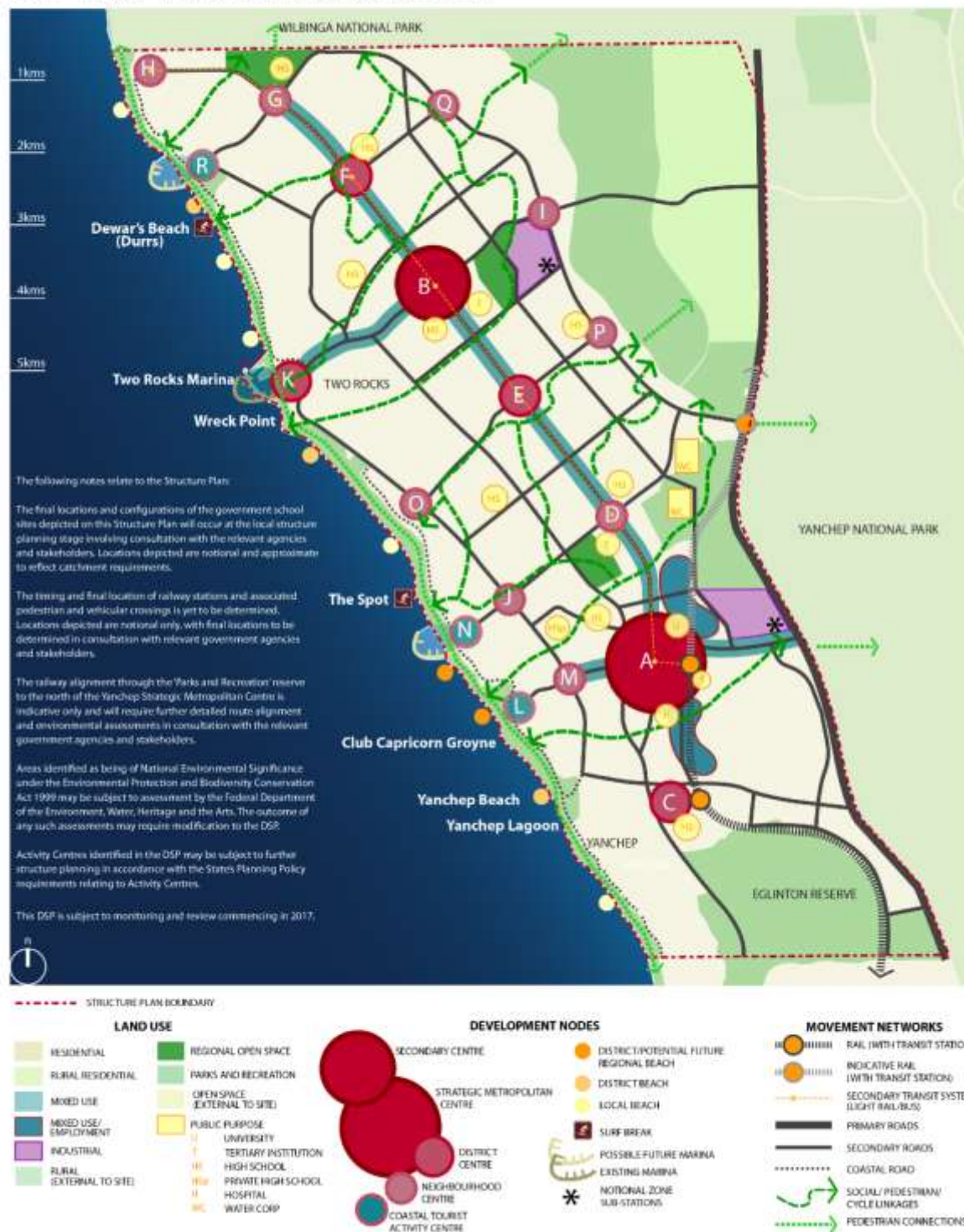
# 10 IMPLEMENTATION

FIGURE 28 PROPOSED MRS AMENDMENT





PLAN 1 - YANCHEP - TWO ROCKS DISTRICT STRUCTURE PLAN MAP



## **City Businesses**

### **Property**

#### **CB01-09/13      Proposed Lease of Additional Premises to Manumalo Pty Ltd as Trustee for Aiga Trust, trading as Cafe Elixir for the purpose of a dedicated Waste Bin Store**

File Ref:	4889 – 13/99129
Responsible Officer:	A/Director City Businesses
Disclosure of Interest:	Nil
Attachments:	2

### **Issue**

To consider leasing additional premises to Manumalo Pty Ltd (Manumalo) as Trustee for Aiga Trust and trading as Cafe Elixir (the Cafe) on an overall commercial basis for the purpose of a dedicated waste bin store.

### **Background**

Manumalo, currently leases a 250m<sup>2</sup> portion of the Wanneroo Library and Cultural Centre building (WLCC) from the City for the permitted use of "Cafe and Restaurant". The land, being Lot 101 on Deposited Plan 66852 (the whole of the land comprised in Certificate of Title Volume 2784 Folio 44) is owned in freehold by the City.

The City entered into a commercial Lease with Manumalo (the Lease), dated 9 September 2009 for a five (5) year term that commenced 1 September 2009 and expires 31 August 2014. The Lease provides Manumalo with the option to exercise an additional five (5) year term, commencing 1 September 2014 and expiring 31 August 2019. To exercise the option, Manumalo must advise the City in writing of its intention to exercise the option, not be in breach of default of its existing Lease obligations and continue to agree thereafter to fully comply with its Lease obligations until the end of the option term.

The Lease was prepared by the City's external solicitor, Kott Gunning and is subject to the requirements of the *Commercial Tenancy (Retail Shops) Act 1985*. The Lease was registered on the Certificate of Title on 15 December 2010 under Landgate reference number L231043.

Under the City's current Tenancy Policy approved by Council, Manumalo is categorised as a "commercial" tenant being a non-exempt disposition under the *Local Government Act 1995*. In accordance with the Tenancy Policy, the annual rental was negotiated at the Market Rate and Manumalo currently pays the City a commercial rental of \$91,880.45 (inclusive of GST) per annum.

### **Detail**

Since the commencement of the Lease, Manumalo has located its waste bins on the pedestrian footpath of the Yagan Place Right of Way (Yagan Place ROW).

There is a small designated waste bin store located within the leased premises which is considered too small to be utilised for its designated purpose based on Manumalo's current level of trade and allocation of waste bins. The designated waste bin store is therefore currently utilised by Manumalo as a dry store.

In order to relocate Manumalo's waste bins off of the Yagan Place ROW, it is proposed that a 7m<sup>2</sup> dedicated waste bin store that is located to the east of the WLCC loading dock and accessed from the loading dock by an internal doorway (refer to yellow highlighted area in **Attachment 1**) be incorporated into Manumalo's existing leased area by way of a Lease of Additional Premises.

This dedicated waste bin store has already been provided with appropriate ventilation, lighting and sewerage connection and can be easily and effectively cleaned. It is currently used by Community Capacity Building to store items associated with its programs.

In order to allow the WLCC waste bin store to be incorporated into Manumalo's existing leased area, the following modifications are required to be implemented by the City at its cost:

- external access provided to Manumalo from Yagan Place ROW by way of overhead shutter/roller door;
- backflow devices and associated water feed and pipework located in the waste bin store being protected from damage from the bins by the installation of metal protection bars;
- the existing interior door to the waste bin store from the loading dock being completely sealed off so that the WLCC security is maintained and not compromised;
- footpath curb amendments undertaken to allow waste bin access and egress for Manumalo and the waste truck; and
- the development of alternative storage for Community Capacity Building within the WLCC.

Upon completion of the waste bin store, Manumalo will be required to relocate all of its waste bins into this designated area. If waste bins are continued to be stored on Yagan Place ROW then the City will prosecute Manumalo accordingly.

On 3 July 2013, Manumalo agreed in writing to incorporate the 7m<sup>2</sup> waste bin store into its existing leased area by way of a Lease of Additional Premises for the remaining term of the existing Lease. In addition, Manumalo agreed in writing on 20 August 2013 to accept a commensurate increase in its Lease fee to incorporate the proposed 7m<sup>2</sup> waste bin store into its existing 250m<sup>2</sup> leased area.

The essential terms of the Lease of Additional Premises document as agreed with Manumalo are as follows subject to Council approval:

Lease Premises	The 7m <sup>2</sup> dedicated waste bin store (refer to yellow highlighted area depicted as 7m <sup>2</sup> in <b>Attachment 2</b> )
Lease Term	The balance of the term of the Lease
Lease Rental for Additional 7m <sup>2</sup> Area	\$2,572.65 subject to annual CPI review dates and market review dates as outlined in the Lease
Permitted Purpose	Waste Bin Store
Commencement Date	Upon completion of Project Number PR-1013 and the execution of the Lease of Additional Premises

City Access	The City is required to access the 7m <sup>2</sup> waste bin area to service the backflow devices and associated water feed and pipe work infrastructure on an annual basis, subject to reasonable notice. In-case of an emergency, no notice shall be required to be provided by the City
Maintenance of Premises	Lessee to maintain as per the terms of the existing Lease

All other terms of the Lease remain as follows:

Commencement Date	The Lease commenced 1 September 2009
Lease Premises	The existing 250m <sup>2</sup> Leased area
Lease Rental (for existing Cafe/Premises)	Currently \$91,880.45 inclusive of GST per annum.
Permitted Purpose	Cafe and Restaurant
Rates, Taxes and Outgoings	The lessee is responsible for all rates, taxes, assessments, impositions and outgoings for all utilities. In addition. The lessee is responsible for services including but not limited to telephone/broadband connection in relation to the Premises whether billed directly or otherwise.
Emergency Services Levy	Lessee responsibility
Building Insurance	Lessee responsibility
Other Insurance (including contents, public liability et cetera)	Lessee responsibility
Cleaning	Lessee responsibility
Lease Premises	As defined in clause 1.5 of the Lease
Maintenance of Premises	As defined in clause 10 of the Lease
Structural maintenance of building	Lessor responsibility
Statutory Compliance	Lessee responsibility

Administration is required to lodge and process the required Development Application (DA) and Building Application (BA) with Planning Implementation and Building Approvals respectively for the proposed reconfiguration of the 7m<sup>2</sup> designated waste bin store.

It is proposed that subject to Council approval to the Lease of Additional Premises, formal commercial Lease of Additional Premises documentation will be prepared by the City's external solicitors. The City will also be required to satisfy the disclosure requirements of the *Commercial Tenancy (Retail Shops) Agreements Act 1985* (CTA). Whilst the Cafe is a retail premises for the purpose of the CTA and the proposed waste bin store will not be used for retail (and could be excluded from the operation of the CTA), for the purposes of consistency in property management it is recommended that the Lease of Additional Premises be deemed retail.

The proposed Lease of Additional Premises will run for the balance of the term of the Lease once executed and is intended to be lodged and registered at Landgate.



The 7m<sup>2</sup> waste bin store will form part of the leased premises upon execution of the proposed Lease of Additional Premises documentation and be subject to all terms under the existing Lease.

## **Consultation**

The essential terms of the proposed Lease of Additional Premises have been prepared in consultation with Manumalo.

Subject to Council approval, the following actions will be undertaken:

- An instruction will be sent to an external solicitor to prepare the Lease of Additional Premises documentation. This will, inter alia, prohibit the placement of waste bins on any area outside of the leased premises;
- The Lease of Additional Premises is to be executed and if applicable lodged at Landgate;
- Infrastructure will assume management for the completion of the reconfiguration of the waste bin store under project number PR-1013. The project has the authorisation to proceed in accordance to allocated budget on Capital Works Program, approved scope of work by Community Capacity Building and Property Services and formal handover to Building Projects for project management and delivery. In addition, project number PR-1042 will facilitate the construction of a storage/shelving area to meet Community Capacity Building's storage requirements in substitution for it surrendering its 7m<sup>2</sup> store room to Manumalo; and
- Lease of Additional Premises will commence once project number PR-1013 has been completed and the Lease of Additional Premises has been executed.

## **Comment**

By allowing Manumalo to lease the 7m<sup>2</sup> waste bin store for its intended purpose will result in the waste bins currently located on Yagan Place ROW being removed from the pedestrian footpath.

Whilst the 7m<sup>2</sup> waste bin store is already purpose built with appropriate ventilation, lighting and sewerage connection, costs will be incurred by the City for modification to protect internal infrastructure and maintain WLCC security. There will also be an additional cost to replace the storage requirements for Community Capacity Building. In addition, costs will also be borne by the City for Lease preparation fees and Landgate lodgement fees.

Manumalo will have exclusive use of the dedicated waste bin store despite the City requiring access to this area due to the services that are located there. Pursuant to clauses 4.6(d) and 16.7(c) of the Lease, the City is entitled to enter the Premises to maintain Services (as defined in the Lease) but will only be permitted to do that if it has given reasonable access to Manumalo or if it is in an emergency circumstance (whereby the notice requirement is waived). Manumalo will continue to have quiet enjoyment of the Premises and exclusive use and therefore the proposed Lease of Additional Premises is the correct document to facilitate the construction of the dedicated waste bin store and incorporate the 7m<sup>2</sup> area into the existing leased premises.

The proposed cost to be incurred by the City to remove the waste bins from the Yagan Place ROW is acceptable and from a leasing perspective, there is no reason why the proposed Lease of Additional Premises should not proceed considering that the City will receive a market rent for the additional 7m<sup>2</sup> area. The City has a good working relationship with Manumalo who is of good character, reliable and provides a Cafe that is an asset to the WLCC.

## Statutory Compliance

Under the *Local Government (Functions and General) Regulations 1996* Regulation 30, the proposed Lease of Additional Premises to Manumalo is an exempt disposition of property to which section 3.58 of the *Local Government Act 1995* does not apply:

*Regulation 30 of the Local Government (Functions and General) Regulations 1996 states:*

*"30. Dispositions of property excluded from Act s. 3.58*

*(1) A disposition that is described in this regulation as an exempt disposition is excluded from the application of section 3.58 of the Act.*

*(2) A disposition of land is an exempt disposition if –*

*(a) the land is disposed of to an owner of adjoining land (in this paragraph called the transferee) and –*

*(i) its market value is less than \$5,000; and*

*(ii) the local government does not consider that ownership of the land would be of significant benefit to anyone other than the transferee".*

The definition of 'owner' at (2)(a) above, where used in relation to land is defined at section 1.4 of the *Local Government Act 1995*:

*"(a) means a person who is in possession as –*

*(i) the holder of an estate of freehold in possession in the land; and*

*(ii) lessee or tenant under a lease or tenancy agreement of the land which in the hands of the lessor is not rateable land under this Act, but which in the hands of the lessee or tenant is by reason of the lease or tenancy rateable land under this or another Act for the purposes of this Act".*

The 7m<sup>2</sup> waste bin store is being disposed of by way of Lease of Additional Premises from the City to Manumalo and will be rateable, hence a disposition to 'an owner of adjoining land'.

Administration is of the opinion that the 7m<sup>2</sup> waste bin store is not of significant benefit to anyone other than Manumalo.

In lieu of the above, the City is not required to advertise as per section 3.58 of the *Local Government Act 1995* as it meets the exempt disposition requirements of Regulation 30 of the *Local Government (Functions and General) Regulations 1996*.

- *The Commercial Tenancy (Retail Shops) Act 1985 (CTA)*

The CTA requires a minimum term of five (5) years in total and a Disclosure Statement. The minimum five (5) year period can be made up of Lease options. There is currently 12 months remaining on the Lease and an additional five (5) year option available to Manumalo.

## Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

“3 *Economy - Progressive, connected communities that enable economic growth and employment.*

3.2 *Growing Business - Our community is a preferred place for business to locate and grow.”*

## Policy Implications

Under Council's adopted Tenancy Policy, this Lease of Additional Premises is considered 'commercial' and the terms are therefore by negotiation (at Market Value).

## Financial Implications

The existing Lease currently generates an annual income stream to the City of \$91,880.45 (inclusive of GST) per annum with annual CPI increases together with a review to market at the commencement of the five (5) year option period. In addition, the City recovers charges for electricity and gas directly metered to the Cafe premises along with Council rates for the leased area.

The changes to the *Commercial Tenancy (Retail Shops) Act 1985*, effective 1 January 2013 prohibits landlords from claiming legal expenses relating to the preparation, negotiation or execution of Leases and associated documentation. It is estimated that the preparation of the proposed Lease of Additional Premises by an external solicitor will cost in the region of \$1,000 plus GST and disbursements. Additional costs may also arise in registering the documentation at Landgate.

In order to undertake the required works, a total of \$37,000 has been allocated from Project number PR-1013 (design and construction) and Project number PR-1013 (design and construction).

## Voting Requirements

Simple Majority

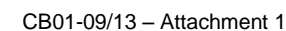
## Recommendation

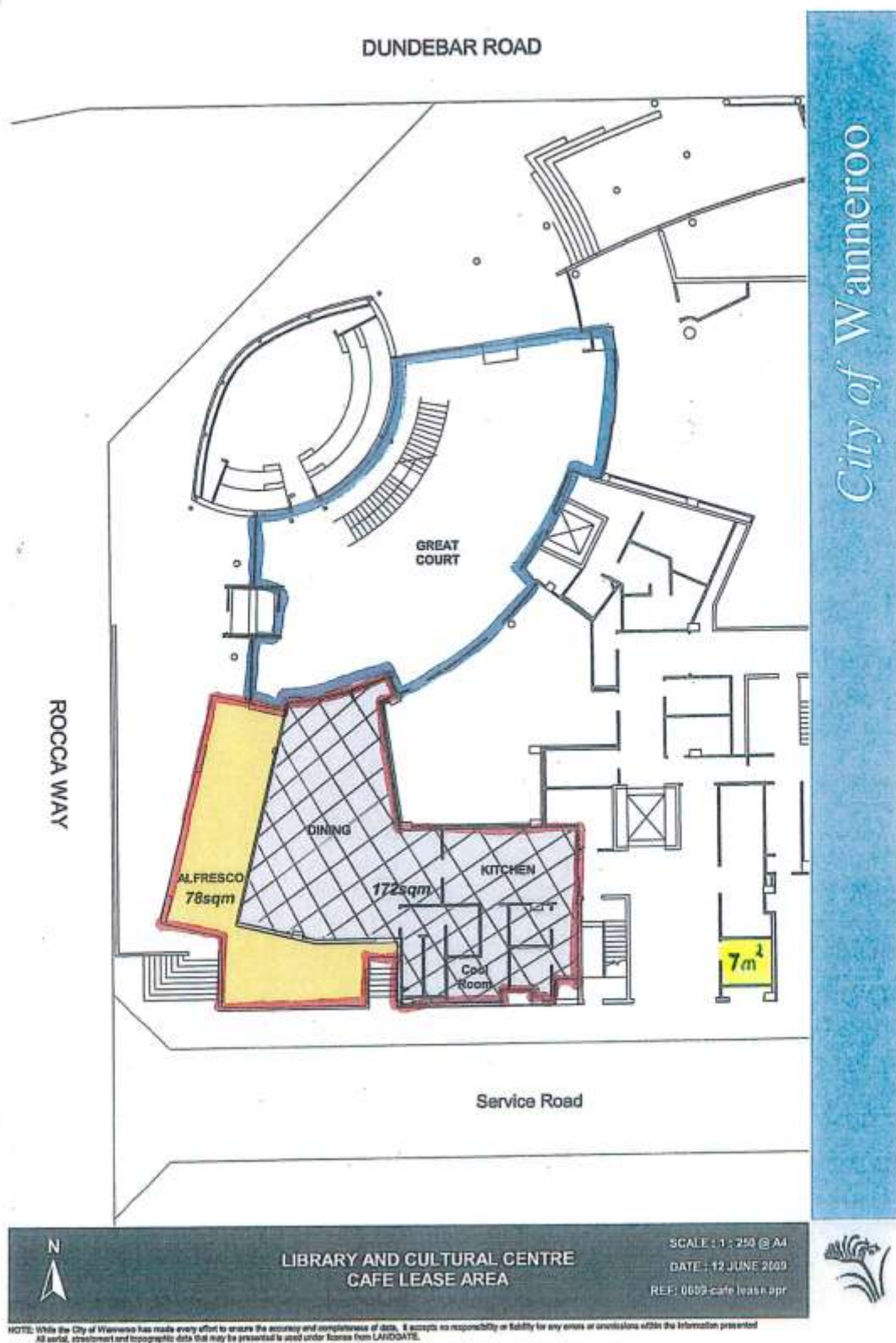
That Council:-

1. **AGREES to the Lease of Additional Premises (Waste Bin Store) to Manumalo Pty Ltd as Trustee for Aiga Trust, trading as Cafe Elixir to incorporate a 7m<sup>2</sup> portion of City freehold Lot 101 on Deposited Plan 66852 into the existing leased premises for the remainder of the term and option period of the Lease subject to the requirements of the *Commercial Tenancy (Retail Shops) Act 1985*; and**
2. **AUTHORISES the affixing of the Common Seal of the City of Wanneroo to a Lease of Additional Premises between the City and Manumalo Pty Ltd as Trustee for Aiga Trust, trading as Cafe Elixir in accordance with the City's Execution of Documents Policy.**

### Attachments:

- |  |           |
|--|-----------|
| 1. Attachment 1. Location plan of Waste Bin Area in the WLCC and depicted in yellow ink                | 13/100941 |
| 2. Attachment 2 - Waste Bin Area to be leased to Manumalo depicted in yellow ink and identified as 7m2 | 13/102260 |





**CB02-09/13      Proposal to allow the Wanneroo Repertory (Inc.) to exercise a five (5) year Lease option over a portion of Lot 501, 21 Civic Drive, Wanneroo**

File Ref: 5432 – 13/113032  
Responsible Officer: A/Director City Businesses  
Disclosure of Interest: Nil  
Attachments: 3

**Issue**

To consider allowing the Wanneroo Repertory Inc. (WRI) to exercise a five (5) year Lease option commencing 1 July 2013 over a portion of Lot 501, 21 Civic Drive, Wanneroo and otherwise known as the 'Limelight Theatre' (theatre) despite breaching specific conditions of the existing Lease.

**Background**

The WRI currently leases a portion of Lot 501 on Deposited Plan 57944 being the whole of the land comprised in Certificate of Title Volume 2733 Folio 728 and owned freehold by the City.

The land is currently zoned as 'Urban' under the Metropolitan Region Scheme and 'Centre' in the City of Wanneroo District Planning Scheme No.2.

The WRI is a 'not for profit' community based theatre group that was inaugurated in 1973. The WRI constructed the theatre in 1989 which was partly funded from a Community Employment Program grant and has sole financial responsibility for the theatre's management, maintenance and development. Subsequently, the WRI has funded further additions to the theatre building comprising a foyer, office and kiosk, workshop and loading area behind the stage, entrance pergola/portico, storeroom addition and orchestra pit.

The original Lease commenced 1 July 1987 for a term of twenty-one (21) years, expiring 30 June 2008. On 20 July 1995 the leased area was increased by way of a Deed of Variation of Lease in order to accommodate the behind stage workshop and loading area.

The WRI currently has a five (5) year Lease in place with the City for the premises that commenced 1 July 2008 and expired 30 June 2013 for the purpose of a 'Theatre Production Premises'. Incorporated into the Lease are two 5 year options that are scheduled to commence 1 July 2013 and 1 July 2018 respectively providing that certain conditions of the Lease are met by the WRI.

On 29 July 2008, Item CS14-07/08 Council resolved the following:

*"That Council:-*

- 1. APPROVES the leasing of the building known as the Limelight Theatre to the Wanneroo Repertory Inc for a term of five (5) years together with two options to renew for further terms of five (5) years each (conditional), commencing 1 July 2008;*



2. *AGREES that the right to exercise the first option to renew is conditional upon the operation and development of the Limelight Theatre facility, as outlined in the 10 Year Business Plan prepared by WRI, being progressed to the satisfaction of the City within the first four years of the initial term of the lease and is also conditional upon a 5 Year Business Plan, including any proposals for further development during the first option period, being submitted to the City for consideration at the time WRI exercises its first option to renew in accordance with the Lease provisions;*
3. *ACKNOWLEDGES that failure by WRI to satisfy the City in regard to the progress achieved in the first four years in accordance with the 10 Year Business Plan (as amended from time to time) or failure to present the 5 Year Business Plan would result in WRI forfeiting the right to exercise the first option in accordance with the default provisions of the Lease;*
4. *FURTHER AGREES that the right to exercise the second option to renew is conditional upon the operation and development of the Limelight Theatre facility, as outlined in the 5 Year Business Plan prepared by WRI, being completed to the satisfaction of the City within the first four years of the first option term and is also conditional upon a Further 5 Year Business Plan, including any proposals for further development during the second option period, being submitted to the City for consideration at the time WRI exercises its second option to renew in accordance with the Lease provisions;*
5. *FURTHER ACKNOWLEDGES that failure by WRI to satisfy the City in regard to the progress achieved in the first four years of the first option period in accordance with the 5 Year Business Plan (as amended from time to time) or failure to present the Further 5 Year Business Plan would result in WRI forfeiting the right to exercise the second option in accordance with the default provisions of the Lease;*
6. *AGREES to waive the annual contribution to the Asset Preservation Fund in recognition of the significant funding that WRI has expended on the Limelight Theatre and the further funding of equipment that WRI anticipates financing during the initial and further option terms of the Lease;*
7. *FURTHER AGREES that in consideration of the City waiving WRI's annual contribution to the Asset Preservation Fund that WRI will be fully responsible for any future repairs and maintenance to the leased premises (including capital repairs) and future capital improvements; and*
8. *AUTHORISES the Mayor and Chief Executive Officer to affix the Common Seal of the City of Wanneroo and execute a Lease between the City and the Wanneroo Repertory Inc."*

The existing Lease comprises the theatre building and its immediate surrounds including several garden beds and a concrete pad adjacent to the southern side of the building used primarily for parking to allow the loading and unloading of stage props. An additional area, which was not included in the prior Lease was incorporated into the existing Lease to enable the WRI to construct a proposed additional storage/wardrobe area addition to the existing building at a later date, subject to all relevant approvals being granted. In addition, a Delivery Accessway area is included on the northern side of the building, also for the loading and unloading of props. The leased and licensed area is delineated in the sketch plan (refer to **Attachment 1**).



Under the City's current Tenancy Policy, the WRI is categorised as a 'not for profit' entity and therefore the Lease is on the basis of 'no cost to the City'. The WRI is currently responsible for all costs for utility outgoings, building insurance, public liability insurance, rates and taxes, repairs and maintenance of the leased premise and operational compliance matters. The annual Lease fee is set at a peppercorn rate of \$1 per annum.

As the WRI constructed the building and added subsequent structural additions and improvements to the facility, it is liable to maintain the building structure at no cost to the City.

## Detail

Due to the length of potential tenure granted at the commencement of the Lease it was thought prudent at the time to place conditions on the two 5 year option terms contained within the Lease.

In order to ensure that the WRI adequately progressed the development of the theatre in accordance with the objectives outlined in its 10 year Business Plan (2008-2017 Plan), Council resolved that the granting of the first option term of 5 years be conditional upon the operation and development of the theatre being consistent with the 2008-2017 Plan within the first 4 years of the initial lease term to the satisfaction of the City.

In addition, Council resolved that a 5 Year Business Plan (2013-2017 Plan) relating to the first option period, including any proposals for further development, was to be presented to the City for consideration at the time the WRI exercised its first option to renew.

Failure by the WRI to satisfy the City in regard to the progress achieved in the first four years of the 2008-2017 Plan or failure to present the 2013-2017 Plan (refer to **Attachment 2**) would result in the WRI losing the right to exercise the first 5 year option in accordance with default provisions in the Lease.

Under the terms of the Lease, a similar Business Plan requirement is outlined for the second 5 year option term that is scheduled to commence 1 July 2018.

The initial 5 year Lease term that commenced 1 July 2008 expired 30 June 2013. The right of the WRI to exercise the first 5 year Lease option commencing 1 July 2013 is outlined at clause 7(2) of the Lease as follows:

*"The Lessee may only accept this offer and exercise the option if:*

- (a) the Lessee has punctually paid the Rent and observed the Lessee's Covenants contained in this Lease throughout the Term; and*
- (b) the Lessee has served on the Lessor notice of exercise of this option during a period commencing 2 calendar months and ending one calendar month before the date of expiry of the Term".*

In relation to clause 7(2)(a), the following Lessee Covenants have not been observed in the first 5 year Lease term:

- Development of the facility as outlined in the Lease and the 2008-2017 Plan prepared by the WRI being completed. Whilst the WRI has maintained the premises satisfactorily, proposed development upgrades did not commence and the WRI has not expended the amounts specified in the 2008-2017 Plan for the period 2008-2012 (refer to **Attachment 3**); and

- The provision of the 2013-2017 Plan submitted to the City no later than 30 September 2012. The 2013-2017 Plan was hand delivered to the City 29 May 2013.

In relation to clause 7(2)(b), the WRI advised the City in writing on 20 May 2013 of its intention to exercise its first 5 year Lease option commencing 1 July 2013 and therefore satisfied clause 7(2)(b) of the Lease.

In accordance with Resolutions 2 & 3 of Council Resolution CS14-07/08 of 29 July 2008, failure to commence proposed development works and expend the amounts as specified in the 2008-2017 Plan and provide the 2013-2017 Plan within the timeframes stipulated in the Lease is a breach of the Lease's essential terms resulting in the WRI losing its right to exercise the first 5 year option. The WRI has not observed all covenants and is therefore not legally entitled to accept the first 5 year option that commenced 1 July 2013.

Clause 2.1 of Schedule 2 of the Lease titled 'Business Plan works for the Term' sets out the Business Plan requirements for the initial 5 year Lease term that the WRI was required to adhere to. It explicitly states that during the first 5 year term the WRI is to "*carry out and complete the development, maintenance and other work and expend the amounts specified in the Business Plan*". Despite the fact that the Business Plan attached to the Lease is for a 10 year period, the WRI has not commenced the works stated in its Business Plan or expended the sums it proposed to-date.

In addition, the existing Lease, dated 1 October 2009, is incorrectly executed as the WRI did not apply its Common Seal to the Lease as per the requirements of its Constitution. Both the City and the WRI have operated under the Lease for 5 years in good faith and therefore the failure of the WRI to apply its Common Seal is considered an administrative oversight by both parties rather than any lack of authority to execute the Lease by the WRI. Should the WRI be allowed to continue its tenure, the City will request that the WRI provide minutes that state that the incorrect execution of the Lease was an administrative oversight and that the WRI Executive Committee ratifies the decision of the Executive Committee to enter into a Lease with the City.

## **Consultation**

The Lease was prepared in consultation with the WRI in 2008. The WRI has since been made aware that breaches to the existing Lease have resulted in its future tenure of the premises requiring a Council decision. Administration has met with the WRI on site and at the City's Civic Centre and can confirm that there are no other breaches of the Lease apart from those mentioned within this report.

## **Comment**

The WRI submitted the 2013-2017 Plan late and is in breach of its Lease. The WRI is also in breach as it did not "*carry out and complete the development and expend the amounts specified in the Business Plan*" for the initial 5 year Lease term in its 10 year Business Plan.

In order to progress this matter, Council can either:

- a) extend the current term of the Lease despite breaches of the Lease having occurred in the initial 5 year term;
- b) approve the first further 5 year term of Lease to the WRI regardless of Lease breaches having occurred in the initial 5 year term; or
- c) request that the WRI vacate the premises with immediate effect due to breaches of the Lease.

Administration recommends that Council allow the WRI to exercise its first 5 year Lease option commencing 1 July 2013 despite some breaches of essential Lease terms having occurred in the initial 5 year Lease term. The WRI provides a valuable service to the community and has advised the City that it produces six shows/plays a year which attract in the region of 12,000 patrons.

A Deed of Variation of Lease will be required to be executed between the City and the WRI to delete the wording "*and observed the Lessee's Covenants*" that is contained in clause 7(2)(a) of the existing Lease as the WRI did not observe all covenants in the initial 5 year Lease term. The Deed of Variation of Lease will not relieve the WRI of all of its covenant obligations under the Lease. Clause 7(2)(a) only relates to the granting of the first 5 year Lease option and therefore the WRI is still required to observe all of the Lessee's covenants throughout the remainder of the Lease term.

By allowing the WRI to exercise the option for the first 5 year term, the WRI retains the right to exercise the second 5 year option of renewal.

To-date, the following works have been undertaken by the WRI at the leased premises over the past 5 years:

- Continued investment in new and improved infrastructure such as external anti-graffiti painting (\$8,000 in 2009), roof repairs (\$6,000 in 2009), general repairs, new bar equipment and new air conditioning;
- Received Lotteries Funding totalling \$18,000 in 2012 to install an Intercom system throughout the theatre. The cost of the works was \$24,000 with the WRI making up the \$6,000 difference; and
- Recently upgraded flowerbeds in 2013 which are well maintained and an asset to that portion of Lot 501.

Administration believes that the 2008-2017 and 2013-2017 Plans lodged with the City are overly ambitious for an entity the size of the WRI to undertake even with the assistance of grant funding.

The WRI has stated in the 2008-2017 and 2013-2017 Plans that capital upgrade works could include a new fly tower, increased auditorium space, additional storage space, construction of rehearsal room and improved toilets and showers subject to successful grant funding. Unfortunately, grant funding to-date has not proved forthcoming to implement any of the proposed projects.

Administration is not satisfied with the quality of the 2013-2017 Plan and proposes that the WRI submit a more realistic 2013-2017 Plan to the City for consideration no later than 31 December 2013. It is a condition of the Lease that during the first further 5 year term the WRI must complete all items of development, maintenance and other work and expend the amounts specified in the 2013-2017 Plan. Administration has provided a State Government Business Plan template to the WRI and will work closely with the WRI on the amended 2013-2017 Plan to manage its future expectations in line with the requirements of the Lease.

By working closer with the WRI over the resubmission of its 2013-2017 Plan it is expected that this will translate into a more modest Business Plan for 2018-2022 (2018-2022 Plan). The 2018-2022 Plan is to be lodged with the City as per the requirements of the Lease to enable the WRI to exercise its proposed second further 5 year term scheduled to commence 1 July 2018.

The WRI is a self funded and self governed entity that receives no assistance from the City. The WRI and the City have a good working relationship and both parties aim to work collaboratively going forward to manage the Lease.

### **Statutory Compliance**

The Lease is considered an exempt disposition under Regulation 30(2)(b) of the *Local Government (Functions and General) Regulations 1996*, which states:

*“30(2) A disposition of land is an exempt disposition if –*

- (b) the land is disposed of to a body, whether incorporated or not –*
  - (i) the objects of which are charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and*
  - (ii) the members of which are not entitled or permitted to receive any pecuniary profit from the body’s transactions;”*

The objectives of the WRI as per its constitution are as follows:

- a) to provide all types of theatrical entertainment, primarily for the benefit of the people in the Cities of Wanneroo and Joondalup; and
- b) During the course of its activities to encourage and assist in the training of all interested parties in all fields of live theatre.

### **Strategic Implications**

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

- “2 Society - Healthy, safe, vibrant and active communities.*
  - 2.2 Healthy and Active People - We get active in our local area and we have many opportunities to experience a healthy lifestyle.”*

### **Policy Implications**

The Lease was negotiated in accordance with the City’s Tenancy Policy at the time of the Lease negotiations in 2008.

### **Financial Implications**

The Lease is at no cost to the City.

### **Voting Requirements**

Simple Majority

### **Recommendation**

**That Council:-**

- 1. NOTES the following Wanneroo Repertory (Inc.) breaches of the essential Lease terms:**
  - a) failure to provide the 5 year Business Plan for the period 2013-2017 to the City no later than 30 September 2012; and**

- b) failure to complete proposed works specified in the 10 year Business Plan to-date.
2. **APPROVES** the variation of the existing Lease to delete that part of clause 7(2)(a) that states *"and observed the Lessee's Covenants contained in this Lease"*;
  3. **AUTHORISES** the affixing of the Common Seal of the City of Wanneroo to a Deed of Variation of Lease between the City and the Wanneroo Repertory (Inc.) in accordance with the City's Execution of Documents Policy;
  4. **NOTES** that the Wanneroo Repertory (Inc.) has exercised its first five (5) Lease option commencing 1 July 2013 for a portion of Lot 501, 21 Civic Drive, Wanneroo;
  5. **FURTHER NOTES** that the Wanneroo Repertory (Inc.) will prepare and submit an amended 5 year Business Plan for the period 2013-2017 to the City for consideration no later than 31 December 2013; and
  6. **NOTES** that the right of the Wanneroo Repertory (Inc.) to exercise the second option to renew is conditional upon the further development of the Limelight Theatre, as outlined in an amended 5 year Business Plan for the period 2013-2017 and is also conditional upon the submission of a further five (5) year Business Plan for the period 2018-2022, including any proposals for further development during the second option period, being submitted to the City for consideration in accordance with the terms of the Lease.

*Attachments:*

- |  |           |
|--|-----------|
| 1. Attachment 1 - Leased area                            | 13/118416 |
| 2. Attachment 2 - Business Plan 2008-2017                | 13/115499 |
| 3. Attachment 3 - Actual Five year financial's 2008-2012 | 13/116361 |



WANNEROO REPERTORY INC  
BUSINESS PLAN FOR THE LIMELIGHT THEATRE (UPDATED 11/6/8)

**EXECUTIVE SUMMARY**

- Wanneroo Repertory is seeking a long-term lease for the Limelight Theatre. Long-term tenure is required to help it secure grant funding to upgrade its facilities. The Limelight theatre is becoming aged and tired and upgrades to the Theatre are required to ensure that the quality of performances do not suffer and to ensure that patrons can continue to enjoy an excellent theatre experience at highly affordable prices.
- Wanneroo Repertory is also seeking grant funding to improve the facilities in the Theatre to raise it to a standard which could attract professional theatre companies to perform at our venue. These upgrades could include a fly tower; increased auditorium space; additional storage space and improved toilets and showers. We believe that the venue could prove attractive to the Festival of Perth thus bringing international theatre to the Wanneroo Community.
- Wanneroo Repertory does not receive any ongoing grant funding from any organisation. The costs of running the theatre are met solely from the revenue received through ticket sales and bar receipts. Our aim is to remain self-funding and self-governing.
- As a community theatre, our aim is at all times to maintain ticket prices as low as possible in order to provide entertainment to the broadest cohort of the community. Any increase in costs will, of necessity, be reflected in increased ticket prices as this is our only source of income.
- The Wanneroo Repertory is excited by the prospect of playing a pivotal role in the proposed Cultural Centre of Wanneroo. We envisage a strong working relationship with other activities in the vicinity. Plans for a rehearsal room could provide a facility for other community groups to utilise for theatrical type activities or for displaying artwork or the like.
- The Limelight theatre is a valuable asset to the Wanneroo community. There is no equivalent facility in the area and many locals enjoy the performances provided at the theatre. Recently there has been an increased demand for tickets with the result that our seasons have been extended to meet increased demand. We hope that this will continue and that funding will provide for additional seating in the future.
- Whilst there are currently six seasons by the Repertory per year, our intention is to attract other community groups to perform at our venue. We have always encouraged young talent in our club as exemplified through the Youth Drama Festivals we have run in the past. We would like to see young people take up this challenge again at the theatre.
- The club not only performs at the Theatre. We also have a touring group, *The Limelighters*, who provide free entertainment at various Lifestyle Villages and Retirement Homes around the metropolitan area. This arose out of an amalgamation with the City Entertainers when they lost their performance venue. The group rehearses at the theatre but provides its own transport and production costs. This entertainment is provided totally free of charge to the community.



## **BACKGROUNDS**

### **The Limelight Theatre**

- The Wanneroo Repertory was inaugurated in 1973.
- In 1987 the Repertory entered into a 21 year lease for Lot 2 Dig 43618 Vol 1331 Folio 31 Civic Drive, Wanneroo.
- The Limelight Theatre was constructed on this site, with Stage 1 completed in 1989, Stage 2 completed in 1995 and Stage 3 completed in 2000.
- The total construction cost of Stage 1 was \$574,000 funded primarily through membership funds and Federal and State Government grants.
- Since that time a further \$520,000 has been spent on Stages 2 and 3 and other works and upgrades. This has been funded primarily through membership funds.
- It is estimated that the current replacement value of the theatre is approximately \$3,600,000.
- In addition, the Repertory has installed \$140,000 worth of lighting and \$82,000 worth of sound equipment.

### **Performances**

- Since its inception the Wanneroo Repertory has had a regular audience of around 12,000 people per year.
- There have been over 210 productions with an estimated total audience over this time of 200,000 – enough to fill Subiaco Oval five times.
- Over 2,000 cast and crew have been involved in productions.
- The Theatre has enjoyed considerable success which has been acknowledged through various awards received. Most recently it won the 2007 State Independent Theatre Award for Best Musical Production – a highly prized award. It has played an integral part in the development of local talent such as Lisa McCune from *Blue Heelers* and *Sea Patrol*.
- From a financial perspective, the Theatre has funded its own performances and funded its upgrades and maintenance. The Repertory is proud of its record to be self-funded.

## **THE FUTURE**

- The Wanneroo Repertory is a proud member of the local community and is keen to play a vital role in the Arts in the Wanneroo region.
- The Repertory hopes to play a pivotal role in the cultural life of the City and the Arts in particular.

- The Theatre is the only facility of its kind in the Northern Suburbs. The continued population growth in the northern corridor should continue to be reflected in increased ticket sales.
- An upgraded theatre could provide a venue which would attract professional groups to utilise our facility; in particular the Festival of Perth. Upgrades could include a new fly tower; stage upgrade; increased auditorium seating capacity; additional storage and wardrobe space; improved shower and toilet facilities.
- The club is already taking theatrical performances into the less mobile or disadvantaged in the community and is responding with pleasure to the increasing demand it is experiencing for this type of entertainment.
- Our major purpose will continue to be to provide quality theatre for the greatest number at the lowest price.
- We look forward with excitement to the next 35 years and the opportunities it will provide to grow and work with the Wanneroo community.

**10 YEAR BUSINESS PLAN**

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
<b>OPERATING REVENUE</b>										
1 Ticket Sales	150,000	157,500	165,375	173,644	182,326	191,442	201,014	211,065	221,618	232,699
2 Bar Sales	20,000	21,000	22,050	23,153	24,310	25,526	26,802	28,142	29,549	31,027
<b>Total Operating Revenue</b>	<b>170,000</b>	<b>178,500</b>	<b>187,425</b>	<b>196,796</b>	<b>206,636</b>	<b>216,968</b>	<b>227,816</b>	<b>239,207</b>	<b>251,167</b>	<b>263,726</b>
<b>OPERATING EXPENDITURE</b>										
1 Electricity	6,500	6,825	7,166	7,525	7,901	8,296	8,711	9,146	9,603	10,084
2 Insurance	8,000	8,400	8,820	9,261	9,724	10,210	10,721	11,257	11,820	12,411
3 Royalties	25,000	26,250	27,563	28,941	30,388	31,907	33,502	35,178	36,936	38,783
4 Publicity	20,000	21,000	22,050	23,153	24,310	25,526	26,802	28,142	29,549	31,027
5 Sets, costumes	20,000	21,000	22,050	23,153	24,310	25,526	26,802	28,142	29,549	31,027
6 Maintenance (Sound)	6,000	6,300	6,615	6,946	7,293	7,658	8,041	8,443	8,865	9,308
7 Maintenance (Lights)	3,000	3,150	3,308	3,473	3,647	3,829	4,020	4,221	4,432	4,654
8 Maintenance (Building)	30,000	31,500	33,075	34,729	36,465	38,288	40,203	42,213	44,324	46,540
* 9 Council Rates (approx.)	2,500	2,625	2,756	2,894	3,039	3,191	3,350	3,518	3,694	3,878
10 Water Rates	1,500	1,575	1,654	1,736	1,823	1,914	2,010	2,111	2,216	2,327
* 11 Asset Protection Fund	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
12 Bar Costs	12,000	12,600	13,230	13,882	14,566	15,315	16,081	16,885	17,729	18,616
<b>Total Operating Expenditure</b>	<b>136,500</b>	<b>143,225</b>	<b>150,286</b>	<b>157,701</b>	<b>165,486</b>	<b>173,660</b>	<b>182,243</b>	<b>191,255</b>	<b>200,718</b>	<b>210,654</b>
<b>MEMBERS FUNDS INCREASE</b>	<b>33,500</b>	<b>35,275</b>	<b>37,139</b>	<b>39,096</b>	<b>41,150</b>	<b>43,308</b>	<b>45,573</b>	<b>47,952</b>	<b>50,450</b>	<b>53,072</b>
<b>OPERATIONAL MARGIN</b>	<b>20%</b>	<b>20%</b>	<b>20%</b>	<b>20%</b>	<b>20%</b>	<b>20%</b>	<b>20%</b>	<b>20%</b>	<b>20%</b>	<b>20%</b>
<b>ACCUMULATIVE MEMBERS FUNDS</b>	<b>33,500</b>	<b>68,775</b>	<b>105,914</b>	<b>145,009</b>	<b>186,160</b>	<b>229,468</b>	<b>275,041</b>	<b>322,993</b>	<b>373,443</b>	<b>426,515</b>

\* Under Negotiation

**\\CAPITAL EXPENDITURE**

New Stage	50,000
Fly Tower	350,000
Sound	150,000
Lights	150,000
Biobox	75,000
Rehearsal Room	320,000
Toilets	70,000
Drawings	15,000
Engineering	20,000
Architect	100,000
Green Room	50,000
Wardrobe	250,000
Electrical	100,000
Raked Seating	400,000
Gallery	300,000
Seats	100,000
<b>Total</b>	<b>2,500,000</b>

\* 2009-10 is a half year due to major renovations being undertaken over the second half of 2009.

1. Capacity of 177 for 64 nights of performances; ticket prices \$20 plays and \$25 musical. Concession fares also apply.  
Average return per seat per annum of \$850, equals to \$13.30 gross return per seat per night of performance.
2. Capacity of 250 seats for 57 nights of Limelight performances. Assume gross return of approx. \$14 per seat per night of performance.  
Assume two increases in gross return to \$16, in 2012-13 and to \$18 in 2015-16.
3. Rental revenue - assume approximately 15 % of full potential revenue of each seat.  
Therefore 250 seats, for 22 nights at \$3.75, indexed by 5 % in 20012-13 and 5% in 2015-16
4. Gross Bar Sales currently at \$20,000 per annum. Assume an approximate 74% in bar revenue to coincide with greater capacity  
(from 177 to 250, and greater nights from 64 to 79) - total increase in seats approx 11328 to 19750
5. Assume increased effort in sponsorship - aiming to get a gross sponsorship revenue of \$10,000 per annum.
6. Electricity indexed to average 10% increase per annum.
7. Insurance indexed to average of 4% per annum.
8. Royalties are assumed to increase by 5% per annum.
9. Publicity is assumed to increase by 5% per annum.
10. Royalties are assumed to increase by 5% per annum.
11. Sets and Costumes are assumed to increase by 5% per annum.
12. This is the assumed cost of servicing the sponsors eg free tickets or free drinks.
13. Bar Costs are assumed to increase by 4 % per annum.

Wanneroo Repertory  
5 year Performance 2008-2012

19/07/2013

	2008	2009	2010	2011	2012
<b>Income</b>					
Box Office	131,524	115,789	130,408	139,826	141,395
Interest	2,418	2,906	2,224	3,359	3,210
Bar	24,090	20,342	21,848	22,985	21,339
Membership	1,439	1,565	1,236	2,287	2,207
Other	5,293	430		220	
<b>Sub Total [a]</b>	<b>164,764</b>	<b>141,032</b>	<b>155,716</b>	<b>168,677</b>	<b>168,151</b>
<b>Cost of goods sold</b>					
Bar Items	14,247	13,131	13,513	10,804	12,021
Programmes	5,375	999	Stopped separating income - included in printing costs		
<b>Sub Total [b]</b>	<b>19,622</b>	<b>14,130</b>	<b>13,513</b>	<b>10,804</b>	<b>12,021</b>
<b>Gross Profit [c] [a-b]</b>	<b>145,142</b>	<b>126,902</b>	<b>142,203</b>	<b>157,873</b>	<b>156,130</b>
<b>Expenditure</b>					
<b>Club overheads</b>					
Bank Charges	575	541	341	254	422
Club Admin	1,239	501	2,036	1,931	2,540
Dues	235	158	195	244	339
Insurances	8,578	8,831	10,172	10,613	13,436
Other overheads	3,605	4,122	2,412	3,394	3,302
35th anniversary	6,781				
<b>Sub Total [d]</b>	<b>21,013</b>	<b>14,153</b>	<b>15,156</b>	<b>16,436</b>	<b>20,039</b>
<b>Production overheads</b>					
Royalties	30,311	28,614	23,243	24,572	28,404
Set	7,487	9,678	9,868	6,070	13,370
Sound and Lighting	2,055	1,593	500	232	1,450
Properties	1,510	1,154	860	2,385	3,322
Costume	4,826	1,546	1,267	4,989	3,545
Publicity	13,919	13,928	17,285	18,876	19,631
Other costs	13,652	21,352	12,741	21,678	14,915
<b>Sub Total [e]</b>	<b>73,760</b>	<b>77,865</b>	<b>65,764</b>	<b>78,802</b>	<b>84,637</b>
<b>Theatre Overheads</b>					
Cleaning	2,520	2,480	1,920	2,160	2,253
Electricity	3,957	5,741	6,583	6,452	8,210
Equipment Servicing	2,480	366	1,041	1,575	1,575
Levy, Water etc	2,883	2,997	3,117	3,152	3,260
Printing		6,653	8,400	8,242	12,846
Repairs	5,725	3,873	6,790	6,308	10,555
Rubbish	1,424	1,997	1,828	1,902	1,746
Security	510	2,458	364	560	610
Phone	228	1,580	934	1,020	1,120
Other costs	1,512	1,214	3,601		
<b>Sub Total [f]</b>	<b>21,239</b>	<b>29,359</b>	<b>34,578</b>	<b>31,371</b>	<b>42,175</b>
<b>Exceptional expenses</b>					
Architect		6,000			
Roof Repairs		6,000			
Paint external		8,000			
<b>Sub Total [g]</b>		<b>20,000</b>			
<b>Expenses total [h] [d+e+f+g]</b>	<b>116,012</b>	<b>141,377</b>	<b>115,498</b>	<b>126,609</b>	<b>146,851</b>
<b>Net Position [i] [c-h]</b>	<b>29,130</b>	<b>- 14,475</b>	<b>26,705</b>	<b>31,264</b>	<b>9,279</b>

Wanneroo Repertory  
5 year Performance 2008-2012

19/07/2013

<u>Grant Income</u>					
Lotteries Commission					16,299
<u>Sub Total [j]</u>					16,299
<u>Additional Investment</u>					
Bar Equipment			1,920		
Computer Equipment			1,856		
Bar Fridge				7,642	
Lighting				6,362	
Air Conditioning					11,618
Intercom					19,890
Other items	6,852	4,856	5,892	2,427	3,831
<u>Sub Total [k]</u>	6,852	4,856	9,668	16,431	35,339
<u>Net Position [l] [(i+j-k)]</u>	22,278	- 19,331	17,037	14,833	- 9,761
<u>Cumulative net increase</u>	22,278	2,947	19,984	34,817	25,056

**CB03-09/13 Dedication of Lot 19 (63) Pinjar Road, Ashby**

File Ref: 266 – 13/129140  
Responsible Officer: A/Director City Businesses  
Disclosure of Interest: Nil  
Attachments: 3

**Issue**

To consider dedicating the whole of Lot 19 (63) Pinjar Road, Ashby ("Lot 19") (**Attachment 1** refers) as road reserve.

**Background**

Lot 19 is freehold land, comprised in Lot 19 on Diagram 48705 (Certificate of Title Volume 1410 Folio 926).

In 2005, the City approached Michael and Barbara Collins, the then owners of Lot 19, explaining that 1,644m<sup>2</sup> of the property was required for the Pinjar Road Realignment Project. The proposed acquisition would have left a remaining portion of the property (having an area of 356m<sup>2</sup>) ("the Remaining Portion"). Mr and Mrs Collins responded that they had no use for the Remaining Portion and requested that the City purchase the whole of Lot 19.

At its meeting on 10 October 2006 (PD03-10/06) Council endorsed the following:

*"That Council:-*

- 1. AUTHORISES the purchase of the property at Lot 19 (63) Pinjar Road, Ashby for the purpose of Pinjar Road realignment from M.J & B.A Collins at the price of \$550,000 subject to adjustment of rates and taxes;*
- 2. AUTHORISES a leaseback of the property at Lot 19 (63) Pinjar Road, Ashby to M.J & B.A Collins at a nominal rental until such time as Council requires to enter the land for road construction work;..."*

The City then proceeded to acquire Lot 19 at full market value, and was registered as the owner of that property on 24 October 2006.

**Detail**

Pinjar Road was constructed, with the road having been open to traffic for a number of years. However, the road reserve area within Lot 19 has not been formally dedicated and the whole of Lot 19 remains freehold land registered to the City.

The retention of Lot 19 as freehold land is not recommended by Administration, as the City currently bears direct responsibility for the land. If the road portion of Lot 19 was dedicated as road reserve, the City's responsibility would be limited to the care, control and management of the land under section 55(2) of the *Land Administration Act 1997* ("LAA").

Administration conducted a preliminary investigation into the possibility of dedicating the road area of Lot 19 but excising the Remaining Portion for resale. Access to the Remaining Portion from Pinjar Road was considered problematic, as the land was too close to a major intersection at the Carosa Road roundabout and there was no alternative means of access. In this regard, Planning Implementation noted that the Remaining Portion should be amalgamated with an adjoining property or dedicated as road reserve.



On the basis of the above, and given that the Remaining Portion is not used for road and is otherwise surplus to the City's requirements, it was considered preferable for the City to offer the Remaining Portion to the adjoining owners at market value, with the land to be amalgamated with their respective properties.

There are currently three adjoining properties:

- 143 Carosa Road, Ashby (Lot 2 on Survey Strata Plan 53162) ("Lot 2");
- 4 Tintern Road, Ashby (Lot 233 on Deposited Plan 41694) ("Lot 233"); and
- 6 Tintern Road, Ashby (Lot 232 on Deposited Plan 41694) ("Lot 232").

(Attachment 2 refers).

In late 2011, the Remaining Portion was offered to all three adjoining owners (subject to Council approval) in accordance with an indicative plan. Property Services notified all three owners that if they did not wish to purchase the land, Lot 19 would be dedicated as road reserve.

In response, the owners of Lot 232 and Lot 233 lodged expressions of interest to purchase the land, whereas the owners of Lot 2 confirmed via telephone that they did not want to purchase the land.

A valuation was then obtained for the Remaining Portion as follows:

- 138m<sup>2</sup> (to be amalgamated with Lot 232): \$23,000 to \$28,000 (offered at \$25,000); and
- 167m<sup>2</sup> (to be amalgamated with Lot 233): \$28,000 to \$34,000 (offered at \$31,000).

In August 2012, draft contracts of sale were sent to the owners of Lot 232 and Lot 233 for their formal agreement.

In September 2012, the owners of Lot 233 advised Property Services that they were no longer interested in purchasing the property.

In October 2012, the owner of Lot 232 rejected the offer and informed Property Services that he would only be willing to pay \$15,000 for the part of the Remaining Portion. This amount was less than market value. In response, Property Services sent a letter to the owner with a revised offer of \$23,000 (plus survey and associated costs). It was also explained that if the City did not receive a response to the offer by 20 November 2012 the land would be dedicated as road reserve. The owner of Lot 232 informed Administration on 20 November 2012 that he did not wish to proceed with the purchase.

Before pursuing other alternatives regarding the status of Lot 19, and following input by the Executive Management Team, Property Services made a final attempt to negotiate with the adjoining owners:

- Lot 2: Property Services enquired whether the owners would be interested in acquiring part of the Remaining Portion for \$5,000 (plus survey and associated costs). The owners advised that they remained unwilling to pay anything more than nominal or 'peppercorn' consideration for part of the Remaining Portion;

- Lot 232: On 29 January 2013, Property Services enquired whether the owner would be interested in acquiring part of the Remaining Portion for \$23,000 (plus survey and associated costs), or whether the owner would prefer to acquire the whole of the Remaining Portion for \$42,000 (plus survey and associated costs). The owner expressed interest in resuming negotiations with the City, but subsequently failed to respond to the letter from Property Services dated 29 January 2013.

Given the lack of contact from the owner, Administration does not consider that there is any benefit for the City in pursuing further negotiations with the owner or in amending its final offers (which were already at the lower range of market value). The owner has previously been notified by the City that, if agreement could not be reached, the City would look to dedicate Lot 19 as road reserve.

- Lot 233: On 29 January 2013, Property Services enquired whether the owners would be interested in acquiring part of the Remaining Portion for \$25,000 (plus survey and associated costs). The owners failed to respond to the letter from Property Services.

Given the owners' failure to respond, and their previous statement that they did not want to acquire part of the Remaining Portion, Administration does not consider that there is any benefit for the City in pursuing further negotiations with the owners or in amending its final offer (which was already at the lower range of market value). The owners have previously been notified by the City that, if agreement could not be reached, the City would look to dedicate Lot 19 as road reserve.

Despite the concerns regarding the suitability of the Remaining Portion for subdivision as a separate lot, Property Services consulted with the Western Australian Planning Commission ("WAPC"). An application to subdivide Lot 19 - to create a separate freehold lot for the Remaining Portion and to dedicate the balance of the land as road reserve - was pursued on the basis that, if approved by the WAPC, it would offer the best possible outcome for the City. If subdivision was permitted, the land currently used for Pinjar Road would be formally dedicated, and the Remaining Portion would be retained in the event that the adjoining owners were interested in acquiring all or part of the land in the future.

A subdivision application was lodged with the WAPC on 22 April 2013, and attached a plan of subdivision (**Attachment 3** refers). Notwithstanding that the City's application had acknowledged that the City did not intend to develop or sell the subdivided land (other than to adjoining owners), the WAPC refused the City's application on 16 July 2013. The application was refused on the basis that the creation of a separate lot incorporating the Remaining Portion would result in the lot being incapable of lawful development (as it could not be serviced and accessed) and was contrary to WAPC State Planning Policy DC 1.1 *Subdivision of Land – General Principles*.

## Consultation

Administration has liaised with adjoining land owners on several occasions and with the WAPC to seek an appropriate resolution to the status of Lot 19.

## Comment

Where land held in "fee simple" ownership is required as road reserve, it can be dedicated in accordance with the requirement of the LAA. The landowner must request the Minister for Lands to dedicate the land as road reserve, transfer the land to the Crown and indemnify the Minister for Lands against any claim that may arise from the dedication.

On the basis that:

- Lot 19 is held by the City in “fee simple”;
- more than 80% of the area of Lot 19 (approximately 1,644m<sup>2</sup> of a total area of 2,000m<sup>2</sup>) is already used as road reserve;
- adjoining land owners are apparently unwilling to acquire any part of the Remaining Portion for more than nominal consideration (which would be a significant reduction on the market value of the land), if they were willing to acquire the land at all (which is not certain); and
- the Western Australian Planning Commission has refused to permit the City to subdivide Lot 19 to excise the portion not currently used as road reserve as a separate lot,

it is appropriate for the City to request the dedication of Lot 19 as road reserve.

Following the dedication of Lot 19 as road reserve, it is intended that the verge portion of Lot 19 will be maintained in a manner consistent with the balance of the adjacent road reserve.

### **Statutory Compliance**

The ability to dedicate the whole of Lot 19 as road reserve is authorised by the provisions of the LAA.

Section 56 of the LAA provides that where a local government requests the Minister for Lands 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**

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

*“3 Economy - Progressive, connected communities that enable economic growth and employment.*

*3.3 Easy to Get Around - The community is well connected and accessible with an integrated transport approach for all.”*

### **Policy Implications**

Nil

### **Financial Implications**

Any fees arising from the dedication of Lot 19 as road reserve will be funded by the East Wanneroo Cell 1 and 2 accounts.

As the City already maintains the road portion of Lot 19, and is currently responsible for the land in the Remaining Portion (as freehold owner), there will be no impact on any other area of the City’s operations arising from the dedication of Lot 19 as road reserve.

### **Voting Requirements**

Simple Majority

## Recommendation

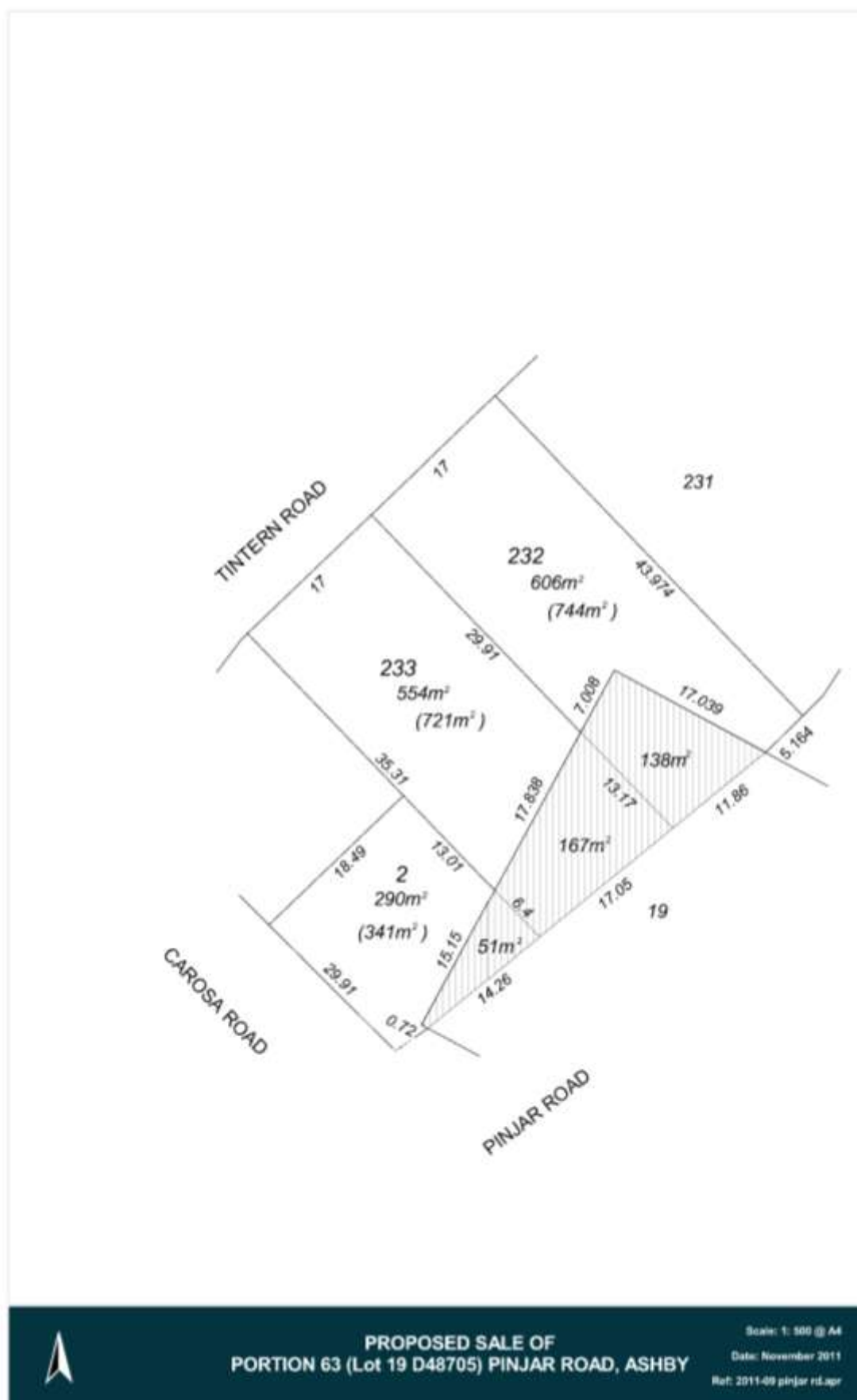
### That Council:-

1. **AUTHORISES** the dedication of the whole of Lot 19 (63) Pinjar Road, Ashby as identified as Lot 19 on Diagram 48705 (and being the whole of the land comprised in Certificate of Title Volume 1410 Folio 926) ("Lot 19") as a road under section 56 of the *Land Administration Act 1997* with all costs associated with the dedication to be provided from the East Wanneroo Cell 1 and Cell 2 accounts;
2. **AUTHORISES** the Mayor and the Chief Executive Officer to affix of the common seal of the City of Wanneroo, in accordance with the City's Execution of Documents Policy, to the Transfer of Land document and any other associated documentation relating to the dedication of Lot 19 as road reserve; and
3. **INDEMNIFIES** the Minister for Lands against any claim for compensation arising from the dedication.

#### *Attachments:*

- |   |           |
|---|-----------|
| 1. <i>Pinjar Attach1 (Lot 19)</i>                       | 12/131742 |
| 2. <i>Pinjar Attach2 (Proposal to Adjoining Owners)</i> | 12/131748 |
| 3. <i>Pinjar Attach3 (Subdivision Plan)</i>             | 13/130726 |









**CB04-09/13 Crown Castle Australia Pty Ltd - Implementation of the Holding Over clause in the Lease to Crown Castle Australia Pty Ltd over portion of Lot 9005 Marmion Avenue, Tamala Park, for telecommunication purposes**

File Ref: 4606 – 13/135190  
 Responsible Officer: A/Director City Businesses  
 Disclosure of Interest: Nil  
 Attachments: 1

**Issue**

To consider Crown Castle Australia Pty Ltd (Crown Castle), which leases a portion of Lot 9005 Marmion Avenue, Tamala Park, remaining in occupancy of the leased site as a six monthly tenant in accordance with the holdover provisions in the lease.

**Background**

The Cities of Stirling, Joondalup and Perth entered into a lease, which commenced 1 November 1998, over a portion of Lot 17 Marmion Avenue, Tamala Park (**Attachment 1 refers**), with Vodafone Network Pty Ltd (Vodafone) for use as a telecommunications base station. Due to past subdivisions to create the 'Catalina' estate Lot 17 became Lot 118 which is now Lot 9005. The initial lease was for a five year term with the option for two further terms of five years each. As a result of the two further terms having been exercised, the lease is due to expire on 31 October 2013.

In addition to the lot number changes to the leased area that have occurred since the commencement of the lease, there have been several other changes to the lease. These changes, which have been presented to Council for approval on each occasion during the course of the lease, have taken several forms, such as an assignment of the lease from Vodafone to the current lessee (Crown Castle), deed of variations and changes associated with the ownership of the land.

In regard to the ownership of the land, in 2001 the City of Perth's original interest in the land was divided equally between the City of Perth, the Town of Cambridge, the Town of Victoria Park and the City of Vincent. The City of Joondalup divided into two separate councils to form the City of Joondalup and the now City of Wanneroo. Currently, there are seven owners (Owner Councils) of Lot 9005 who jointly own the land as tenants in common, each with its own allotment of shares, as shown in the following table:-

Local Government	Portion of Ownership of Lot 9005
City of Stirling	4/12
City of Joondalup	2/12
City of Wanneroo	2/12
City of Perth	1/12
City of Vincent	1/12
Town of Cambridge	1/12
Town of Victoria Park	1/12

Crown Castle owns the telecommunications tower on the leased site and has agreements with five telecommunications carriers for them to install low impact equipment on and at the base of the tower.

The Owner Councils receive an aggregate annual rent from the Lessee of \$54,296.49, distributed to each local government in accordance with their respective ownership allotment as shown in the above table.

## Detail

The current lease expires 31 October 2013. Officers of the Owner Councils have sought a market valuation from licenced valuer Burgess Rawson and are in discussion with the Lessee in an attempt to reach an agreed position on a new lease for the site. A further report will be presented to the Owner Councils following completion of lease discussions with Crown Castle.

There is insufficient time remaining for the seven owners to agree in principle to the terms of a new lease and have reports presented to and endorsed by the Owner Councils prior to 31 October 2013.

Clause 6.2 of the existing lease states:

### **"6.2 Holding Over**

*If the Lessee with the consent of the Lessor continues to occupy the Premises after the termination of this Lease, then the Lessee is a six monthly Lessee of the Premises and:*

- (a) The tenancy may be terminated by the Lessor or the Lessee giving to the other at least six month's written notice which may expire on any day:*
- (b) The six monthly rent is an amount equal to 6/12<sup>th</sup> of the aggregate of the Annual Rent and Outgoings payable for the twelve (12) months immediately preceding the termination; and*
- (c) Subject to this clause 6.2, all the provisions of this Lease apply (with necessary modifications) to the six monthly tenancy except any option for a new lease of the Premises."*

Whilst the lease does provide a mechanism for the lease to be held over at the expiration of the lease as detailed in the above Holding Over clause, this provision is however subject to the consent of the Lessor being the Owner Councils. As is the subject of this report, each local government that forms part of the Owner Councils will be seeking consent from their respective Councils for Crown Castle to remain in occupation of the leased premises as a six monthly tenant to allow for a proposed new lease to be negotiated and agreed upon. At the conclusion of the negotiation process, each local government will revert to their respective Councils to seek approval to the proposed new lease.

## Consultation

Officers of the Owner Councils met on 16 July 2013 to discuss terms for a proposed new lease and to consider the valuation referred to earlier in this report. Whilst in principle agreement was reached on the proposed essential terms, which have yet to be presented to the Crown Castle and which will be the subject of a future report, it was also discussed that approval from each Council would need to be sought to the implementation of the holdover clause.

The Owner Councils are mindful of the long term use of this facility and are liaising with Mindarie Regional Council and Tamala Park Regional Council in regard to the proposed essential terms which includes the tenure period under consideration. Comments received will be taken into consideration by the Owner Councils before a lease is put in place.

### **Comment**

Administration supports the proposal that Crown Castle remain in holdover as there is insufficient time remaining to agree in principle to the terms of a new lease and have reports presented to and endorsed by all Owner Councils prior to 31 October 2013. It is therefore recommended that consent to Crown Castle remaining in occupation of the Premises as a six monthly tenant under clause 6.2 of the current lease be given by Council, subject to the agreement of the other six local government owners.

Under clause 6.2 of the current lease, the owners will be required to give the Lessee six month's written notice of termination of the lease once agreement is reached on the terms of a new lease, unless all parties to the lease agree to an earlier termination of the lease and execution of a new lease.

### **Statutory Compliance**

There will be no impact on Section 3.58 of the *Local Government Act 1995*, which deals with the disposal of property, if the proposal to implement the holdover clause in the lease was supported as it is an existing provision in the lease.

### **Strategic Implications**

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

- “3 *Economy - Progressive, connected communities that enable economic growth and employment.*
- 3.4 *Smart Communities - Our community and businesses have access to the right information, education and technology they need to be successful.”*

### **Policy Implications**

Nil

### **Financial Implications**

The current rental for the site is \$54,296.49 per annum (plus GST), in aggregate, distributed to each of the seven owners in proportion with each local government's portion of ownership. The City will continue to recoup rent during the holdover period.

### **Voting Requirements**

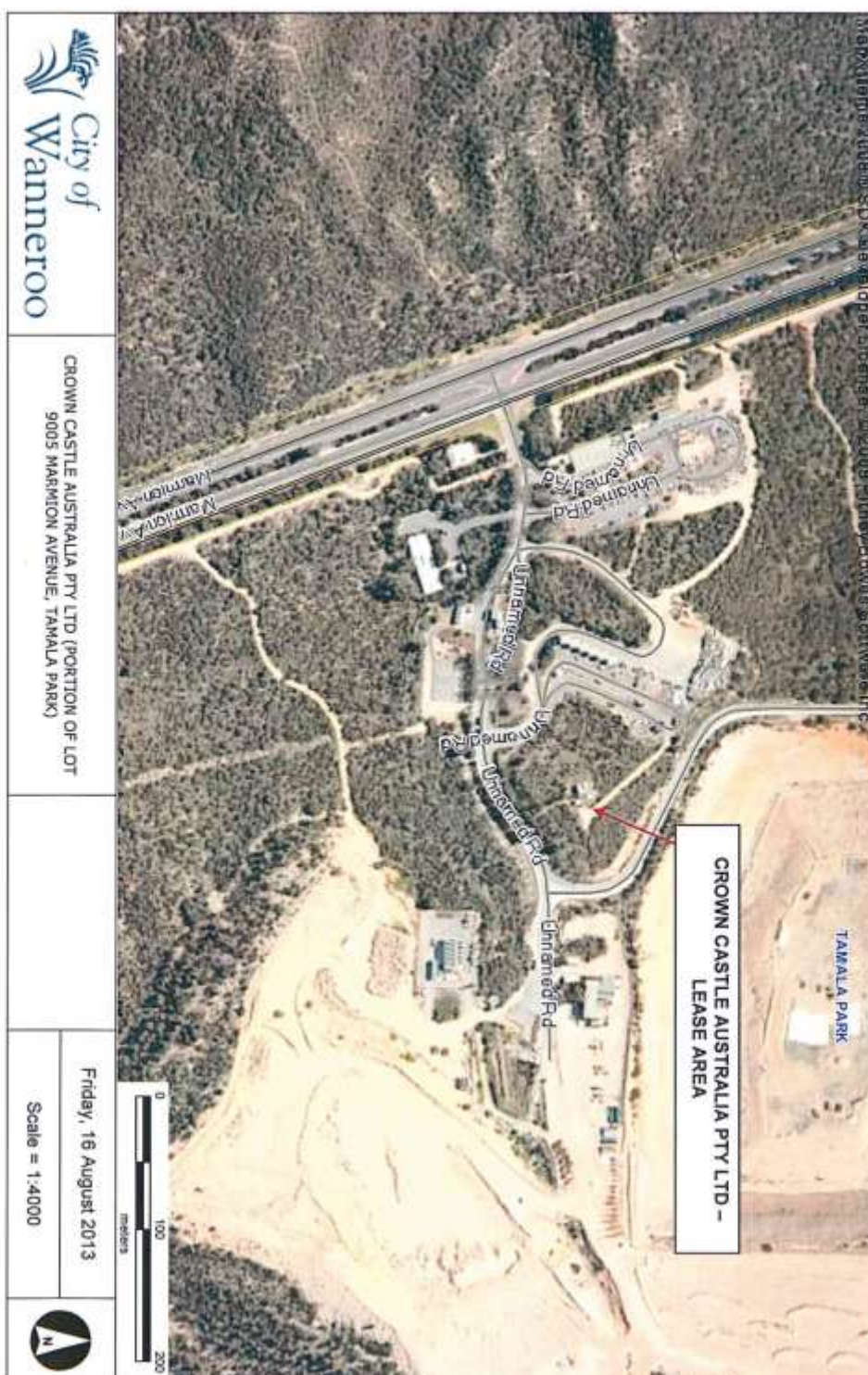
Simple Majority

### **Recommendation**

**That Council AGREES to Crown Castle Australia Pty Ltd remaining in occupancy of portion of Lot 9005 Marmion Avenue, Tamala Park as a six monthly tenant under the terms of clause 6.2 of the lease which expires on 31 October 2013, subject to the agreement of the City of Stirling, City of Joondalup, City of Perth, City of Vincent, Town of Cambridge and Town of Victoria Park.**

#### *Attachments:*

1. *Crown Castle Australia Pty Ltd - Lease Area 13/137539*



**CB05-09/13 Proposed Road Closure - Portion of Seaside Avenue, Yanchep**

File Ref: 9203 – 13/131064  
Responsible Officer: A/Director City Businesses  
Disclosure of Interest: Nil  
Attachments: 3

**Issue**

To consider the permanent closure of a portion of the Seaside Avenue, Yanchep road reserve, being an area of approximately 16 square metres (subject to survey) ("the Subject Land") (**Attachment 1** refers).

**Background**

The Subject Land was dedicated for the Seaside Avenue, Yanchep road reserve as part of a subdivision of land by the Capricorn Village Joint Venture (comprising Yanchep Sun City Pty Ltd and Capricorn Investment Group Pty Ltd)("CVJV").

On 25 January 2013, CVJV's consultants, McMullen Nolan, contacted the City to request the closure of a portion of the Seaside Avenue, Yanchep road reserve incorporating the Subject Land. McMullen Nolan submitted that the Subject Land is no longer required for road reserve following a redesign of Seaside Avenue to extend further north as part of Stage 2C of the Capricorn Village subdivision.

McMullen Nolan's proposal noted that the Subject Land would be amalgamated with land now comprised in Lot 9028 on Deposited Plan 69291 (Certificate of Title Volume 2759 Folio 996) ("Lot 9028"), with the land to eventually be subdivided into future Lot 1459 of the Stage 2C subdivision (**Attachments 2 and 3** refer).

CVJV has agreed, via McMullen Nolan, to meet all costs associated with closing the road reserve and acquiring the land.

**Detail**

On receipt of the proposal to close and amalgamate the portion of the road reserve comprising the Subject Land, Property Services investigated whether the Subject Land was surplus to requirements.

These enquiries determined that the road reserve is sufficient to accommodate the excision of the Subject Land.

**Consultation**

In accordance with Section 58 of the *Land Administration Act 1997* (WA) ("LAA"), a local government must not resolve to make a request to permanently close a road (under subsection (1)) until a period of 35 days has elapsed from the publication of the proposed closure in a newspaper circulating in its district and the local government has considered any objections made within that period.

Public consultation occurred between 26 March 2013 and 23 July 2013, and was carried out by way of enquiries with internal service units, letters to relevant government agencies, and advertisements in the Wanneroo Times and on the City's website:

1. Internal Consultation:

Comments were sought from Infrastructure Assets and Planning Implementation. Both units are supportive of this proposal.

2. Service Authorities and Government Agencies:

The City invited submissions from six (6) servicing authorities and government agencies (ATCO Gas Australia, Telstra, Water Corporation, Western Power, the Department of Regional Development and Lands (now the Department of Lands) (State Land Services division) and the Western Australian Planning Commission).

No objections were raised by the servicing authorities and government agencies.

3. Advertising:

A notice was published in the *Wanneroo Times* on 18 June 2013, and a further notice was published on the City's website between 18 June 2013 and 23 July 2013.

No submissions were received from members of the public.

## **Comment**

On the basis that:

- (a) no service units within the City, service authorities or members of the public had any objection to the proposal to close the portion of the road reserve comprising the Subject Land;
- (b) retaining the Subject Land as road reserve would leave the City responsible for the care, control and maintenance of land now identified as surplus to its requirements; and
- (c) the proposed closure would be beneficial to CVJV, as it would allow for the Subject Land to be amalgamated into Lot 9028 and would assist the subdivision of Lot 9028 into regular lots,

Administration recommends that Council supports the closure of that portion of the Seaside Avenue road reserve comprising the Subject Land and the amalgamation of the Subject Land with the land now comprised in Lot 9028.

## **Statutory Compliance**

The City must comply with section 58 of the LAA and regulation 9 of the *Land Administration Regulations 1998*, dealing with public advertising, objections and service agency responses to the proposed road closure and must formally resolve to 'close the road', prior to advising the Department of Lands and requesting the Minister for Lands to consider the closure request.

The Department of Lands has advised that, where a local authority makes a request under section 58 of the LAA for the closure of a road, the local authority must indemnify the Minister for Lands in respect of that closure.

## Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

- “4 *Civic Leadership - Working with others to ensure the best use of our resources.*
- 4.2 *Working With Others - The community is a desirable place to live and work as the City works with others to deliver the most appropriate outcomes.”*

## Policy Implications

Nil

## Financial Implications

CVJV will cover any costs associated with the acquisition and amalgamation of the land.

The Department of Lands will obtain a valuation of the land and if CVJV accepts the price of the land, an Offer and Acceptance will be forwarded to them directly.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

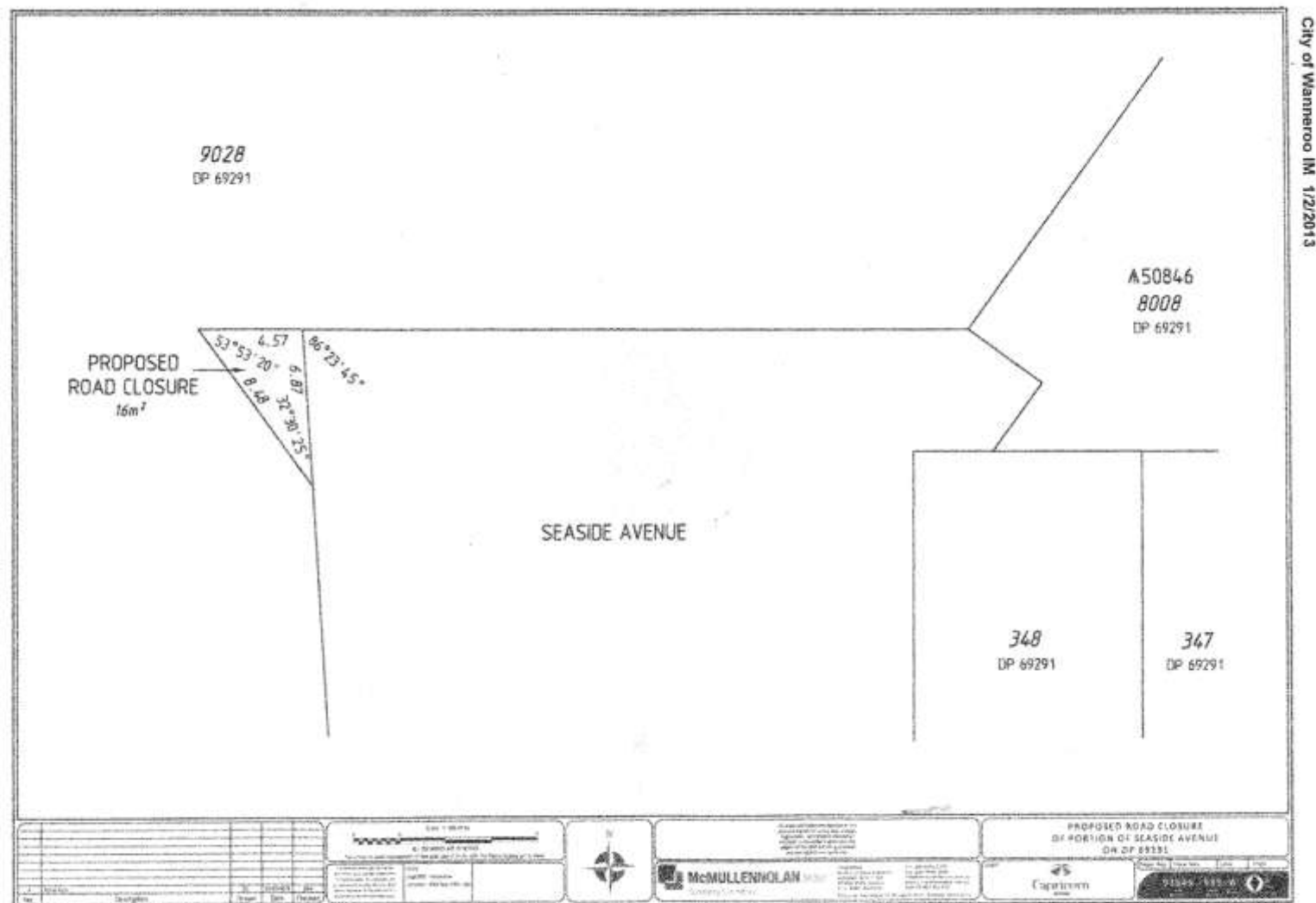
1. **NOTES** that there were no objections received from government agencies and service authorities in respect of the proposed closure of a portion of the Seaside Avenue road reserve in Yanchep, being approximately 16m<sup>2</sup> (subject to survey) and identified in Attachment 1 ("the Subject Land");
2. **SUPPORTS** the closure of that portion of the Seaside Avenue road reserve comprising the Subject Land as is shown in Attachment 1;
3. **AUTHORISES** a request being made to the Minister for Lands pursuant to Section 58 of the *Land Administration Act 1997*, for the permanent closure of that portion of the Seaside Avenue road reserve comprising the Subject Land; and
4. **INDEMNIFIES** the Minister for Lands against any claim for compensation arising from the closure.

### Attachments:

- |  |           |         |
|--|-----------|---------|
| 1. Attach 1 (Location Plan)                      | 13/131072 | Minuted |
| 2. Attach 2 (McMullen Nolan Plan - Subject Land) | 13/131087 |         |
| 3. Attach 3 (McMullen Nolan Plan - Subdivision)  | 13/131199 |         |









## **CB06-09/13 Proposed Road Closures - Portions of Sapphire Lane and Shoreview Lane, Yanchep**

File Ref: 9254 – 13/131104  
Responsible Officer: A/Director City Businesses  
Disclosure of Interest: Nil  
Attachments: 3

### **Issue**

To consider the permanent closure of three portions of the Sapphire Lane and Shoreview Lane road reserve in Yanchep, the road reserve portions having areas of 1m<sup>2</sup>, 0.5m<sup>2</sup> and 1m<sup>2</sup> respectively (subject to survey).

### **Background**

Land was dedicated for the Sapphire Lane and Shoreview Lane road reserve as part of a subdivision of land by Yanchep Developments Pty Ltd ("Yanchep Developments").

Yanchep Developments is currently under external administration, with Deloitte Touche Tohmatsu being the administrators.

On 27 February 2013, McMullen Nolan, the consultants engaged by Yanchep Developments' administrators, contacted the City to request the closure of part of the Sapphire Lane and Shoreview Lane road reserve (**Attachments 1 and 2** refer, the road reserve portion identified in Attachment 1 being "Portion 1", and the road reserve portions identified in Attachment 2 being "Portion 2" and "Portion 3" respectively) (collectively, "the Subject Land").

McMullen Nolan submitted that the Subject Land had been required at subdivision to accommodate light poles, but that the land was no longer utilised following the relocation of those poles.

McMullen Nolan's proposal noted that the Subject Land would be amalgamated with adjacent land developed for sale by Yanchep Developments:

- Portion 1 (approximately 1m<sup>2</sup>, subject to survey): The road reserve portion will be amalgamated with the land comprised in Lot 2028 on Deposited Plan 76921 (Certificate of Title Volume 2816 Folio 458) ("Lot 2028").

Although Landgate records identify the owner of Lot 2028 as Yanchep Developments, the City has been advised by an Electronic Advice of Sale notice dated 4 July 2013 that Lot 2028 has been sold to Justin Mark Endres. Administration understands that settlement of the sale was completed on 15 July 2013, but that the Transfer of Land form is still in the process of being registered by Landgate.

- Portion 2 (approximately 0.5m<sup>2</sup>, subject to survey): The road reserve portion will be amalgamated with the land comprised in Lot 714 on Deposited Plan 76919 (Certificate of Title Volume 2816 Folio 474) ("Lot 714").

Lot 714 is owned by Yanchep Developments.

- Portion 3 (approximately 1m<sup>2</sup>, subject to survey): The road reserve portion will be amalgamated with the land comprised in Lot 1705 on Deposited Plan 76918 (Certificate of Title Volume 2816 Folio 480) ("Lot 1705").

Although Landgate records identify the owner of Lot 1705 as Yanchep Developments, the City has been advised by an Electronic Advice of Sale notice dated 1 July 2013 that Lot 1705 has been sold to Stephen Leigh Alan. Administration understands that settlement of the sale was completed on 15 July 2013, but that the Transfer of Land form is still in the process of being registered by Landgate.

Yanchep Developments has agreed, via Deloitte Touche Tohmatsu, to meet all costs associated with closing the road reserve portions comprising the Subject Land and acquiring the land following the road closures being finalised. In relation to Portion 1 and Portion 3, Yanchep Developments has advised that it will be responsible for the closure and amalgamation costs on behalf of the private purchasers who have recently acquired those lots, with Portion 1 and Portion 3 to be amalgamated into Lot 2028 and Lot 1705 respectively.

## **Detail**

On receipt of the proposal to close and amalgamate the portions of the Sapphire Lane and Shoreview Lane road reserves comprising the Subject Land, Property Services investigated whether the Subject Land was surplus to requirements.

In this case the road reserves are sufficient to accommodate the excision of the Subject Land.

## **Consultation**

In accordance with Section 58 of the *Land Administration Act 1997* (WA) ("LAA"), a local government must not resolve to make a request to permanently close a road (under subsection (1)) until a period of 35 days has elapsed from the publication of the proposed closure in a newspaper circulating in its district and the local government has considered any objections made within that period.

Public consultation occurred between 26 March 2013 and 30 July 2013, and was carried out by way of enquiries with internal service units, letters to relevant government agencies, and advertisements in the Wanneroo Times and on the City's website:

### **1. Internal Consultation:**

Comments were sought from Infrastructure Assets, Planning Implementation and Land Development. All units were supportive of this proposal.

### **2. Service Authorities and Government Agencies:**

The City invited submissions from six (6) servicing authorities and government agencies (ATCO Gas Australia, Telstra, Water Corporation, Western Power, the Department of Regional Development and Lands (Department of Lands) (State Land Services division) and the Western Australian Planning Commission).

No objections were raised by the servicing authorities and government agencies.

### **3. Advertising:**

A notice was published in the *Wanneroo Times* on 25 June 2013, and a further notice was published on the City's website between 25 June 2013 and 30 July 2013.

No submissions were received from members of the public.

## Comment

On the basis that:

- (a) no service units within the City, service authorities or members of the public have any objection to the proposal with close the portions of the Sapphire Lane and Shoreview Lane road reserves comprising the Subject Land;
- (b) retaining the Subject Land as road reserve would leave the City responsible for the care, control and maintenance of land now identified as surplus to its requirements; and
- (c) the proposed closure would be beneficial to the landowners, as it would allow for the Subject Land to be amalgamated into the adjoining lots, and would thereby regulate the shape of those lots,

Administration recommends that Council supports the closure of that portion of the road reserve portions comprising the Subject Land and the amalgamation of the Subject Land as follows:

- Portion 1 to be amalgamated into Lot 2028.
- Portion 2: Administration notes that Portion 2 is also adjacent to Lot 7013 on Deposited Plan 76919. However, on the basis that:
  - Lot 714 is the only property contiguous to Portion 2; and
  - Yanchep Developments still owns both Lot 714 and Lot 7013 on Deposited Plan 76919, and has indicated a preference to amalgamate Portion 2 with Lot 714,

Administration's preference is for Portion 2 to be amalgamated into Lot 714.

- Portion 3 to be amalgamated into Lot 1705.

## Statutory Compliance

The City must comply with section 58 of the LAA and regulation 9 of the *Land Administration Regulations 1998*, dealing with public advertising, objections and service agency responses to the proposed road closure and must formally resolve to 'close the road', prior to advising the Department of Lands and requesting the Minister for Lands to consider the closure request.

The Department of Lands has advised that, where a local authority makes a request under section 58 of the LAA for the closure of a road, the local authority must indemnify the Minister for Lands in respect of that closure.

## Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

- “4 *Civic Leadership - Working with others to ensure the best use of our resources.*
- 4.2 *Working With Others - The community is a desirable place to live and work as the City works with others to deliver the most appropriate outcomes.”*

## Policy Implications

Nil

## Financial Implications

Yanchep Developments (by McMullen Nolan and Deloitte Touche Tohmatsu) have agreed to cover any costs associated with the sale of the land. This will extend to the amalgamation of Portions 1 and 3 into Lot 2028 and Lot 1705 respectively.

The Department of Lands will obtain valuations of the Subject Land and if Yanchep Developments accepts the proposed prices, Offer and Acceptance documents will be forwarded to them directly.

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **NOTES** that there were no responses received from government agencies and service authorities in respect of the proposed closure of 3 portions of the Sapphire Lane and Shoreview Lane road reserves in Yanchep, being areas of 1m<sup>2</sup>, 0.5m<sup>2</sup> and 1m<sup>2</sup> respectively (subject to survey) and identified in Attachments 1 and 2 ("the Subject Land");
2. **SUPPORTS** the closure of those portions of the Sapphire Lane and Shoreview Lane road reserves as are shown in Attachments 1 and 2;
3. **AUTHORISES** a request being made to the Minister for Lands pursuant to Section 58 (2) of the *Land Administration Act 1997*, for the permanent closure of those portions of the Sapphire Lane and Shoreview Lane road reserves; and
4. **INDEMNIFIES** the Minister for Lands against any claim for compensation arising from the closure.

### *Attachments:*

- |   |           |         |
|---|-----------|---------|
| 1. Attach 1 (Shoreview Lane, Yanchep)   | 13/131115 | Minuted |
| 2. Attach 2 (Sapphire Lane, Yanchep)  | 13/131113 | Minuted |
| 3. Attach 3 (Sapphire Lane and Shoreview Lane, Yanchep - McMullen Nolan Plan) | 13/131200 |         |

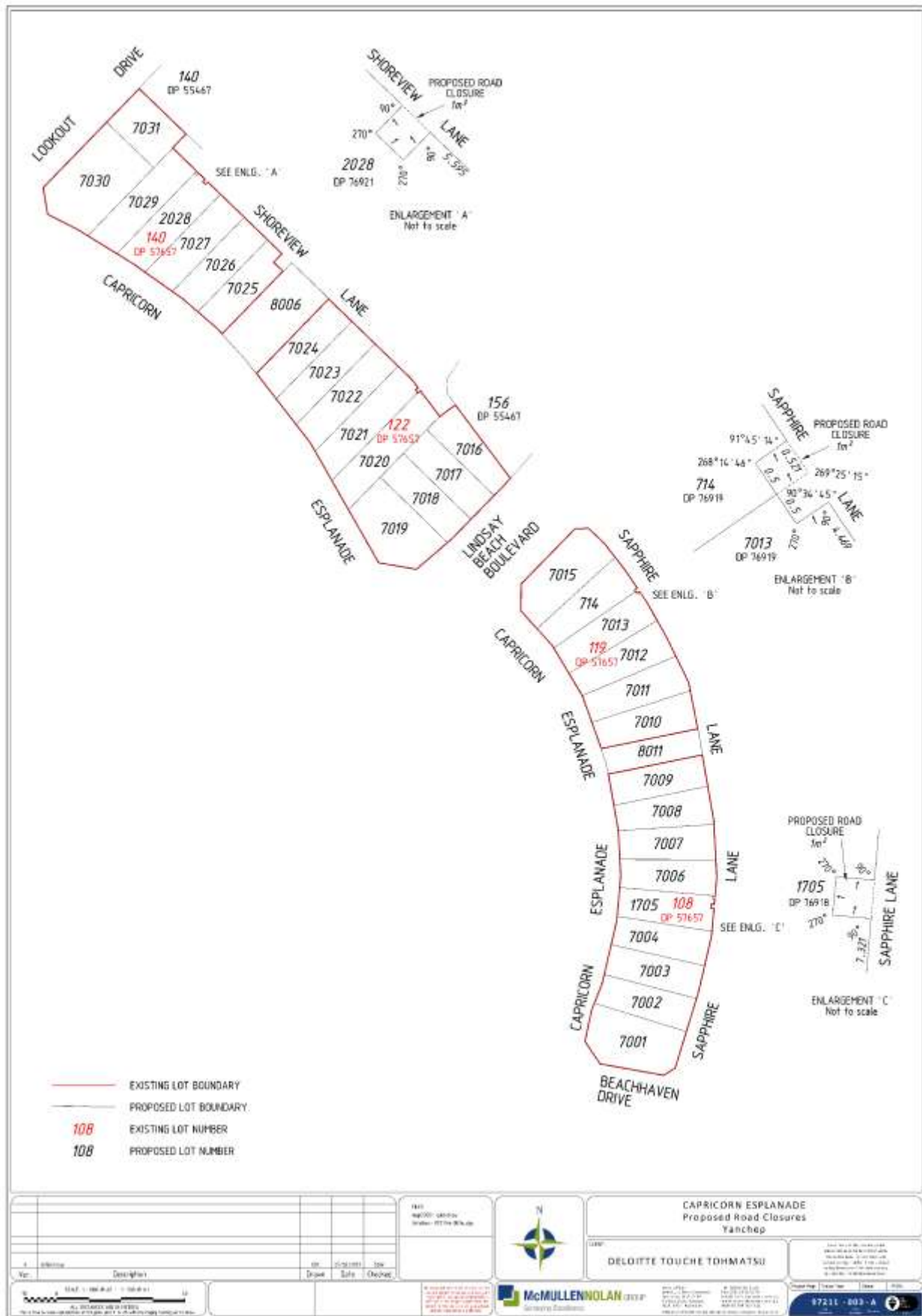




NOTE: While the City of Wanneroo has made every effort to ensure the accuracy and completeness of data it accepts no responsibility or liability for any errors or omissions within the information presented.  
Based on information provided by and with the permission of the Western Australian Land Authority using as LAND(S)ATE (2011).







## **Infrastructure**

### **Infrastructure Maintenance**

#### **IN01-09/13 Wanneroo Community Centre - Parking Controls**

File Ref: 2023 – 13/141630  
Responsible Officer: Director Infrastructure  
Disclosure of Interest: Nil  
Attachments: 1

### **Issue**

To consider the parking controls introduced for patrons of the Wanneroo Community Centre (WCC) and in particular, patrons of the Wanneroo Senior Citizens Club (Inc).

### **Background**

At its meeting on 6 March 2012, Council considered a Notice of Motion (Item No M02-03/12 refers) on Parking Controls – Wanneroo Community Centre and resolved as follows:

- "1. NOTES the City of Wanneroo has/will installed/install pavement marking in those parking bays set aside for patrons of the Community Centre as a means of reinforcing the existing parking signs;*
- 2. Trials the effectiveness of this strategy for a 6 month period then REPORTS back to Council; and*
- 3. REQUESTS Administration to investigate the creation of a parking facility alongside Aquamotion on the northern side near the Bert Togno Park."*

### **Detail**

In accordance with Resolution 1 and 2, Administration arranged the following signage/line marking:

- Disabled Bays (12) at the western end of the parking area and adjoining the path system connecting to the WCC.
- WCC and Seniors Parking Only (27) – the next two rows of parking east of the WCC.

In August 2012, the Infrastructure Directorate relocated to the WCC and 10 parking bays were provided for Council pool vehicles. In addition, arrangements were made for staff vehicles to park at locations other than the WCC parking area, including the Civic Centre.

It was considered appropriate to extend the trial period to address the impact on parking of Infrastructure staff and undertake liaison with the Seniors and those community groups utilising the WCC to determine suitable parking arrangements to satisfy all users of the facility and not reduce the number of parking bays available to Aquamotion patrons.

With regards Resolution 3, it is advised that the investigation of the provision of a parking facility alongside Aquamotion on the northern side and Bert Togno Park is proceeding, although there are a number of complications such as land vesting, clearing mature trees and access to internal roads. The outcome of the investigation will be the subject of a separate report to Council.

## Consultation

Regular discussions have been held with the President of the Wanneroo Senior Citizens on parking provision and enforcement. In August, following a response to Administration's correspondence on this matter and a joint site meeting, it was agreed that while the parking controls have generally been effective, there was an opportunity to improve the signage/line marking to provide more efficient use of the parking area.

In addition, Administration has discussed the parking situation with community groups who use the facility, generally in the evenings when the facility is not used by the Seniors.

## Comment

The outcomes of the consultation with the Seniors and community groups has resulted in the following amendments to the parking allocation in the WCC:

Disabled Bays (3)	Must display current ACROD parking permit
Wanneroo Seniors Staff Parking Only Monday – Friday 7.30am - 3pm (3)	These bays are available for use by all other patrons of the Wanneroo Community Centre and Aquamotion outside of these hours
Wanneroo Seniors Parking Only Monday – Friday 7.30am - 3pm (33)	These bays are available for use by all other patrons of the Wanneroo Community Centre and Aquamotion outside of these hours
Council vehicles only parking Monday – Friday 7.30am – 5.30pm	These bays are available for use by all other patrons for the Wanneroo Community Centre and Aquamotion outside of these hours

**Attachment 1** shows the agreed 'time limit' parking allocations for the car park adjoining the Wanneroo Community Centre.

It is noted that some of the pavement markings and signage associated with these changes have been implemented with the remainder scheduled to be implemented by end of September 2013.

## Statutory Compliance

The pavement markings and signage for the disabled parking bays needs to comply with the Local Government (Parking for Disabled Persons) Regulations 1988.

## Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

*“2 Society - Healthy, safe, vibrant and active communities.*

*2.3 Safe Communities - We feel safe at home and in our local area.”*

## Policy Implications

Nil

## **Financial Implications**

The cost of the pavement markings and signage will be met from the existing Infrastructure Maintenance Operating Budget.

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council:-**

- 1. ENDORSES the action undertaken by Administration to amend the parking bay allocations in the parking area adjoining the Wanneroo Community Centre to provide more effective use of the parking area by the patrons of the Wanneroo Community Centre and Aquamotion; and**
- 2. NOTES that a report will be presented to Council on the outcomes of the investigation into the creation of a parking facility alongside Aquamotion on the northern side near Bert Togno Park.**

*Attachments:*

- 1. Time Limit Parking Bays 13/147490*







**IN02-09/13      PT02-04/13 - Request to Remove London Plane Trees from the Verge of Nankeen Circle, Tapping**

File Ref: 2837V02 – 13/144644  
Responsible Officer: Director Infrastructure  
Disclosure of Interest: Nil  
Attachments: Nil

**Issue**

To consider a petition, PT02-04/13, requesting the removal of all London Plane (*Platanus acerifolia*) street trees from Nankeen Circle, Tapping.

**Background**

Council, at its meeting on 30 April 2013, received a petition PT02-04/13, signed by 28 residents; Nankeen Circle (26 residents), Tadorna Entry (1 resident) and Lyssos Way (1 resident), seeking the removal of all plane trees from the street verges of Nankeen Circle. The petition reads:

*"We, the undersigned, all being residents of the City of Wanneroo do formally request Council's consideration regarding the invasive root damage caused by the London Plane trees located outside our homes on Nankeen Circle, Tapping. Our concerns are based on the evidence of already uplifted concrete footpaths creating trip hazards all around our circle. We would like the trees removed and replaced with smaller trees with less destructive and invasive root systems. We would be grateful if the City of Wanneroo utilises its duty of care to address this issue as a matter of priority so that our homes don't become damaged by the destructive effects of the large roots of the London plane trees."*

This report addresses the issue raised by the petitioners.

**Detail**

The London Plane trees in Nankeen Circle were planted by land developers either in late 2004 or early 2005. The City approved a street tree master plan in February 2004 with specific conditions that the London Plane trees were to be limited to the main boulevards only, being Tadorna Entry and Porzana Boulevard. The trees on the secondary road, being Nankeen Circle, were to be substituted with an approved native species. In March 2004 the City received the landscape drawings for the site stating that they were compliant with the street tree master plan which clearly indicated London Plane trees as the verge tree to Nankeen Circle, and was subsequently approved in May 2004. Accordingly, native tree species were planted in Tadorna Entry and the verges of Porzana Boulevard and London Plane trees planted in the verges of Nankeen Circle and the median of Porzana Boulevard.

The resident of 21 Nankeen Circle, contacted the City in early February 2013, requesting the City inspect the verge tree because it was *"lifting footpath and creating a hazard, damaging retaining wall to a point that the gates no longer lock together properly."*

An inspection was carried out by Council officers and confirmed that the footpath panel outside of 21 Nankeen Circle had lifted approximately 15mm. This lifting occurred on the road side edge of the footpath panel. Cracks were also observed to the property retaining wall with the preliminary inspection suggesting that the cracking was most likely due to the method of construction and not caused by tree roots. Subsequent inspection by City officers of remaining footpaths around Nankeen Circle revealed significant lifting of footpath panels adjacent to 17/19 Nankeen Circle, medium lifting to footpath panels adjacent to 63 Nankeen Circle, 5 Nankeen Circle and minor lifting to footpath panel at 1 Nankeen Circle.

In exercising its duty of care, Administration arranged for footpath repairs to be carried out during March 2013 to footpaths adjacent to 21, 17/19, 63 and 5 Nankeen Circle. Repairs to the footpath adjacent to 1 Nankeen Circle are on hold subject to the outcome of this petition. As a temporary measure the lifted section of footpath adjacent to 1 Nankeen Circle has been ground to reduce the tripping hazard. This is a standard practice in the Perth Metropolitan Area to remove pathway trip hazards caused by tree roots.

The pathway repair process involved the removal of the lifted footpath panels, inspection of the tree roots and adjacent property retaining walls. The inspections revealed that the roots affecting the footpath outside 21 Nankeen Circle were small (approximately 15 to 20mm diameter). The roots adjacent to 17/19 Nankeen Circle were significant (up to 70mm diameter) and extensively spread under the footpath slab. No visible damage to private property was observed. Tree roots had grown towards retaining walls but had been deflected by the walls. Roots exposed outside of 63 and 5 Nankeen Circle were approximately 30mm diameter with no damage to private property.

As per normal maintenance procedures, tree roots were removed and footpath panels reconstructed. Due to the size of the tree roots removed outside of 17/19 Nankeen Circle and to ensure stability of the tree, a part crown reduction was carried out to the verge tree in this area.

Some of the residents of Nankeen Circle continued to contact the City seeking the removal of these trees. Therefore Administration engaged an arboricultural consultant to prepare a report on the general characteristics of London Plane trees, use of such trees as an urban tree, with specific reference to those in Nankeen Circle. A copy of the arboricultural report has been placed in the Elected Members Reading Room for reference.

The consultant inspected 29 semi mature trees and advised that:

- *"It is uncertain how the planting pits for the trees were prepared when originally installed. It is unknown whether soil amendments, fertilising, watering or compacted soils was properly managed at the time."*
- *"It is highly possible due to shallow surface roots viewed from recent photographs provided by the City of Wanneroo that the trees were planted in extremely small planting pits surrounded by compacted limestone or crushed road base....furthermore....the roots have found the path of least resistance in search of water and oxygen."*
- *"The location of the roots between the concrete slab and compacted base indicates the soil around the immediate base of the tree is too hard and the roots are seeking out moisture which happens to occur underneath paved surfaces in the form of condensation."*

The consultant advised that any tree species can cause damage and that *"it was evident that out of the 29 trees, 13 trees were displaying signs of previous or recent infrastructure damage to footpaths."* The consultant confirmed Administration's observations that there was no visible damage to properties or retaining walls, apart from 21 Nankeen, but that this damage appeared to not be caused by tree roots.

The consultant also advised *"whilst all efforts are made to see which trees have caused damage, not all roots close to the surface are visible. The consultant advises that many of the trees will require annual inspections to check if any root movement and or damage is visible."*

The consultant has provided general advice and recommendations regarding management of this particular tree species including: *"the consultant is of the opinion that the London Plane trees can be retained, however some trees may require root pruning, repairs to footpaths and occasional removal and replacement in the future depending on select trees causing ongoing damage. In planning for the future, footpath design will require modifications. The consultant recommends that where the trees have disrupted pedestrian footpaths, that the concrete slab be removed and (flexipath) rubber softfall be reinstalled instead."*

The report goes on further to discuss options regarding dealing with tree roots that damage retaining walls

- a. *bridging of roots can be carried out to allow roots to remain intact.....designing steel lintels to be built over the root*
- b. *types and application of root barriers "root barriers can assist to reduce the amount of roots heading towards a structure however they cannot be totally relied upon as a prevention method.*
- c. *to periodically, selectively reduce the canopy size of the trees to keep the trees at a manageable size....and is not considered best arboricultural practice for the trees."*

As an option, the consultant has recommended alternative tree species that may not have the same potential root impact as the London plane trees.

The City also requested the Consultant carry out a 'Helliwell Tree Amenity Valuation', to all London Plane trees in Nankeen Circle to ascertain their current value. The 29 trees were identified with a combined current Amenity Value of \$139,958.64. If the trees are retained their asset value will increase to a combined value in 10 years of \$186,611.52 and in 20 years \$233,264.44.

The City also engaged an independent structural engineer to assess the cause of cracking of construction joints and wall capping to entry stair wells and boundary retaining walls. In order to do this, four locations in Nankeen Circle, where the footpaths had lifted, were selected for investigation. Concrete path sections were removed to allow the structural engineer to view the roots, footings of the retaining walls and the bases of the walls. The consultant reported that....*From the inspection, and photos provided by the City of Wanneroo, it was clear that plane tree roots had caused damage to some sections of footpath, however there was little evidence to suggest that damage to the walls was caused by tree roots for the following reasons:*

- *The cracking was generally < 1mm wide and not unusual for this type of wall construction;*
- *The defects were reasonably consistent around the Circle, irrespective of where the plane trees were planted;*
- *Similar defects were observed in Porzana Boulevard, where the plane trees were planted along the median strip rather than the verge;*
- *Damage from tree roots would tend to be more isolated and result in significant, wider cracking and movement of the wall.*

In summary the Structural Engineer advised: *"Removal of the trees based solely on cracking in the retaining walls and stairs would not be warranted at this time. However the City of Wanneroo may consider implementing regular inspections of the walls to identify early signs of tree root damage, should it occur."*

A detailed drawing for typical tree planting wells specifies that *"root barrier required where trees are closer than 1500mm to paths or structures."* The type of root barrier is a simple heavy duty proprietary brand plastic, which is placed along the edge of the tree well.

The detail indicates the top of the root barrier below ground level which means tree roots could travel over the top of the barrier, which would result in some of the footpath damage witnessed. The only way to confirm the presence of root barrier would be to completely remove one of the verge trees, which is not considered practical option at this stage.

In reviewing the details of the matter, the following two options need consideration:

***Option 1 - Retain the trees:***

Retain the trees and carry out annual infrastructure inspections and implement a management strategy involving an annual crown reduction program (reduce canopy by one third) and infrastructure repairs as required. Root barriers in the form of concrete edge beam on the road side of the footpath will also be constructed at the time of undertaking repairs. The maintenance strategy summarised above is in line with normal operational maintenance expectations for the management of verge trees.

The estimated cost of this option includes the following:

- an annual crown reduction program (reduce canopy by one third) - \$4,000 per annum
- Infrastructure repairs and construction of root barrier in the form of edge beam adjoining all 29 trees over the next few years - \$1000 per repair based on average 9m<sup>2</sup> of footpath to be replaced. So far five tree locations have been treated in this manner. If it is assumed five locations are treated each year, this will result in additional expenditure of \$25,000 over the next five years. In summary, overall anticipated annual maintenance costs for canopy reduction and footpath repairs is estimated to be \$9,000 per annum.
- Annual inspections by the City staff is not a direct cost

***Option 2 – Remove and replace with alternate trees***

Remove 29 London Plane trees and replace them with a slower and smaller growing tree such as *Sapium sebiferum* (Tallow Tree). This is on the basis that such removal is in line with the original streetscape conditions applied to this subdivision and would not set a precedent to remove other London Plane trees on verges elsewhere in the City. This option has the most significant short term costs and environmental impacts.

The estimated cost of this option includes the removal of 29 trees, associated reinstatement of adjoining ground landscaping and irrigation, installation of root barriers and supply/install 30 litre replacement trees (approx 1.5m tall) - \$30,000.

**Consultation**

The residents of 21, 17 and 1 Nankeen Circle have been in regular consultation with the City. The City has also consulted with an arboricultural consultant and sought a report into the general characteristics and amenity value of the plane trees. A structural engineer was also consulted to assess the cause of cracking along construction joints and wall capping to boundary walls and property entry stair wells.

**Comment**

London Plane trees are a common urban tree throughout the world. They are known for being a tough and resilient tree species that requires little ongoing maintenance. They are extensively planted in Wanneroo and the Perth region generally within parks, street verges and medians.

The London Plane trees in Nankeen Circle are now well established and provide high quality and high value amenity streetscape effect and shade. This value will only increase with time as the trees become well established.

At this time there is no evidence to support damage to private property through verge tree root incursion. The structural engineer confirmed the City's preliminary investigation that the boundary retaining wall/entry stairwell interface is not connected or tied together resulting in differential settlement rates. Different wall construction and types will result in the type of cracking observed throughout Nankeen Circle and adjoining sub division areas in locations where verge trees are not present. The retaining walls to adjacent private property are generally well built and have been successful in deflecting London Plane tree roots away from the private property.

Damage to footpaths and other infrastructure in Nankeen Circle due to London Plane tree roots, has been noticed since earlier 2013. The retention of these trees and the implementation of the management strategy noted as Option 1 in this report require works on an ongoing basis. This may be resource intensive as inspection will need to be undertaken on a regular basis to ensure trip hazards are not created in the footpath by root growth.

In addition, and purely from the financial perspective, the retention of trees will result in maintenance costs on an ongoing basis for a number of years until all sections of footpath are replaced and root barriers installed.

The removal of London Plane Trees in Nankeen Circle is therefore considered to be a preferred option.

Due to high *Tree Amenity Value* of these London Plane trees, Administration will explore the opportunity of relocating them from Nankeen Circle to suitable locations within the City's parks. However, the implementation of any relocation proposal will be subject to the receipt of arboricultural advice, associated costs and suitable budget provision as it is not considered a maintenance expenditure. This investigation needs to be completed prior to any works being programmed for the installation of new trees. It may prove to be a costly item and will need to be balanced with the *Tree Amenity Value* of the trees.

It is also noted that the removal of London Plane Trees in Nankeen Circle will not result in setting any precedent because the street tree master plan approved in February 2004 had specific conditions that the London Plane Trees were to be limited to the main boulevards only, being Tadorna Entry and Porzana Boulevard. The trees on the secondary road, being Nankeen Circle, were to be substituted with an approved native species.

*Sapium sebiferum* (Tallow Tree) is proposed as the replacement street tree in Nankeen Circle as it is not likely to have the root system similar to the London Plane Trees and therefore not likely to cause similar infrastructure damage. The Tallow Tree, though not an approved native species, is a deciduous tree and will maintain current streetscape environment. Particular attention will be required with regards soil amendments, fertilising, watering and root protection with the planting of Tallow Trees to assist with controlled growth and minimise the impact on adjoining infrastructure.

Subject to the Council decision on this petition and an investigation supporting the relocation of the London Plane trees to park sites, the removal and replacement of trees in Nankeen Circle would best be undertaken as a combined project scheduled in the 2014 Winter Planting Season after the provision of funding for this purpose in the City's Budget. Until this time the maintenance of infrastructure as required would continue to be undertaken to ensure safe public use of the infrastructure.

## Statutory Compliance

Nil

## Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

*“1 Environment - A Healthy and sustainable natural and built environment*

*1.1 Environmentally Friendly - You will be part of a community that has a balance of environmentally friendly development and conservation areas for future generations to enjoy”*

## Policy Implications

Nil

## Financial Implications

The arboricultural report and structural engineer report costs of \$640 and \$3,000 respectively have been covered by the Parks Maintenance Operating Budget allocations.

The order of cost estimate of \$9,000 per annum for implementing Option 1 for the next five years will need to be incorporated in the annual Parks Maintenance Operating Budget allocation.

The order of cost estimate of \$30,000 for Option 2, which involves the replacement of the London Plane trees, cannot be accommodated in the 2013/2014 Street Landscaping Capital Works Program and would need to be listed for consideration in the 2014/2015 Budget. There may also be additional funds required for relocation of the London Plane trees to other suitable City park locations if further investigation supports this approach.

## Voting Requirements

Simple Majority

## Recommendation

**That Council:-**

- 1. SUPPORTS the request made in Petition PT02-04/13 to remove the London Plane trees in Nankeen Circle, Tapping;**
- 2. APPROVES the removal and replacement of the London Plane trees with (Sapium sebiferum) Tallow Trees in Nankeen Circle, subject to the provision of suitable funding in the 2014/2015 Street Landscaping Capital Works Program budget;**
- 3. LISTS an amount of \$30,000 for the replacement of the London Plane trees in Nankeen Circle, Tapping for consideration in the 2014/2015 Budget (Street Landscaping Capital Works Program);**

4. **NOTES** that Administration will continue to undertake regular inspections of the footpath infrastructure in Nankeen Circle and maintenance works as required until the London Plane trees are replaced;
5. **NOTES** that Administration, in recognising the *Tree Amenity Value* of these mature London Plane trees, will investigate the opportunity to relocate them to more suitable locations in City parks; and
6. **ADVISES** the petitioners of Council's decision.

*Attachments: Nil*



## Infrastructure Projects

### IN03-09/13      Status Report - Flynn Drive Realignment Project

File Ref:	2810 – 13/151415
Responsible Officer:	Director Infrastructure
Disclosure of Interest:	Nil
Attachments:	Nil

#### Issue

To consider a progress update on the Flynn Drive Realignment Project (FDRP).

#### Background

The FDRP forms the first stage of a two staged project for the upgrade of Flynn Drive. Proposed works include:

- Construction of a new traffic signal controlled intersection with Wanneroo Road approximately half way between the existing Flynn Drive/Wanneroo Road intersection and the first dualled section of Wanneroo Road immediately north of Joondalup Drive, and;
- New carriageway as realigned between Wanneroo Road eastwards through to connection with the existing Flynn Drive alignment.

The second stage will encompass upgrade of Flynn Drive from the connection point of the realigned section through to Tranquil Drive, connecting to the upgraded section of Flynn Drive undertaken as part of the LandCorp development associated with the expansion of the Neerabup Industrial Area.

The project is directly linked to the development of the Neerabup Industrial Area and has also attracted \$1M in State Government funding through the State BlackSpot Program.

#### Detail

Work in relation to finalisation of design and the impact of utility services for the FDRP works has been completed after a number of iterations arising out of consultation with Main Roads WA (MRWA) to develop a suitable design for a signalised intersection to meet the requirements of that authority.

The announcement by the State Government of approval for the Mitchell Freeway Extension Project (MFER) which incorporates the Neerabup Road connection between the MFEP and Wanneroo Road was the catalyst for Administration to initiate discussions with MRWA at officer level to review the design of the proposed Wanneroo Road/Flynn Drive intersection. This was advanced on the basis that Neerabup Road would connect with Wanneroo Road at the new Flynn Drive intersection, creating a 4-way signalised intersection with significant upgrade works required for Wanneroo Road.

As part of these discussions, MRWA agreed to undertake a preliminary design of the proposed Wanneroo Road/Flynn Drive/Neerabup Road intersection to determine the construction impact, estimated costs, timing of works to satisfy the City's requirements for completing the FDRP and funding opportunities. The FDRP was temporarily put on hold while this preliminary design was progressed as there was an opportunity for the Wanneroo Road/Flynn Drive/Neerabup Road intersection to be constructed to its ultimate standard under separate contract by MRWA.

This would allow the City to focus on the realignment component of the FDRP, with both the City and MRWA aligning their separate construction contracts such that completion of the respective works could be appropriately coordinated.

Subsequent to this arrangement, and with 15% design effectively reached by MRWA for its component of the overall project, advice was received that the current approved budget for the MFEP allows for the detailed planning, design and documentation, service investigation and approval processes for the full extent of the MFEP, including a number of intersection upgrades in the Cities of Wanneroo and Joondalup, with funding for the construction of the staged works to follow in subsequent budgets. This is similar to the City's Capital Works Budget process which allocates funding for these planning, design and approvals components of significant infrastructure projects such as buildings, roads and sporting facilities early in the program to facilitate construction in later years. On this basis, there is no current State Government budget funding to allow early construction of the Wanneroo Road/Flynn Drive/Neerabup Road intersection to its final configuration, as described above, in the timeframes required by the City to address the Black Spot status of the existing Wanneroo Road/Flynn Drive intersection. It was further advised that it would be appropriate for the City to upgrade the Wanneroo Road/Flynn Drive intersection (excludes allowance for Neerabup Road) in accordance with its initial design, that being; matching Flynn Drive as realigned with the existing Wanneroo Road level and alignment. The consequence of this direction is that when MRWA eventually undertakes the Neerabup Road works as part of the MFEP, the connection to Wanneroo Road will result in all works undertaken by the City at the Wanneroo Road/Flynn Drive intersection being sacrificial, including approximately 70m of the Flynn Drive carriageway as realigned.

Administration has advanced preparation of tender documentation of the FDRP works on the basis of MRWA's advice and is now in a position to advertise the project for tender, subject to Council's endorsement of this approach. If supported, tender advertisement will be undertaken during late September/early October 2013, with the aim to present a tender report to Council in December 2013 and works to commence in early 2014.

### **Consultation**

Nil

### **Comment**

The City has been advised by MRWA that it can no longer support the proposal for the construction of the future Wanneroo Road/Flynn Drive/Neerabup Road intersection to its final configuration, and the City should revert to its initial design and construct accordingly.

The \$1M grant approved by the State Government towards the Wanneroo Road/Flynn Drive intersection works is from the State Black Spot Program to address the crash history at the existing Wanneroo Road/Flynn Drive intersection. It is imperative that no further delays occur on the FDRP.

Administration is now in a position to advance road construction works with Council's endorsement to advertise tender now sought. At this time clearing, grubbing and mulching of the road reserve has been completed, the site is fenced each end and tender documentation based on the initial design that allows for matching of Flynn Drive as realigned with the existing Wanneroo Road level and alignment has been finalised.

### **Statutory Compliance**

Nil

## Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

- “3 Economy - Progressive, connected communities that enable economic growth and employment.*
- 3.3 Easy to Get Around - The community is well connected and accessible with an integrated transport approach for all.”*

## Policy Implications

Nil

## Financial Implications

The estimated cost of the FDRP is \$7,413,500, which includes balance of design cost, the clearing, grubbing and mulching works, completion of geotechnical investigation, project management/supervision and the construction cost estimate (inclusive of utility service relocations and provisional sums).

This project has approved funding of \$7,440,678 allocated in the City's 2013/2014 Capital Works Budget against PR-1494.

## Voting Requirements

Simple Majority

## Recommendation

**That Council:-**

- 1. ENDORSES Administration proceeding with the tender process for the construction of the Flynn Drive Realignment Project, incorporating connection to Wanneroo Road by matching Flynn Drive as realigned to the existing Wanneroo Road level and alignment, inclusive of traffic signals at this intersection; and**
- 2. NOTES that the Wanneroo Road/Flynn Drive (as realigned) intersection proposed as part of the tender process outlined in Recommendation 1 will require major reconstruction by Main Roads WA when Neerabup Road is connected to form a new four-way traffic signal controlled intersection as part of the Mitchell Freeway Extension Project.**

*Attachments: Nil*

## Traffic Management

### IN04-09/13 Road Safety Audit - Kingsway - Drivers Road to Rangeview Road

File Ref: 3125 – 13/109262  
Responsible Officer: Director Infrastructure  
Disclosure of Interest: Nil  
Attachments: 2

## Issue

To consider the findings and recommendations of a Road Safety Audit (RSA) report for Kingsway between Drivers Road and Rangeview Road.

## Background

Prior to the opening of the Mirrabooka Avenue extension, from Hepburn Avenue to Ocean Reef Road, Kingsway between Tony Martin Way and Denman Gardens consisted of two unconnected cul-de-sacs. Part of that project included opening the Kingsway 'deviation', between Driver Road and Rangeview Road. With the opening of the Kingsway 'deviation' the City began to receive complaints from residents regarding the speed of traffic along this section of Kingsway and the perceived safety of the Kingsway/Lavender Chase/Danti Link roundabout.

In accordance with the City's Road Safety Audit Policy the City commissioned Donald Veal Consultants to undertake a Road Safety Audit of a significant length of Kingsway to identify any problems and examine the safety aspects resulting from the existing road alignment and configuration. A copy of the Road Safety Audit Report has been placed in the Elected Members' Reading Room.

A location map of the subject site is shown as **Attachment 1**.

## Detail

Kingsway runs in an east/west alignment through the residential suburbs of Madeley, Darch and Landsdale. Kingsway is classified as a Local Distributor Road under the City's Functional Road Hierarchy and is constructed with a pavement width of 7.4m within a 20m road reserve.

The section of Kingsway audited as part of the Road Safety Audit is from Driver Road to Rangeview Road. This stretch of Kingsway passes through several intersections, namely:

- Driver Road; T-junction;
- Boscastle Way, T-junction;
- Esmerelda Pass, T-junction;
- Lavender Chase/Danti Link, four way single lane roundabout;
- Fennell Rise, T-junction;
- Anise Way, T-junction;
- Mirrabooka Avenue, four way roundabout with the Mirrabooka Avenue legs having two lanes on approach and exit whereas the Kingsway legs are single lane;
- Bonfield Drive; three way single lane roundabout;
- Denman Gardens, T-junction; and
- Rangeview Road / Abbotswood Drive / Kingsway, four way single lane roundabout

Until recently (April 2011), the intersection of Mirrabooka Avenue and Kingsway did not exist. Major road works began mid 2010 for the construction of the length of Mirrabooka Avenue to complete the link from Gnaragara Road to Hepburn Avenue. These upgrade works resulted in the completion of the Kingsway route through the area under consideration. Prior to the upgrade works, the east-west route through the area was via Tony Martin Way - Denman Gardens. This through route no longer exists and east-west traffic now uses the Kingsway 'deviation'. Residents have expressed concerns with regards to the speed of traffic along the length of the Kingsway 'deviation'.

Kingsway has a posted speed limit of 60km/h applied over its entire length. Traffic Count data for Kingsway and subsequent roads connecting into Kingsway between Driver Road and Rangeview Road have been summarised in the table below.

Location	Peak Volume (veh/h)		Daily Volume (vpd)	85th percentile Speed
	AM	PM		
Driver Road, south of Goldina App	230 @ 8am	244 @ 5pm	2,267	70km/h
Boscattle Way, south of Tony Martin Wy	61 @ 8am	85 @ 5pm	778	48km/h
Kingsway, west of Esmerelda Pass	518 @ 8am	589 @ 3pm	5,348	61km/h
Kingsway, east of Bonfield Dr	404 @ 8am	388 @ 3pm	4,108	60km/h
Danti Link, south of Kingsway Dr	52 @ 8am	55 @ 5pm	572	44km/h
Rangeview Rd, north of Landsdale Rd	365 @ 8am	350 @ 3pm	3,776	68km/h
Abbotswood Dr, west of Stonewall	334 @ 8am	303 @ 3pm	3,161	58km/h

Crash data recorded for the period, January 2007 to December 2010, for Kingsway between Driver Road and Rangeview has been recorded as follows:

At the intersection of Kingsway/Driver Road there were four recorded crashes. One was a rear-end collision on the Driver Road approach and another involved a right turn movement out of Driver Road, hitting a right turn vehicle into Driver Road from Kingsway. The details of the other two crashes are not described fully. Three of the crashes resulted in property damage and one required medical attention.

At the roundabout intersection of Kingsway/Lavender Chase/Danti Link there was one rear-end collision. The crash records show that this was attributed to sun glare and involved northbound vehicle from the east hitting eastbound vehicle from the west.

At the intersection of Kingsway/Denman Gardens there were four recorded crashes. However, these occurred prior April 2011 when the Kingsway 'deviation' became operational and Denman Gardens become a cul-de-sac.

At the roundabout intersection of Kingsway/Rangeview Road/Abbotswood Drive there were nine recorded crashes.

Of the nine crashes:

- Five were rear-end crashes
- Two were thru-thru crashes;
- One resulted in a pedestrian being hit, further details are not described; and
- One involved a northbound out-of-control motorbike.

The motorbike incident resulted in medical attention whilst the remaining crashes resulted in property damage only.

There were four midblock crashes on Kingsway from Denman Gardens to just east of Rangeview Road. Three of these were rear-end collisions and one was a side-swipe.

## Consultation

No consultation was carried out in relation to the preparation of this report.

## Comment

The findings and recommendations of the Kingsway (Driver Road to Rangeview Road) RSA Corrective Action Report (CAR) along with Administration's comments is shown at **Attachment 2**.

The following table lists those CAR items that require consideration by Council:

No	Corrective Action Report
<b>Kingsway/Driver Road Intersection</b>	
1.	<p><b>Findings:</b></p> <p><i>Site observations reveal that Safe Intersection Site Distance (SISD) may not be achieved on both approaches to Kingsway Drive.</i></p>
	<p><b>Recommendations:</b></p> <p><i>Check sight distances and rectify as necessary to ensure SISD achieved as per Austroads Guidelines Part 4A.</i></p>
	<p><b>Comment:</b></p> <p>Kingsway currently operates under a 60km/h speed limit. The SISD for a 70km/h design speed is 151m. Currently the minimum SISD is not achieved for vehicles approaching the intersection from the west. The SISD can be improved by reducing the speed limit or reducing the operating speed by the installation of traffic treatments.</p> <p>Additionally, the installation of Advanced Warning signage on the western approach will assist in making drivers aware of the Driver Road intersection.</p> <p>Before the extension of Hartman Dr to Hepburn Av and Mirrabooka Av to Ocean Reef Rd, Driver Rd was the only connection between the north and south of the City and the intersection has been designed to cater for articulated vehicles.</p> <p>Reconstruct the Kingsway/Driver Road intersection to meet Liveable Neighbourhood's standards. Projects for the design, documentation and construction of traffic treatments on Kingsway are listed in the City's 10-Year Capital Works Program for 2013/2014 and 2014/2015.</p> <p style="text-align: right;"><b>Agree: Yes</b></p>

<b>Driver Road</b>	
3.	<p><b>Findings:</b> <i>Recent Counts indicate that the 85<sup>th</sup> speed on Driver Road is 70km/h, 17% above the posted speed limit.</i></p> <p><b>Recommendations:</b> <i>Install traffic calming measures on Driver Road.</i></p> <p><b>Comment:</b> Project PR-2272 to install traffic treatments on Driver Road is listed in the City's 2013/2014 Capital Works Program.</p> <p style="text-align: right;"><b>Agree: Yes</b></p>
<b>Kingsway</b>	
4.	<p><b>Findings:</b> <i>Some 1.8% of traffic is exceeding the posted speed by in excess of 20km/h</i></p> <p><b>Recommendations:</b> <i>Install traffic calming measures along Kingsway Drive.</i></p> <p><b>Comment:</b> Funds have been included in the 2013/2014 Traffic Treatments Program (PR-2643) for the design and documentation of various projects on Kingsway for construction in 2014/2015.</p> <p style="text-align: right;"><b>Agree: Yes</b></p>
<b>Kingsway/Driver Road Intersection</b>	
6.	<p><b>Findings:</b> <i>Perceived 'pinch point' for westbound vehicles on Kingsway Drive approaching Driver Road.</i></p> <p><b>Recommendations:</b> <i>Remove the perceived pinch point by either modification of the kerb line or by treatment of the additional width using the pavement marking.</i></p> <p><b>Comment:</b> Refer response to Recommendation 1.</p> <p style="text-align: right;"><b>Agree: Yes</b></p>
<b>Kingsway/Driver Road Intersection</b>	
7.	<p><b>Findings:</b> <i>At the northeast corner of Kingsway Drive/Driver Road, kerb line raised turning treatment is damaged and a hazard to motorcyclists and cyclists.</i></p> <p><b>Recommendations:</b> <i>Repair/reinforce the damaged kerb line and surface on the raised turning treatment and ensure that the surface is adequately delineated for all road users.</i></p> <p><b>Comment:</b> Refer response to Recommendation 1</p> <p style="text-align: right;"><b>Agree: Yes</b></p>
<b>Mirraboooka Avenue/Kingsway Intersection</b>	
9.	<p><b>Findings:</b> <i>Due to the level differences, the Mirraboooka Avenue/Kingsway Drive roundabout is not clearly evident on the north approach.</i></p>



	<b>Recommendations:</b> <i>Introduce a vertical element to the central island. Any element introduced should not impede sight lines and comply with clear zone requirements.</i>
	<b>Comment:</b> Introduce vertical landscaping elements to the Mirrabooka Avenue/Kingsway roundabout to improve visibility.
<b>Agree: Yes</b>	
<b>Rangeview Road/Abbotswood Drive/Kingsway Intersection</b>	
10.	<b>Findings:</b> <i>The geometry of the splitter island on all approaches to Rangeview Road/Abbotswood Drive/Kingsway Drive roundabout guides the driver into the central island.</i>
	<b>Recommendations:</b> <i>Alter the geometry of the splitter islands to guide drivers around the central island as per Austroads Guidelines Part 4B.</i>
	<b>Comment:</b> Review the design of the Kingsway/Abbotswood Drive/Rangeview Road roundabout to ensure compliance with <i>Austroads Guide to Road Design Part 4B</i> . Upgrade if necessary through the Black Spot Program.
<b>Agree: Yes</b>	
<b>Kingsway/Bonfield Drive Intersection</b>	
11.	<b>Findings:</b> <i>The geometry of the splitter island on western approach to the (Kingsway) and Bonfield Drive roundabout guides the driver into the central island.</i>
	<b>Recommendations:</b> <i>Alter the geometry of the splitter island on the western approach to guide drivers around the central island as per Austroads Guidelines Part 4B.</i>
	<b>Comment:</b> The roundabout deflects vehicles heading east more severely than vehicles heading west. Reconstruct the Kingsway/Bonfield Dr roundabout to ensure compliance with <i>Austroads Guide to Road Design Part 4B</i> .
<b>Agree: Yes</b>	
<b>Kingsway/Driver Road Intersection</b>	
27.	<b>Findings:</b> <i>At Kingsway Drive/Driver Road intersection, kerb ramp are located too far from intersection which is a safety concern for pedestrians.</i>
	<b>Recommendations:</b> <i>Relocate kerb ramps closer to intersection and provide cut through on Driver Road existing approach island.</i>
	<b>Comment:</b> Refer response to Recommendation 1.
<b>Agree: Yes</b>	

### Statutory Compliance

Nil

## Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

“2 Society - Healthy, safe, vibrant and active communities.

2.3 Safe Communities - We feel safe at home and in our local area.”

## Policy Implications

Nil

## Financial Implications

The estimated cost of implementing the RSA recommendations are listed below:

No.	Recommendation	Costs
1	<i>Check sight distances and rectify as necessary to ensure SISD achieved as per Austroads Guidelines Part 4A.</i>	Project PR-2643: Design and documentation of traffic treatments for Kingsway for \$20,000 is listed in the 2013/2014 Capital Works Program.  A further project for the construction of traffic treatments along Kingsway for \$380,000 is listed in Year 2 of the City's 10-Year Capital Works Program – 2013/2014 - 2022/2023.  Includes recommendations 1, 4, 6, 7 & 27.
3	<i>Install traffic calming measures on Driver Road.</i>	Project PR-2272: Install speed cushions on Driver Road. An amount of \$53,355 has been carried forward to the 2013/2014 Capital Works Program.
4	<i>Install traffic calming measures along Kingsway-Drive.</i>	Refer recommendation 1
6	<i>Remove the perceived pinch point by either modification of the kerb line or by treatment of the additional width using the pavement marking.</i>	Refer recommendation 1.
7	<i>Repair / Reinforce the damaged kerb line and surface on the raised turning treatment and ensure that the surface is adequately delineated for all road users.</i>	Refer recommendation 1.
9	<i>Introduce a vertical element to the central island. Any element introduced should not impede sight lines and comply with clear zone requirements.</i>	Estimated cost of landscape works is \$5,000, with works to be undertaken through the Parks Maintenance Operating Budget.
11	<i>Alter the geometry of the splitter island on the western approach to guide drivers around the central island as per Austroads Guidelines Part 4B.</i>	Estimated cost to reconstruct Kingsway/Bonfield Drive roundabout is \$120,000

27	<i>Relocate kerb ramps closer to intersection and provide cut through on Driver Road existing approach island.</i>	Refer recommendation 1.
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The remainder of CAR actions can be undertaken as part of standard maintenance practices, incorporated into future capital works, or incorporated into development conditions.

## Voting Requirements

Simple Majority

## Recommendation

### That Council:-

1. **RECEIVES** the Road Safety Audit – Kingsway – Driver Road to Rangeview Road (March 2012) prepared by Donald Veal Consultants Pty. Ltd;
2. **ENDORSES** Administrations comments to the Road Safety Audit – Kingsway – Driver Road to Rangeview Road (March 2012) Corrective Action Report (Attachment 2);
3. **NOTES** that \$20,000 is listed in the City's 2013/2014 Capital Works Program Project for PR-2643: Design and documentation of traffic treatments for Kingsway;
4. **NOTES** that \$380,000 is listed in Year 2 of the City's 10-Year Capital Works Program – 2013/2014 - 2022/2023 for traffic treatments works along Kingsway;
5. **NOTES** that \$53,355 has been carried forward to the City's 2013/2014 Capital Works Program for Project PR-2272: Install speed cushions on Driver Road; and
6. **LISTS** for consideration in the City's future 10-Year Traffic Treatments Capital Works Program an amount of \$120,000 for the re-design and reconstruction of the roundabout at the Kingsway/Bonfield Drive intersection in accordance with recommendation 11 of the Road Safety Audit – Kingsway- Drive Road to Rangeview Road (March 2012).

### Attachments:

1. Location Plan 13/109261
2. Kingsway RSA - Corrective Action Report - Response 13/142442 Minuted

## Kingsway Locality Map

### Driver Road to Rangeview Road

Street smart Map



Aerial Map



No	Corrective Action Report
1.	<p><b>Findings:</b> <i>Site observations reveal that SISD may not be achieved on both approaches to Kingsway Drive.</i></p> <p><b>Recommendations:</b> <i>Check sight distances and rectify as necessary to ensure SISD achieved as per Austroads Guidelines Part 4A.</i></p> <p><b>Comment:</b> Kingsway currently operates under a 60km/h speed limit. The Safe Intersection Sight Distance (SISD) for a 70km/h design speed is 151m. Currently the minimum SISD is not achieved for vehicles approaching the intersection from the west. The SISD can be improved by reducing the speed limit or reducing the operating speed by the installation of traffic treatments. Additionally, the installation of Advanced Warning signage on the western approach will assist in making drivers aware of the Driver Road intersection. Before the extension of Hartman Dr to Hepburn Av and Mirrabooka Av to Ocean Reef Rd, Driver Rd was the only connection between the north and south of the City and the intersection has been designed to cater for articulated vehicles. Reconstruct the Kingsway/Driver Road intersection to meet Liveable Neighbourhood's standards. Projects for the design, documentation and construction of traffic treatments on Kingsway are listed in the City's 10-Year Capital Works Program for 2013/2014 and 2014/2015.</p> <p style="text-align: right;"><b>Agree: Yes</b></p>
2.	<p><b>Findings:</b> <i>On the south approach to Rangeview Road and Kingsway Drive roundabout, sightlines to the east are obstructed by fencing.</i></p> <p><b>Recommendations:</b> <i>Provide minimum safe intersection sight distance for the southbound approach to the roundabout at Rangeview Rd and Kingsway Drive.</i></p> <p><b>Comment:</b> The properties on the east and west side of Rangeview Rd at the Kingsway intersection have yet to be developed. In accordance with the Structure Plan for the area Rangeview Rd will be upgraded when the adjacent land is developed.</p> <p style="text-align: right;"><b>Agree: Yes</b></p>
3.	<p><b>Findings:</b> <i>Recent Counts indicate that the 85<sup>th</sup> speed on Driver Road is 70km/h, 17% above the posted speed limit.</i></p> <p><b>Recommendations:</b> <i>Install traffic calming measures on Driver Road.</i></p> <p><b>Comment:</b> Project PR-2272 to install traffic treatments on Driver Road is listed in the City's 2012/13 Capital Works Program.</p> <p style="text-align: right;"><b>Agree: Yes</b></p>
4.	<p><b>Findings:</b> <i>Some 1.8% of traffic is exceeding the posted speed by in excess of 20km/h</i></p> <p><b>Recommendations:</b> <i>Install traffic calming measures along Kingsway Drive.</i></p> <p><b>Comment:</b> Refer response to Recommendation 1.</p> <p style="text-align: right;"><b>Agree: Yes</b></p>

5.	<b>Findings:</b> <i>The missing section of kerb on Kingsway Drive east approach to Rangeview Road reduces the readability of the travel path for vehicles travelling west.</i>
	<b>Recommendations:</b> <i>Reinstate section of kerbing.</i>
	<b>Comment:</b> Road maintenance will be undertaken in accordance with the City's Asset Management Plans.
6.	<b>Findings:</b> <i>Perceived 'pinch point' for westbound vehicles on Kingsway Drive approaching Driver Road.</i>
	<b>Recommendations:</b> <i>Remove the perceived pinch point by either modification of the kerb line or by treatment of the additional width using the pavement marking.</i>
	<b>Comment:</b> Refer response to Recommendation 1.
7.	<b>Findings:</b> <i>At the northeast corner of Kingsway Drive/Driver Road, kerb line raised turning treatment is damaged and a hazard to motorcyclists and cyclists.</i>
	<b>Recommendations:</b> <i>Repair / Reinforce the damaged kerb line and surface on the raised turning treatment and ensure that the surface is adequately delineated for all road users.</i>
	<b>Comment:</b> Refer response to Recommendation 1
8.	<b>Findings:</b> <i>The geometry of the eastern, northern and southern approaches to the Mirrabooka Avenue/Kingsway Drive appears to be substandard.</i>
	<b>Recommendations:</b> <i>Review the approaches and rectify as required.</i>
	<b>Comment:</b> The northern and eastern approaches have been reviewed and found to conform to <i>Austroads Guide to Road Design Part 4B</i> . The southern approach, however, has been found not to conform. The southern approach will be reconstructed when Mirrabooka Avenue is upgraded to a 4 lane dual carriageway.
9.	<b>Findings:</b> <i>Due to the level differences, the Mirrabooka Avenue/Kingsway Drive roundabout is not clearly evident on the north approach.</i>
	<b>Recommendations:</b> <i>Introduce a vertical element to the central island. Any element introduced should not impede sight lines and comply with clear zone requirements.</i>
	<b>Comment:</b> Introduce vertical landscaping elements to the Mirrabooka Avenue/Kingsway roundabout to improve visibility.

10.	<b>Findings:</b> <i>The geometry of the splitter island on all approaches to Rangeview Road/ Abbotswood Drive/Kingsway Drive roundabout guides the driver into the central island.</i>
	<b>Recommendations:</b> <i>Alter the geometry of the splitter islands to guide drivers around the central island as per Austroads Guidelines Part 4B.</i>
	<b>Comment:</b> Review the design of the Kingsway <del>Drive</del> /Abbotswood Drive/Rangeview Road roundabout to ensure compliance with <i>Austroads Guide to Road Design Part 4B</i> . Upgrade if necessary though the Black Spot Program.
11.	<b>Findings:</b> <i>The geometry of the splitter island on western approach to the (Kingsway) and Bonfield Drive roundabout guides the driver into the central island.</i>
	<b>Recommendations:</b> <i>Alter the geometry of the splitter island on the western approach to guide drivers around the central island as per Austroads Guidelines Part 4B.</i>
	<b>Comment:</b> The roundabout deflects vehicles heading east more severely than vehicles heading west. Reconstruct the Kingsway/Bonfield Dr roundabout to ensure compliance with <i>Austroads Guide to Road Design Part 4B</i> .
12.	<b>Findings:</b> <i>Those approaching on Esmeralda Pass to Kingsway may mistake Kingsway as dual carriageway and one-way traffic flow.</i>
	<b>Recommendations:</b> <i>Install hazard board (MR-HM-2) at junction of Esmeralda Pass and Kingsway Drive</i>
	<b>Comment:</b> The City will seek Main Roads WA approval for the installation of a MR-HM-2 hazard boards at the junction of Esmeralda Pass and Kingsway.
13.	<b>Findings:</b> <i>There is low vertical clearance of the powerline that runs along the southern side of Kingsway at Rangeview Road</i>
	<b>Recommendations:</b> <i>Review vertical clearance of powerline and increase as required.</i>
	<b>Comment:</b> The properties on the east and west side of Rangeview Rd at the Kingsway intersection have yet to be developed. In accordance with the Structure Plan for the area the power lines will be undergrounded when the adjacent land is developed.
14.	<b>Findings:</b> <i>During the night audit various street lights at Rangeview Road, Bonfield Drive and Fennell Rise were found not to be working.</i>
	<b>Recommendations:</b> <i>Ensure all street lights are operating.</i>



	<p><b>Comment:</b> <span style="float: right;"><b>Agree: Yes</b></span></p> <p>Wester Power advised of faulty streetlights.</p>
15.	<p><b>Findings:</b></p> <p><i>The existing hazard board at the Driver Road intersection is not in accordance with Main Roads Drawing 200831-0015.</i></p> <p><b>Recommendations:</b></p> <p><i>Replace the existing hazard board sign at the intersection of Driver Road and Kingsway Drive with sign MR-HM-2.</i></p> <p><b>Comment:</b> <span style="float: right;"><b>Agree: Yes</b></span></p> <p>Approved traffic signs are a MRWA asset. The maintenance or upgrading of traffic signs in accordance with MRWA asset plans is a MRWA responsibility.</p>
16.	<p><b>Findings:</b></p> <p><i>Existing roundabout signs on Kingsway Drive and Bonfield Drive on the eastern and western approaches are damaged.</i></p> <p><b>Recommendations:</b></p> <p><i>Replace the existing roundabout signs on Kingsway and Bonfield Drive on the eastern and western approaches.</i></p> <p><b>Comment:</b> <span style="float: right;"><b>Agree: Yes</b></span></p> <p>MRWA advised of damaged signs.</p>
17.	<p><b>Findings:</b></p> <p><i>The roundabout approach sign on Rangeview Road southern approach to Kingsway Drive has poor reflectivity.</i></p> <p><b>Recommendations:</b></p> <p><i>Replace the roundabout approach sign on Rangeview Rd southern approach to Kingsway.</i></p> <p><b>Comment:</b> <span style="float: right;"><b>Agree: Yes</b></span></p> <p>MRWA advised of damaged sign.</p>
18.	<p><b>Findings:</b></p> <p><i>Site observations reveal that delineation (pavement marking, linemarking and RRPMS) are generally not to current standards.</i></p> <p><b>Recommendations:</b></p> <p><i>Review the existing line marking along Kingsway for its entire length (including outside of the audit area) and bring up to current standards. Proposed redevelopment may impact on the type of line marking required.</i></p> <p><b>Comment:</b> <span style="float: right;"><b>Agree: Yes</b></span></p> <p>Land parcels along Kingsway have been developed in an ad-hoc manner resulting in a mix of linemarking standards. The City will review linemarking and signage along the length of Kingsway to ensure it meets current MRWA guidelines.</p>
19.	<p><b>Findings:</b></p> <p><i>There are fixed hazards including trees and power poles along the length of Kingsway Drive.</i></p> <p><b>Recommendations:</b></p> <p><i>Remove non-frangible items from the clear zone or provide suitable protection or replace with</i></p>

	<i>frangible items.</i>
	<p><b>Comment:</b> <b>Agree: No</b></p> <p>The RSA Report lists only 4 midblock crashes along Kingsway between Driver Road and Rangeview Road, 3 being rear-end rashes and one being a side-swipe accident. No reported accidents indicated any 'run off road hit object' crash types. The City considers that the capital cost of remediation for all trees and power poles within the clear zone cannot be justified and is therefore not recommended until 'run off road hit object' crash types become over represented.</p>
20.	<p><b>Findings:</b></p> <p><i>The existing barrier on the southern approach to Mirrabooka Avenue/Kingsway is of insufficient length to protect the hazards at this location.</i></p> <p><b>Recommendations:</b></p> <p><i>Review the extent of the barrier and modify as necessary.</i></p> <p><b>Comment:</b> <b>Agree: No</b></p> <p>The hazard (the embankment) is outside the clear zone and therefore is considered low risk. A safety barrier was not a part of the original design nor identified as a requirement during the Road Safety Design Audit. However, the barrier was installed to allay the fears of nearby residents. The crash barrier has been cut short to accommodate the pedestrian crossing on the south side of the roundabout.</p>
21.	<p><b>Findings:</b></p> <p><i>The ET-2000 (barrier end treatment) on the southern approach to Mirrabooka Avenue/Kingsway Drive-s not installed in accordance with the installation manual and inadequate cable tension has been identified.</i></p> <p><b>Recommendations:</b></p> <p><i>Inspect ET-2000 terminal against the checklist contained in the installation manual and rectify as necessary.</i></p> <p><b>Comment:</b> <b>Agree: Yes</b></p> <p>ET-2000 barrier installation to be checked for compliance with installation manual.</p>
22.	<p><b>Findings:</b></p> <p><i>On the western side of Esmerelda Pass is a 'loose' Water Corporation manhole which moves when walked on and is a potential trip hazard.</i></p> <p><b>Recommendations:</b></p> <p><i>Rectify Water Corporation manhole lid so that it does not move when walked on.</i></p> <p><b>Comment:</b> <b>Agree: Yes</b></p> <p>The Water Corporation advised.</p>
23.	<p><b>Findings:</b></p> <p><i>There is a missing kerb ramp west of Esmerelda Pass, southern side of Kingsway Drive-and at the Esmerelda Pass intersection the existing kerb ramps are not aligned.</i></p> <p><b>Recommendations:</b></p> <p><i>Install a kerb ramp west of Esmerelda Pass, align the existing kerb ramps at the Esmerelda Pass intersection.</i></p> <p><b>Comment:</b> <b>Agree: No</b></p> <p>The pedestrian ramp links the footpath and the CAPS, it is not a pedestrian crossing point.</p>

24.	<b>Findings:</b> <i>There is a lack of connectivity of shared use paths along Kingsway Drive.</i>
	<b>Recommendations:</b> <i>Review connectivity of shared use paths, including kerb ramps along Kingsway and rectify as necessary.</i>
	<b>Comment:</b> A shared use path exists along the north side of Kingsway from Wanneroo Road to Barton Gate constructed as a combination of cast in-situ concrete path and Controlled Access Places (CAP roads). <b>Agree: No</b>
25.	<b>Findings:</b> <i>Kerb ramps do not align with pedestrian crossings in the splitter islands at Rangeview Road, Bonfield Drive and Lavender Chase roundabouts. No opposing kerb ramp provided on south side of Kingsway Drive (between Driver Road and Esmerelda Pass).</i>
	<b>Recommendations:</b> <i>Rectify existing kerb ramps so that they align with the pedestrian crossings and provide 'missing' opposing kerb ramps.</i>
	<b>Comment:</b> The pedestrian ramp links the footpath and the CAPS, it is not a pedestrian crossing point. Pedestrian ramps will be realigned during asset renewal or if supported by accident data. <b>Agree: In Part</b>
26.	<b>Findings:</b> <i>No tactile indicators were observed to crossings along Kingsway Drive other than at the intersection with Mirrabooka Avenue.</i>
	<b>Recommendations:</b> <i>Install tactile indicators in accordance to AS 1428.1.4: 2009 and Main Roads Guidelines</i>
	<b>Comment:</b> The capital cost of installing tactile surface indicators at all pedestrian crossings in the City would impact significantly on the City's budget. As tactile paving is not supported by all disability groups the City generally only supports the provision of tactile paving in high pedestrian areas or when there are known users. <b>Agree: No</b>
27.	<b>Findings:</b> <i>At Kingsway Drive/Driver Road intersection, kerb ramp are located too far from intersection which is a safety concerns for pedestrians.</i>
	<b>Recommendations:</b> <i>Relocate kerb ramps closer to intersection and provide cut through on Driver Road existing approach island.</i>
	<b>Comment:</b> Refer response to Recommendation 1. <b>Agree: Yes</b>
28.	<b>Findings:</b> <i>The termination of the cycle lane is not consistent with the approach shown on Main Roads drawing 200331-202-8</i>
	<b>Recommendations:</b> <i>The termination of the cycle lane on the north and southbound approaches to the Mirrabooka</i>

	<p><i>Avenue/Kingsway roundabout should be changed to be consistent with Main Roads drawing 200331-202-8</i></p> <p><b>Comment:</b> <span style="float: right;"><b>Agree: Yes</b></span>  Linemarking is as approved by MRWA. Linemarking can be reviewed when road is upgraded or resurfaced.</p>
29.	<p><b>Findings:</b>  <i>Symbolic shared path marking are missing on pathways on Mirrabooka Avenue and Kingsway Drive.</i></p> <p><b>Recommendations:</b>  <i>Review the markings and signing of the shared paths on Mirrabooka Avenue and Kingsway and ensure they (are) installed as per Main Roads Drawings 200531-0009.</i></p> <p><b>Comment:</b> <span style="float: right;"><b>Agree: Yes</b></span>  The shared path network along Kingsway will be reviewed and shared path logos installed / reinstated as required.</p>
30.	<p><b>Findings:</b>  <i>Adequacy of lighting to shared use path on the western side of Mirrabooka Avenue is questionable.</i></p> <p><b>Recommendations:</b>  <i>Ensure shared use path on the western side of Mirrabooka Avenue is adequately lit to AS 1158.</i></p> <p><b>Comment:</b> <span style="float: right;"><b>Agree: No</b></span>  The lighting for Mirrabooka Avenue has been designed in accordance with the AS 1158 Category V3 for lighting the carriageway and adjoining footpaths.</p>
31.	<p><b>Findings:</b>  <i>All of the bus stops along Kingsway Drive do not meet Australian/New Zealand Standard 1428.4.1:2009. Design for access and mobility as they have no tactile paving.</i></p> <p><b>Recommendations:</b>  <i>Upgrade the bus stops to meet the standards.</i></p> <p><b>Comment:</b> <span style="float: right;"><b>Agree: Yes</b></span>  Bus stop infrastructure including disability access is the responsibility of the Public Transport Authority (PTA). In accordance with State and Federal disability laws PTA has a program to upgrade all bus stops to meet disability access and mobility standards.</p>
32.	<p><b>Findings:</b>  <i>The pavement surface at the Kingsway Drive/Driver Road is poor with surface cracks evident and service crossings which has left the pavement uneven in some sections.</i></p> <p><b>Recommendations:</b>  <i>Review pavement conditions and resurface as required.</i></p> <p><b>Comment:</b> <span style="float: right;"><b>Agree: Yes</b></span>  Road maintenance will be undertaken in accordance with the City's Asset Management Plans.</p>
33.	<p><b>Findings:</b>  <i>On the east approach to Mirrabooka Avenue/Kingsway Drive there is damage to brick paving in the median and it appears that there has been parking in the median.</i></p> <p><b>Recommendations:</b>  <i>Repair the damage and prevent parking in the median through signage or physical means.</i></p>

	<p><b>Comment:</b></p> <p>Repairs will be undertaken as part of normal infrastructure maintenance.</p> <p>No explicit No Parking signage is required on medians within the City as it is a offense to park on a median in accordance with Clause 57 of the City's Parking &amp; Parking Facilities Local Law.</p>	<b>Agree: In Part</b>
34.	<p><b>Findings:</b></p> <p><i>Along Kingsway between Bonfield Drive and Denman Gardens vegetation is intruding over the pathway on the northern side of the road (See Photo 37). Vegetation should be pruned routinely to ensure vegetation does not obstruct pedestrians on the pathway.</i></p>	
	<p><b>Recommendations:</b></p> <p><i>Prune vegetation routinely.</i></p>	
	<p><b>Comment:</b></p> <p>Streetscape pruning is undertaken as part of normal infrastructure maintenance.</p>	<b>Agree: Yes</b>

## **IN05-09/13      Installation of Bus Shelter at Bus Stop #21938 - Baltimore Parade, Merriwa**

File Ref: 8697 – 13/122577  
 Responsible Officer: Director Infrastructure  
 Disclosure of Interest: Nil  
 Attachments: 1

### **Issue**

To consider the installation of a bus shelter at bus stop #21938 – Baltimore Parade, Merriwa.

### **Background**

The City's 10-Year Capital Works Program 2013/14–2022/23 proposes future annual expenditure of \$30,000 for new bus shelters. As the typical cost of installing a new bus shelter is currently between \$10,000 and \$15,000 (dependant on configuration – single sided shelter or double sided shelter) the City can only fund the installation of two to three new bus shelters per year using the current funding allocation.

To extend the effectiveness of bus shelter funding the City gives priority to bus stops that qualify for co-funding through the Public Transport Authority's (PTA) Bus Shelter Grants Scheme (BSGS). This process allows the City the ability to expand the program to five or more new bus shelters per year. To qualify for PTA funding under the BSGS the nominated bus stop requires an average minimum patronage figure of 15 boarding passengers per weekday. Administration prioritises the installation of bus shelters by patronage figures provided by the PTA to enable the greatest return on investment for the ratepayers.

### **Detail**

Baltimore Parade is served by bus route 483 which operates between the Clarkson Train Station and Santorini Promenade, Butler.

Patronage data available from the PTA for bus stop #21938 recorded an average of 45 patrons boarding per weekday. Bus stop #21938 has been upgraded by the PTA to disability standard as part of the Bus Stop Accessibility Works Program (BSAWP) and is located within a 7m wide nature strip. There is sufficient room at this location to accommodate a one sided bus shelter between the existing hardstand and property boundary of 188 Baltimore Parade (**Attachment 1** refers).

### **Consultation**

Community consultation was sent to 16 owners and occupiers in the vicinity of bus stop #21938 on 19 June 2013 seeking comments in response to the proposed installation of a bus shelter. The results of community consultation are as follows;

Address	Support/Do Not Support	Comments	Administration Response
182 & 193 Baltimore Parade	Do Not Support	Unfortunately judging from bus shelters in general they seem to detract from appearance of surroundings tending to attract graffiti, litter as well as vandalism. One notices people tend to congregate even if not	The City implements measures to reduce graffiti on all of our assets. Any asset that is damaged in the City should be reported so that the city can repair it. Antisocial Behaviour at bus stops is a

		waiting for a bus, which can result in there running across adjacent properties as there is not front fence/wall. Ultimately property values could decrease as from our experience shelters are used for alcohol consumption.	matter for WA Police and should be reported to them. The social benefits of a bus shelter surpass the social disadvantage of graffiti and antisocial behaviour.
183 Baltimore Parade	Support	No Comment	
184 Baltimore Parade	Support	No Comment	
185 Baltimore Parade	Support	No Comment	
186 Baltimore Parade	Support	We approve of this project as long as there is a rubbish bin also installed next to the bus shelter. We are already experiencing a problem with people throwing their rubbish and cigarette butts on our lawn as they walk to the bus stop.	Noted, a rubbish bin will be installed at the Bus Stop provided there is sufficient space.
187 Baltimore Parade	Support	No Comment	
188 Baltimore Parade	No decision recorded	Note: Plans have been sent to resident. Due to privacy issues the resident's and Administration's responses will be made available in the councillors reading room.	Noted, the City will respect the resident's rights when installing the bus shelter.
190 Baltimore Parade	Do Not Support	You've provided insufficient information for me to warrant approving proposed installation. Picture of mesh type shelter? Size? Location from boundary? An aerial is not sufficient.	The same information is provided to every resident when conducting bus shelter consultations. The City will be including the dimensions of bus shelters in future consultations.
Total	5 respondents approve of the installation of a bus shelter, 2 respondents do not approve and 1 respondent did not record a decision		

## Comment

As of May 2012 there were 789 bus stops recorded in the City of Wanneroo, with bus shelters installed at 178 of these sites. While there are some 611 bus stops within the City without bus shelters many of these bus stops are used only for the return journey and consequently have little demand from boarding passengers. Many others have very low patronage figures or are located at sites where a bus shelter would create a safety hazard.

When considering sites for bus shelters installation the City considers such things as patronage, space within the road reserve, sightlines affecting property crossovers and intersections, and the impact on the adjacent residents.



A draft program is prepared based on these guidelines and consultation is undertaken with residents adjoining and in the general vicinity of the proposed bus shelter. If there are no objections to the proposal then the proposed bus shelter is included in the construction program. If there are objections to a proposed bus shelter location and Administration considers that the bus shelter is required then a report is presented to Council for resolution.

The majority of residents consulted support the proposal for the installation of a bus shelter in Baltimore Parade at bus stop #21938 and this location has been included in the draft 2013/2014 bus shelter installation program, subject to Council's endorsement.

The City's draft 2013/14 Bus Stop Installation Program contains a total of seven shelters, six funded through the PTA Bus Shelter Grants Scheme and one shelter relocated from a discontinued stop on Hester Avenue (after Marmion avenue). Further details of the this draft program are outlined below:

Stop Number	Location	Patronage	Comment
23223	Rangeview Rd Before Hepburn Ave	18	Petition approved by council
25789	Landbeach Bvd After Clontarf Way	40	Petition approved by council
21903	Kingsway Before Ashdale Bvd	63	
12455	Marangaroo Dr - Newpark Shopping Centre	57	
26248	Joondalup Dr After Rawlinna Pwy	54	
17997	Marmion Av Before Anchorage Dr	53	
21938	Baltimore Pde After Nambucca Ramble	45	For council consideration

### Statutory Compliance

Nil

### Strategic Implications

The proposal accords with the following Outcome Objective of the City's Strategic Plan 2006 – 2021:

“2 Social

2.5 Improve transport options and connections”

### Policy Implications

Nil

### Financial Implications

The City's has allocated a budget of \$30,000 in 2013/2014 for PR-1055 Bus Shelter Installation Programs. The installation of a bus shelter at Bus Stop 21938 will be included in the bus shelter nomination list for 2013/14, subject to Council's endorsement of the proposal. The City's cost to install a shelter at bus stop 21938 is approximately \$5,760 based on it being a one sided configuration and funded on a 50/50 basis with the PTA.

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council:-**

- 1. SUPPORTS the ongoing practice of giving priority to installing bus shelters at sites that meet the Public Transport Authority's Bus Shelter Grant Scheme;**
- 2. AGREES to the installation of a bus shelter at Bus Stop 21938 located on Baltimore Parade, Merriwa;**
- 3. ADVISES residents involved in the consultation of Council's decision; and**
- 4. NOTES the draft 2013/14 Bus Shelter Installation Program.**

*Attachments:*

- 1. Map Location 2 - 188 Baltimore Parade, Merriwa.DOCX 13/140596*



## **IN06-09/13      PT01-07/13 - Request for Traffic Signals - Intersection of Marmion Avenue and Hughie Edwards Drive, Merriwa**

File Ref: 3000V01 – 13/140351  
 Responsible Officer: Director Infrastructure  
 Disclosure of Interest: Nil  
 Attachments: 1

### **Issue**

To consider a petition requesting the installation of traffic signals at the intersection of Marmion Avenue and Hughie Edwards Drive, Merriwa.

### **Background**

Council received petition PT01-07/13 at its meeting of 23 July 2013. The petition reads:

*“We, the undersigned, all being Residents of the City of Wanneroo do formally request Council’s consideration: Traffic Lights corner Marmion and Hughie Edwards Drive.”*

The petition was signed by 111 residents, the majority from RAAFA Estate, 19 Hughie Edwards Drive, Merriwa.

### **Detail**

Marmion Avenue is a District Distributor road in the City’s Functional Road Hierarchy and runs North/South. Marmion Avenue is constructed as a 4-lane divided dual carriageway adjacent to the intersection of Hughie Edwards Drive with 3.7m wide traffic lanes and 1.5m wide sealed shoulders. Hughie Edwards Drive is a Local Distributor road in the City’s Functional Road Hierarchy and runs East/West between Marmion Avenue and Seagrove Boulevard. Hughie Edwards Drive is constructed as a 2 lane undivided single carriageway with 7.5m pavement width. The intersection of Marmion Avenue and Hughie Edwards Drive is a standard T-intersection with a Seagull Island in the median of Marmion Avenue. Hughie Edwards Drive approach has a left turn slip lane and a right turn lane separated by a splitter island. The posted speed limit of Marmion Avenue adjacent to the intersection is 70km/hr and Hughie Edwards Drive runs under the default built up area speed limit of 50km/hr. Hughie Edwards Drive is abutted by RAAFA Estate on the northern side and a commercial precinct and residential area on the southern side. A location map showing the subject site is shown in **Attachment 1**.

To assist Administration with its investigation of this request, traffic surveys were conducted along Marmion Avenue commencing 21 May 2012 and along Hughie Edwards Drive commencing 6 August 2013.

### **Traffic Data**

#### **Definitions:**

AWT	Average Weekday Traffic
vpd	vehicles per day
85%ile speed	the speed at or below which 85% of vehicles are travelling.
20km/h Pace	the 20km/h speed range in which the majority of vehicles are travelling
% in Pace	percentage of total vehicles travelling within the 20km/h Pace range

**Marmion Avenue South of Seagrove Boulevard**

AWT	27164 Vpd
85%ile speed	82 km/hr
20km/h Pace	66—86 km/hr
% in Pace	83.4%

**Hughie Edwards Drive East of Dalvik Avenue**

AWT	2159 Vpd
85%ile speed	58 km/hr
20km/h Pace	40—60 km/hr
% in Pace	77.79%

There were 14 reported crashes at the intersection in the five years between 2008 and 2012 of which one required medical attention and 13 were property damage crashes. The number of reported crashes is listed below year by year.

Year	Crashes
2008	4
2009	1
2010	5
2011	2
2012	2

**Consultation**

No consultation has been undertaken in the preparation of this report.

**Comment**

A 2011/12 Black Spot Project to upgrade the intersection with a dedicated left turn lane and splitter island was completed in 2012. The intent of the project was to improve separation of left and right turning streams and reduce sightline blocking. The results of this are supported by the reduction in the number of reported crashes at the intersection from five in 2010 to two in 2012.

A comparison of traffic volumes and State Intersection Crash Ranking (SICR) for nearby roads and intersections on Marmion Avenue records:

- Hughie Edwards Drive with 2,159 vehicles per day (vpd) and a SICR of 1190;
- Pitcairn Entrance with 4,281vpd and SICR of 664 and;
- Santa Barbara Parade with 5,093vpd and SICR 826.

The SICR compares all public road intersections within the State based on the number of crashes over the past five years, with the lower SICR score indicating a higher crash ranking.

To provide an objective comparison a list of similar Local Distributor/District Distributor intersections are listed below based on traffic volumes, 5-year crash frequency, State crash ranking and BCR (Benefit Cost Ratio) based on a project cost of \$250,000.

Road Name	Intersecting Road	Locality	AWT	Crash Ranking	Crash Freq	BCR
Giralt Road	Marangaroo Drive	Marangaroo	4584	2437	7	0.96
Errina Road	Mirraboooka Avenue	Alexander Heights	4892	1252	14	1.07
Evandale Road	Hepburn Avenue	Darch	4428	1308	13	0.75
Rangeview Road	Hepburn Avenue	Landsdale	3988	1377	17	0.99
Cheriton Drive	Joondalup Drive	Carramar	3343	2025	13	0.6
Houghton Drive	Joondalup Drive	Carramar	3103	2025	7	0.3
Waldburg Drive	Joondalup Drive	Tapping	5851	3068	5	0.15
Baltimore Parade	Hester Avenue	Merriwa	7035	1058	22	0.75
Renshaw Boulevard	Hester Avenue	Clarkson	4540	1756	12	0.49
Hughie Edwards Drive	Marmion Avenue	Merriwa	2159	1190	14	1.2
Pitcairn Entrance	Marmion Avenue	Quinns Rocks	4281	664	34	1.26
Santa Barbara Parade	Marmion Avenue	Quinns Rocks	5093	826	29	0.78
Ashley Road	Wanneroo Road	Tapping	4123	2025	9	2.55
Clarkson Avenue	Wanneroo Road	Tapping	3214	2025	9	0.62
Elliot Road	Wanneroo Road	Wanneroo	5479	773	30	2.24

Traffic signals are major and costly items of road infrastructure, generally reserved for major intersections or for those intersections where accident rates are high and where all alternatives have been exhausted. Main Roads WA's preference is for signals to be spaced at 1.5km intervals, with a minimum spacing of 500m. Given the space interval, should traffic control signals be considered on Marmion Avenue between the existing traffic signals on Quinns Road and Kingsbridge Boulevard/Jindalee Boulevard, the most likely intersection would be at Lukin Drive. Traffic signals at that location would have the additional benefit of improving traffic flow and pedestrian safety for the three schools on Bradman Drive, Butler, namely Irene McCormack College, Butler College and Brighton Catholic Primary School.

Given the recent upgrading of the Marmion Avenue/Hughie Edwards Drive intersection and the comparison of its SICR with other intersections within the City, Administration does not support the need for traffic signals at this intersection.

For Merriwa residents who wish to head south and who do not wish to use the Hughie Edwards Drive intersection, there are other alternatives such as using Baltimore Parade onto Hester Avenue or Seagrove Boulevard onto Marmion Avenue. For residents who wish to head north and who do not wish to use the Hughie Edward Drive intersection, there are other alternatives such as using Seagrove Boulevard onto Lukin Drive or Seagrove Boulevard onto Connolly Drive.

## Statutory Compliance

Nil

## Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

*“2 Society - Healthy, safe, vibrant and active communities.*

*2.3 Safe Communities - We feel safe at home and in our local area.”*

## Policy Implications

Nil

## **Financial Implications**

While administration does not support installation of traffic signals at the intersection of Marmion Avenue and Hughie Edwards Drive, the cost of such installation would be in the vicinity of \$300,000.

## **Voting Requirements**

Simple Majority

## **Recommendation**

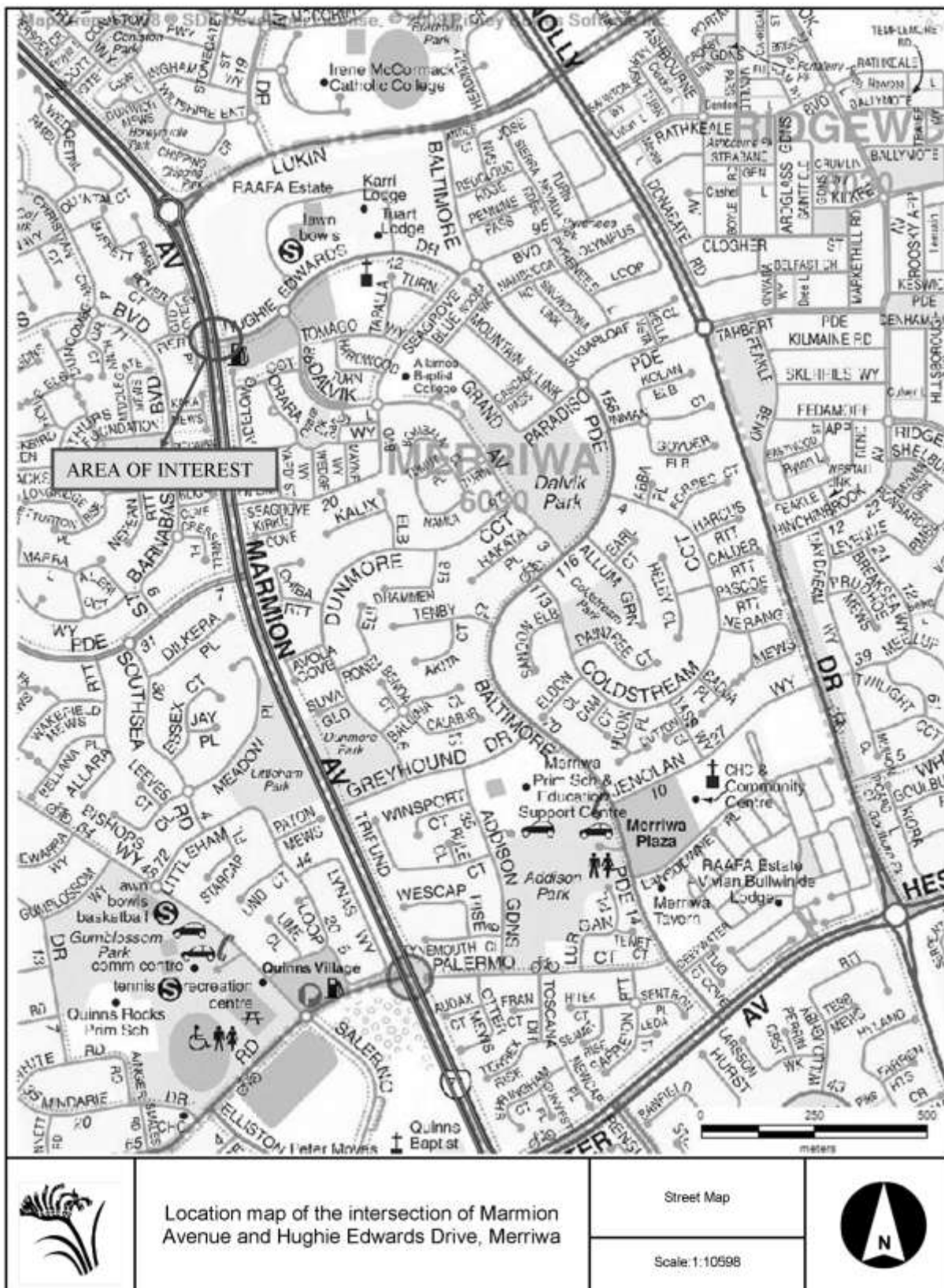
**That Council:-**

- 1. DOES NOT AGREE to the request for installation of traffic signals at the intersection of Marmion Avenue and Hughie Edwards Drive, Merriwa; and**
- 2. ADVISES the petition organiser of Council's decision.**

### *Attachments:*

1. *Location map of the intersection of Marmion Avenue and Hughie Edwards Drive, Merriwa* 13/140363





## **Community Development**

### **Program Services**

#### **CD01-09/13 Community Facilities Sporting and Recreation Facilities Fund - 2013**

File Ref: 9175 – 13/137743  
Responsible Officer: Director, Community Development  
Disclosure of Interest: Nil  
Attachments: 2

### **Issue**

To consider a submission to the Department of Sport and Recreation (DSR) for the 2013 round of the Community Sport and Recreation Facility Fund (CSRFF).

### **Background**

The Community Sport and Recreation Facility Fund is administered by the Department of Sport and Recreation on behalf of the State Government. Each year the Department makes funding available to community/sporting groups and Local Government Authorities to assist in the development of sport and recreation infrastructure. The aim of the program is to increase participation in sport and recreation through an emphasis on well-planned facilities.

Since 2008 the State Government has made approximately \$20 million available through the CSRFF program. Grants are made available through three categories, based on the size and complexity of the proposed projects, and include Small Grants, Annual Grants and Forward Planning Grants:

- Small Grants of \$2,500 - \$50,000 will be allocated to projects involving a basic level of planning. The total project cost for Small Grants must not exceed \$150,000. Grants given in this category must be claimed in the financial year following the date of approval. For projects with a grant request below \$2,500 it is expected that the applicant should be able to fully fund these.
- Annual Grants of \$50,000 - \$166,666 will be allocated to projects with a planning and construction process that will be complete within 12 months. The total project cost for Annual Grants is between \$150,000 and \$500,000. Grants given in this category must be claimed in the financial year following the date of approval.
- Forward Planning Grants of \$166,667 up to \$4,000,000 will be allocated to the large scale projects where the total project cost exceeds \$500,000 and may require an implementation period of between one and three years. Grants given in this category may be allocated in one or a combination of the years in the triennium.

The standard CSRFF grant approved is usually no greater than one-third of the total estimated cost of the project, however this can be increased to one half through a "Development Bonus" which is measured against:

- Geographical location – regional/remote location, growth Local Government area;
- Co-location, including new & existing;
- Sustainability initiative - including water saving, energy reduction; and
- Increased participation - including new participants, or existing participants at higher levels and special interest users.

In addition, contributions made through the CSRFF must be matched by the applicant's own cash contribution with any balance of the funds being provided by an alternate funding source. This may be provided by the applicant, alternative grants, or by the Local Government Authority. It should be noted that Local Government is not required to contribute to any CSRFF grant application.

As a part of the administration of the CSRFF, all applications from community and sporting groups within the City of Wanneroo are required to be submitted to the City for assessment and prioritisation - including those being submitted by the City itself. Applications are required to be endorsed by Council prior to their submission to DSR.

The 2013 CSRFF funding round opened in July of this year for applications seeking funds for the funding triennium 2014/15 to 2016/17. Administration advised all community sport and recreation groups on the City's Smart Clubs register that CSRFF grants applications were being accepted. This year approved applications are required to be submitted to DSR no later than 31 September 2013 in order for assessment to be completed in Jan/Feb 2014.

### Detail

For 2013/14 the City will be applying for two different grants through the Department of Sport and Recreation, refer the table below.

Grant Type	Application Due	Project #	Description	Muni Funds	Club	CSRFF Funds	Total Cost
Small	30 Aug 13	PR-2628	Oldham Park Floodlighting	\$89,400	n/a	\$44,600	\$134,000
Annual	30 Sept 13	PR-1283	Kingsway Baseball Clubroom upgrade	\$970,000	\$100,000	\$400,000	\$1,470,000

The Oldham Park floodlighting was endorsed by Council at its August 20 meeting and has been submitted for the small grant funding round. The only annual grant funding application will be the following;

**Project: Kingsway Baseball/Softball Clubrooms**  
**Applicant: City of Wanneroo**

The Kingsway Baseball/Softball Clubrooms is located on the Kingsway Regional Sporting Complex, 100 Kingsway. The existing clubrooms have aged and cannot meet the requirements of both the Wanneroo Giants Baseball and Vikings Softball Clubs and will be demolished to allow for the development of new facilities that will better meet the needs of the clubs, Please see **(Attachment 1)** for location plan.

The project has been listed in the City's 10 Year Financial Management Plan with concept design already progressing and construction proposed to be carried over the financial years of 2013/14 (\$447,000) and 14/15 (\$1,470,000 includes a \$400,000 CSRFF successful application). Municipal funding is supported by club contribution (\$100,000) with the provisional sum for the cost of construction estimated at \$1,920,000.

ITEM	DESCRIPTION	
1	Demolition	\$3,960
2	Spectators Covered Terrace	\$50,000
	<b>Total External Works</b>	<b>\$53,960</b>
3	New Building	\$1,377,125

	<b>Subtotal 1</b>	<b>\$1,431,085</b>
4	Cost Escalation forecast for 1 year	\$11,449
	<b>Subtotal 2</b>	<b>\$1,442,534</b>
5	Consultancy	\$144,253
6	Energy Efficiency and ESD initiatives	\$72,127
7	Artworks	\$28,851
	<b>Subtotal 3</b>	<b>\$1,687,765</b>
8	Contingency Total	\$168,776
	<b>Subtotal 4</b>	<b>1,856,541</b>
9	Project Management	\$55,696
	<b>TOTAL Project</b>	<b>\$1,912,237</b>

The project was assessed by utilising the following philosophy and exclusion criteria established as a part of the CSRFF Review Process, as follows:

#### Philosophy

- Meets a clearly demonstrated need within the community;
- Support the City of Wanneroo's Strategic Plan and Leisure Strategy;
- Provide maximum benefit and value for money for the community by providing multi-purpose facilities and allow for general community uses (i.e. other community-based activities);
- Financially viable, with the applicant able to demonstrate the ability to meet the financial commitment;
- Increases participation;
- Include a clear management plan; and/or
- Facility provision to meet all relevant Australian Standards.

In addition to these criteria, the application was assessed on the basis of the CSRFF assessment principles and project rating:

#### **Consultation**

Administration has previously, and continues, to consult directly with representatives from the Wanneroo Giants Baseball Club and the Vikings Softball Club in relation to the planning and design of the Kingsway Baseball/Softball Clubrooms.

#### **Comment**

The development of the Clubrooms will assist in the facilitation of increased physical activity at the 4 playing diamonds at Kingsway Regional Sporting Complex. The provision of adequate infrastructure including kiosk and storage facilities and the development of a meeting space will assist clubs to adequately manage their groups. Please see **(Attachment 2)** for the proposed General Layout concept.

Once the clubrooms redevelopment is completed it will establish Kingsway as a key location for structured small ball sport within the northern corridor and make a significant contribution not only to the local clubs but to both baseball and softball sporting associations. These infrastructure improvements will be complemented by the existing passive features at Kingsway Regional Sporting Complex and result in an all-encompassing venue for local residents to participate in sport, recreation and leisure pursuits.

The project is considered to be in keeping with the City's philosophy and does not contravene the City's exclusion criteria. The project has been designated the assessment level of "satisfactory" in relation to the CSRFF Assessment Principles and has been rated as "well planned and needed by the municipality". The CSRFF Review Panel recommends that the application be forwarded to the Department of Sport and Recreation. This is on the basis that the construction of this facility will increase the reserve's capacity to meet the demand generated through current growth in the area.

On this basis this report recommends that a CSRFF grant of \$400,000 be sought in the year 2014/15.

### Statutory Compliance

Nil

### Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

*"2 Society - Healthy, safe, vibrant and active communities.*

*2.1 Great Places and Quality Lifestyle - People from different cultures find Wanneroo an exciting place to live with quality facilities and services."*

### Policy Implications

Nil

### Financial Implications

The table below identifies the financial implications for the City's Ten Year Strategic Financial Management Plan over the duration of the funding triennium as a result of the identified project. The total cost of the project is funded on a recoup basis, where a majority of the project is required to be completed before CSRFF funds can be accessed. As a result, it is necessary to budget for the full project cost within the Forward Infrastructure Works Program, as follows:

Project	Total Cost	Municipal & Other Sources	Club/Clubs Contribution	CSRFF Contribution	Budget Year 2014/15
PR-2247 Kingsway Baseball/Softball Clubrooms	\$1,470,000	\$970,000	\$100,000	\$400,000	\$1,470,000

Funding has been confirmed in the 10 Year Capital Works. Should the application not be successful implications for the identified project will be addressed through a further report to be provided to Council in March 2014 advising of the outcomes of the CSRFF applications and any resulting implications to the City of Wanneroo.

### Voting Requirements

Simple Majority

## Recommendation

### That Council:-

1. **SUBMITS** the Community Sport and Recreation Facilities Fund application for the Kingsway Baseball/Softball Clubrooms to the Department of Sport and Recreation for the 2013 funding round;
2. **NOTES** that a further report will be presented to Council in March 2014 advising the outcomes of the CSRFF application for the 2013 funding round and related funding implications for the City's Ten Year Strategic Financial Management Plan.

#### *Attachments:*

1. *Attachment 1 Locality Plan /Catchment Plan* 13/139069
2. *Attachment 2 - Proposed Concept Layout Plan* 13/91270



Attachment 1 – Locality plan



Attachment 2 – Catchment Plan







**CD02-09/13 Write Off Outstanding Debt - Community Facilities**

File Ref: 3370 – 13/134824  
 Responsible Officer: Director, Community Development  
 Disclosure of Interest: Nil  
 Attachments: Nil

**Issue**

To consider writing off an outstanding facility debtor account.

**Background**

Administration has undertaken a review of outstanding debts for the hire of Community Facilities with a single Doubtful Debt identified.

**Detail**

Regular annual and season hirers pay accounts in arrears at the end of each calendar month. Administration has a procedure for the reclamation of debt which is in excess of 30 days. This process has been followed and includes contacting the debtors to formally advise that their account is in arrears and then twice thereafter at 15 day intervals requesting settlement of the account. If this proves unsuccessful then access to the facility is withdrawn and all debts are handed over the City's Finance Service Unit.

The Finance Service Unit engages a Debt Collection Agent who undertakes to contact the individuals and organisation, by telephone or directly in, to facilitate settlement of the relevant accounts. In this case, every effort has been made to recoup these monies from the debtor listed through these processes but to no avail and with no further options for recovery. Accordingly it is now considered appropriate to have the debt written off as identified below.

<b>SCHEDULE OF DEBT WRITE OFF'S</b>				
<b>Name</b>	<b>Date Range</b>	<b>Amount</b>	<b>Description</b>	<b>Comments</b>
<b>Fitkidz/Full of Beanz</b>	<b>2008</b>	<b>\$769.70</b>	<b>Facility Bookings</b>	<b>Debt Recovery Unsuccessful</b>
	<b>Total</b>	<b>\$769.70</b>		

**Consultation**

Nil

**Comment**

Administration has reviewed the existing framework to allow the debt collection process to be more efficient by undertaking the process on a more regular basis, subsequently minimising the risk to the City of further excessive debt. In all cases no further bookings are taken from debtors and the booking accounts for these groups and individuals are frozen, preventing any further bookings being made.

**Statutory Compliance**

Section 6.12 of the Local Government Act 1995 provides that:-

*"(1) Subject to subsection (2) and any other written law, a local government may*

—

- (a) *when adopting the annual budget, grant\* a discount or other incentive for the early payment of any amount of money;*
- (b) *waive or grant concessions in relation to any amount of money; or*
- (c) *write off any amount of money which is owed to the local Government.*

*\* Absolute majority required."*

## Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

*"4 Civic Leadership - Working with others to ensure the best use of our resources.*

*4.3 A Strong and Progressive Organisation - You will recognise the hard work and professionalism delivered by your council through your interactions and how our community is developing."*

## Policy Implications

Nil

## Financial Implications

The debts are provided for within the Provision for Doubtful Debts and as a result the operating position of the City will not be affected.

## Voting Requirements

Absolute Majority

## Recommendation

**That Council pursuant to Section 6.12(1)(c) of the *Local Government Act 1995* WRITES OFF BY ABSOLUTE MAJORITY the outstanding amount of \$769.70 for Fitkidz/Full of Beanz the facility debtor, as detailed below.**

SCHEDULE OF DEBT WRITE OFF'S				
Name	Date Range	Amount	Description	Comments
Fitkidz/Full of Beanz	2008	\$769.70	Facility Bookings	Debt Recovery Unsuccessful
	Total	\$769.70		

Attachments: Nil

**CD03-09/13     PT02-06/13 & PT03-06/13 Request from Quinns Football Club for Alternative venue at Riverlinks, Clarkson & Improved Facilities at Abbeville Reserve, Mindarie**

File Ref: 1485 – 13/103998  
Responsible Officer: Director, Community Development  
Disclosure of Interest: Nil  
Attachments: 3

**Issue**

To consider two petitions presented to Council by Quinns Football Club requesting the following:

1. Development of a toilet block, changing block and floodlighting at Riverlinks Park, Clarkson (PT02-06/13); and
2. Requesting an upgrade of floodlighting and ground maintenance at Abbeville Park, Mindarie (PT03-06/13).

**Background**

Quinns Football Club (the Club) presented two petitions to Council on the 25 June 2013.

Petition PT02-06/13, signed by 85 City of Wanneroo residents, requested the development of an alternative venue at Riverlinks Park, Clarkson. This would include the development of toilet and changeroom facilities and floodlighting. The petition stated this facility would give the Club more flexibility throughout the year with current venues becoming increasingly restricted with its growth in membership numbers.

Petition PT03-06/13, signed by 170 City of Wanneroo residents, requested upgraded facilities for training at Abbeville Park, Mindarie. The facility upgrades proposed improved floodlighting and maintenance to the reserve. The petition stated that these requests were made on the basis of ensuring the safety of junior teams currently training at Abbeville Park and to provide alternative venues for training aside from Gumblossum Reserve for the Club's approximate 900 members.

Riverlinks Park (**Attachment 1**) located at 15 Riverlinks Drive, Clarkson is a joint use facility with the Department of Education's Somerly Primary School and has been used by the Club for a number of years as a training facility. The park currently consists of two soccer fields and limited roadside parking. There is also a passive area to the south of the reserve which is well used by local residents.

Abbeville Park (**Attachment 2**) located at 17 Abbeville Circle, Mindarie is a multi use facility utilised by junior AFL, the Mindarie Primary School, cricket, little athletics and the Club. The park consists of one multipurpose playing field, able to accommodate one soccer oval (plus an additional soccer training goal), one cricket oval and one AFL oval. The park also has two training floodlights and a toilet block, with a passive area with playground facilities.

Gumblossum Reserve (**Attachment 3**) located at 15 Tapping Way, Quinns Rock is the Club's primary ground, used for training and match purposes. The ground consists of three multipurpose rectangular pitches which accommodate senior and junior soccer matches. The ground is also utilised by baseball and cricket. The ground has a changeroom/toilet/kiosk building seasonally hired by users including the Club. Floodlights are provided on each ground and are suitable for large ball sports training.

## Detail

Administration met with members from the Club on 31 July to discuss the Club's current situation, facility needs and the two petitions submitted to Council. The Club advised that it has experienced significant growth in members over the last three seasons, as outlined in the table below. Currently the Club is looking to cap membership at 800 in order to effectively manage its facility usage.

Membership numbers in 2012/13			Membership numbers in 2011/12			Membership numbers in 2010/11		
Juniors	Seniors	Social	Juniors	Seniors	Social	Juniors	Seniors	Social
621	227	0	576	170	0	556	277	0
<b>Total</b>		<b>848</b>			<b>746</b>			<b>833</b>

The Club is also in the process of developing a strategic plan that will guide its club and facility development over the next 3-5 years. The Club outlined its current facility concerns as below:

### Riverlinks Park

The grounds do not have toilets/changerooms or floodlighting, which restricts the Club's ability to use this facility for training and matches. There is also no dedicated car parking available, however Somerly Primary School car parking is currently utilised when the park is in use.

### Abbeville Park

The current lighting is insufficient for training purposes and the changerroom/toilet facilities are not adequate to support training and match requirements.

### Gumblossum Reserve

The ground is used heavily by the Club throughout the winter season resulting in significant wear and tear to the playing surfaces. Currently the Club rotates and rests pitches throughout the season to reduce the impact on each pitch.

Maintenance works are proposed for one of the pitches in the September 2013 winter/summer season changeover period to revitalise the ground, with further works on the remaining two grounds to be determined in subsequent years.

The Club has indicated that it would like to extend the current building to include social/function room facilities.

## Consultation

Consultation was undertaken directly with the Quinns Football Club's President on 31 July 2013.

## Comment

With the continuing demands on reserves in the City's Coastal Ward, both Riverlinks Park and Abbeville Reserve are considered to be viable options for development to support the growing training and competition requirements of local sporting groups. It should be noted that there are currently no funds in the 2013/14 10 Year Capital Works Program for the delivery of the identified infrastructure upgrades at Riverlinks Park, Abbeville Reserve or Gumblossum Reserve.

Administration will shortly commence the collation of the necessary information to support the submission of separate proposals for Abbeville Park and Riverlinks Park for consideration as a part of the 2014/15 10 Year Capital Works program development. It should also be noted that the delivery of major infrastructure, such as changerooms, involves a two to three year project timeframe.

Any major infrastructure developments of this nature will depend on the City successfully obtaining Community Sport and Recreational Facilities Funding (CSRFF) from the Department of Sport and Recreation. CSRFF grant timelines will need to be factored into the delivery of major projects, and are as outlined below:

	<b>Annual/Forward Planning Grants</b>	<b>Small Grants (under \$150,000 project total)</b>
CSRFF Round Advertised	June	February/July
Application presented to Council	September	March/August
Application submitted to DSR	October	April/September
Application assessed by DSR	November/December	May/October
Successful applications announced	January/February	May/October

Administration will continue to work with the Club on its key facility priorities and the development of the Club's strategic plan. Administration will also continue to work with the Club to look at ground maintenance priorities at Gumblossum Reserve to ease wear and tear at the facility.

## Statutory Compliance

Nil

## Strategic Implications

The proposal accords with the following Outcome Objective of the City's Strategic Plan 2006 – 2021:

*“2 Society - Healthy, safe, vibrant and active communities.*

*2.2 Healthy and Active People - We get active in our local area and we have many opportunities to experience a healthy lifestyle.”*

## Policy Implications

Nil

## **Financial Implications**

Nil

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council:-**

- 1. NOTES Petition PT02-06/13, signed by 85 City of Wanneroo residents, requesting the development of an alternative venue at Riverlinks Park, Clarkson, including the development of toilet and changeroom facilities and floodlighting for Quinns Football Club;**
- 2. NOTES Petition PT03-06/13, signed by 170 City of Wanneroo residents, requesting upgraded facilities for training by the Quinns Football Club at Abbeville Park, Mindarie, including improved floodlighting and maintenance to the reserve;**
- 3. NOTES Administration's intention to submit separate proposals for the Abbeville Park and Riverlinks Park infrastructure upgrades for consideration as a part of the 2014/15 10 Year Capital Works program development.**
- 4. ADVISES the petitioner of Council's resolution.**

*Attachments:*

- |                              |           |
|------------------------------|-----------|
| 1. Riverlinks Park Aerial    | 13/129322 |
| 2. Abbeville Park Aerial     | 13/129317 |
| 3. Gumblossum Reserve Aerial | 13/129320 |



Riverlinks Park, Sommerly



Abbeville Park, Mindarie



Gumblossum Reserve, Quinns Rocks





## Other Matters

### CD04-09/13 Update - Tapping Community Garden

File Ref:	11182 – 13/143812
Responsible Officer:	Director, Community Development
Disclosure of Interest:	Nil
Attachments:	Nil

#### Issue

To consider an update on the progress towards the development of a Tapping Community Garden.

#### Background

At its July meeting Council resolved to:-

*"1. REQUESTS the Chief Executive Officer to INVESTIGATE the provision of a Tapping Community Garden at 76 (Lot 1 DP69528) Ashley Road Tapping and provide the outcome of the investigation to the September 2013 Council Meeting; and  
2. REQUESTS the creation of a draft policy regarding development and management of Community Gardens within the City of Wanneroo on public land."*

#### Detail

The land under investigation is a freehold site zoned Urban Development R20 and identified as a Community Purpose Site within East Wanneroo Cell 1 Structure Plan. The site is level and cleared with no vegetation, 500sqm in area and immediately adjacent to a conservation reserve. There are currently no plans for construction of other community facilities at this location scheduled within the City's 10 Year Capital Works Program. The construction of a Community Garden is considered an appropriate use of this land.

A preliminary meeting was held between members of the Tapping Community Garden Committee and relevant officers of the City, with Councillor Dot Newton in attendance, on Monday 26 August 2013. At this meeting general discussion helped to clarify the proposed scope of the project and steps required to bring this project to fruition.

As a result of the meeting a number of investigatory processes are being undertaken.

Visits to other community gardens in the Perth metropolitan area are being organised to identify and clarify successful governance and operating processes as well as features for inclusion in the design of the Tapping garden. The development of a draft policy is already underway with extensive research undertaken. It is anticipated that this will be ready for Council consideration before the end of the current calendar year.

A draft project plan is being developed to set out anticipated milestones and key tasks for consideration by the working group. These will be distributed for consideration prior to a new meeting date being set.

Leasing/licensing arrangements that exist between other Local Government Authorities and Community Garden organisations are being explored to inform future discussions.

## Consultation

This project is being developed in a collaborative fashion with interested community members and it is anticipated that broader community consultation will be included as concept plans are drafted.

## Comment

It appears that there are no constraints preventing the use of the Community Purposes site in Ashley Road for a Community Garden. The meeting held in August with interested stakeholders was positive and attained its purpose of clarifying the size, scale and scope of the proposed community garden. The Community Committee has already progressed towards becoming an incorporated body which will assist in the long term sustainability of the project and provide the ability to lease land from the City. It has already considered grant funding opportunities, made connections with local community gardens and advice from local experts.

Key components identified as measures of success for the project include:

- Allotment spaces for local families to grow fresh healthy food.
- Education spaces to teach children and others about how to grow food and other plants.
- Celebration spaces for the community to gather and share information and knowledge.
- Safe/inclusive spaces that are accessible for all members of the community regardless of age, ability or background.

All parties in attendance at the meeting committed to undertaking the work required to progress the project and identify opportunities to bring it about expeditiously.

## Statutory Compliance

Nil

## Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

*"1 Environment - A Healthy and sustainable natural and built environment*

*1.1 Environmentally Friendly - You will be part of a community that has a balance of environmentally friendly development and conservation areas for future generations to enjoy"*

*"4. Civic Leadership – working with others*

*4.2.1 Build effective partnerships to deliver the community vision."*

## Policy Implications

A policy to guide the consistent delivery of Community Gardens on City owned land is under development and expected to be presented for Council consideration later in 2013.

## Financial Implications

At this stage the cost to the City to support this project is unknown, but will be considered in the development of the project plan.

At some point concept plans will need to be costed to enable grant funding applications to be submitted. If required a proposal will be submitted for consideration in the development of the 2013/14 operating and capital works budgets.

### **Voting Requirements**

Simple Majority

### **Recommendation**

**That Council RECEIVES this progress report with regard to the development of the proposed Tapping Community Garden.**

*Attachments: Nil*

## **Corporate Strategy & Performance**

### **Finance**

#### **CS01-09/13 Warrant of Payments for the Period to 31 August 2013**

File Ref: 1859 – 13/148411  
 Responsible Officer: Director, Corporate Strategy and Performance  
 Disclosure of Interest: Nil  
 Attachments: Nil

### **Issue**

Presentation to the Council of a list of accounts paid for the month of August 2013, 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 August 2013.

<b>Funds</b>	<b>Vouchers</b>	<b>Amount</b>
<b>Director Corporate Services Advance A/C</b>		
<b>Accounts Paid – August 2013</b>		
Cheque Numbers	93382 - 93740	\$1,174,692.16
EFT Document Numbers	1776 - 1790	<u>\$9,765,530.42</u>
<b>TOTAL ACCOUNTS PAID</b>		<b>\$10,940,222.58</b>
Bank Fees		<b>\$7.50</b>
Less Cancelled Cheques		(\$39,607.76)
Town Planning Scheme		<u>(\$76,735.33)</u>
<b>RECOUP FROM MUNICIPAL FUND</b>		<b><u>(\$10,823,886.99)</u></b>
<b>Municipal Fund – Bank A/C</b>		
<b>Accounts Paid – August 2013</b>		
Recoup Advance Account		\$10,823,886.99
Direct Payments		\$37,246.94
Payroll – Direct Debits		<u>\$3,092,891.55</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$13,954,025.48</u></b>
<b>Town Planning Scheme</b>		
<b>Accounts Paid – August</b>		
Cell 1		\$47,582.69
Cell 4		\$9,647.28
Cell 5		\$15,860.09
Cell 8		<u>\$3,645.27</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$76,735.33</u></b>

At the close of August 2013 outstanding creditors amounted to \$397,251.30.



## Consultation

Nil

## Comment

The list of Cheques and Electronic Transfers and the end of month total of outstanding creditors for the month of August 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

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

*“4 Civic Leadership - Working with others to ensure the best use of our resources.*

*4.3 A Strong and Progressive Organisation - You will recognise the hard work and professionalism delivered by your council through your interactions and how our community is developing.”*

## Policy Implications

Nil

## Financial Implications

Nil

## Voting Requirements

Simple Majority

## Recommendation

**That Council RECEIVES the list of payments drawn for the month of August 2013, as summarised below:-**

Funds	Vouchers	Amount
<b>Director Corporate Services Advance A/C</b>		
<b>Accounts Paid – August 2013</b>		
Cheque Numbers	93382 - 93740	\$1,174,692.16
EFT Document Numbers	1776 - 1790	<u>\$9,765,530.42</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$10,940,222.58</u></b>
Bank Fees		<b>\$7.50</b>
Less Cancelled Cheques		(\$39,607.76)
Town Planning Scheme		<u>(\$76,735.33)</u>

<b>RECOUP FROM MUNICIPAL FUND</b>		<b><u>(\$10,823,886.99)</u></b>
<b>Municipal Fund – Bank A/C</b>		
Accounts Paid – August 2013		
Recoup Advance Account		\$10,823,886.99
Direct Payments		\$37,246.94
Payroll – Direct Debits		<u>\$3,092,891.55</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$13,954,025.48</u></b>
<b>Town Planning Scheme</b>		
Accounts Paid – August		
Cell 1		\$47,582.69
Cell 4		\$9,647.28
Cell 5		\$15,860.09
Cell 8		<u>\$3,645.27</u>
<b>TOTAL ACCOUNTS PAID</b>		<b><u>\$76,735.33</u></b>

<b>WARRANT OF PAYMENTS JULY 2013</b>			
<b>PAYMENT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
00093382	06/08/2013	Kylie De Vos	\$360.00
		Vehicle Crossing Subsidy	
00093383	06/08/2013	Bogdanis Nominees Pty Ltd	\$200.00
		Refund Section 40 (80.2013.24.1) - Lot 211 (2) Quinns Road Mindarie - Application Not Required	
00093384	06/08/2013	Redink Homes	\$216.00
		Reimbursement Of Development Application - Withdrawn As Duplicate	
00093385	06/08/2013	Christian Schools Australia	\$500.00
		Bond Refund - Arts Trailer	
00093386	06/08/2013	Wanneroo BMX Club	\$1,500.00
		Sponsorship For 3 x Children In Their Participation At The ECI BMX World Championships Auckland 24 - 28.07.2013	
00093387	06/08/2013	Woodvale Secondary College Soccer Excellence Program	\$1,500.00
		Sponsorship For 3 x Children - Secondary Schools Football Challenge Kuala Lumpur October 2013	
00093388	06/08/2013	Kingsway Little Athletics Centre	\$1,000.00
		Sponsorship - 2 x Children – 21 <sup>st</sup> International Little Athletics Championships Kuala Lumpur 6 - 7.07.13	
00093389	06/08/2013	Quinns Rocks Volunteer Bush Fire Brigade	\$1,200.00
		Sponsorship For Cadet Unit A - 4 x Children, Cadet Unit B - 3 x Children - 2013 National Australian Fire Cadet Championships Dora Creek NSW 30.09.2013	
00093390	06/08/2013	Butler Bulldogs	\$600.00
		Sponsorship - 3 x Children - Go Kan Ryu Karate Australian World Cup - Sydney 19-	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		21.09.2013	
00093391	06/08/2013	1st Ballajura Scout Group	\$1,000.00
		Sponsorship - 2 x Children - Singapore Scout Camporee 22 - 25.06.2013	
00093392	06/08/2013	Karen Snelling	\$82.80
		Refund - Swim Lessons Term 3 - Cancelled	
00093393	06/08/2013	Marie Short	\$360.00
		Vehicle Crossing Subsidy	
00093394	06/08/2013	Emma Jensen	\$480.00
		Bond Refund	
00093395	06/08/2013	Sally Cole	\$480.00
		Bond Refund	
00093396	06/08/2013	Elaine Awad	\$1,600.00
		Bond Refund	
00093397	06/08/2013	Joondalup United Football Club	\$750.00
		Bond Refund	
00093398	06/08/2013	Cause Force	\$50.00
		Bond Refund	
00093399	06/08/2013	B Lund	\$10.00
		Refund - Gold Program - Rug Making	
00093400	06/08/2013	J Marinovich	\$10.00
		Refund - Gold Program - Laser Tag	
00093401	06/08/2013	J Ennis	\$10.00
		Refund - Gold Program - Change Of Booking From Laser Corps To Bowling	
00093402	06/08/2013	F Vermeulen & H Simoen	\$360.00
		Vehicle Crossing Subsidy	
00093403	06/08/2013	Khaled Ahmad	\$360.00
		Vehicle Crossing Subsidy	
00093404	06/08/2013	L & M Rossi	\$360.00
		Vehicle Crossing Subsidy	
00093405	06/08/2013	T Weight	\$18.40
		Refund - Swimming Credits Not Re-Enrolling	
00093406	06/08/2013	Cancelled	
00093407	06/08/2013	Affordable Living Homes	\$561.09
		Refund - Development Application - Not Required	
00093408	06/08/2013	Department Of Housing	\$400.00
		1 x Financial Assistance	
00093409	06/08/2013	P McDonald	\$89.21
		Refund - Lost/Damaged Book Charges - Item Returned	
00093410	06/08/2013	Lake Joondalup Baptist College Primary School P & F	\$800.00

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Bond Refund	
00093411	06/08/2013	Nemesis Fight Nights	\$1,650.00
		Bond Refund - Nemesis Fight Show On 15.06.2013	
00093412	06/08/2013	Account Collection Services	\$363.70
		1 x Financial Assistance	
00093413	06/08/2013	A Troy	\$773.55
		Refund Of Gym And Aquatic Membership Fees - Class Cancelled For Cooling Off Period	
00093414	06/08/2013	Longlife Strategies Superannuation	\$270.00
		Building Application Accepted As Uncertified - Should Be Certified 2013/3262	
00093415	06/08/2013	Cancelled	
00093416	06/08/2013	R Castles	\$18.00
		Residential Plan Sales Pool Compliance Certificate	
00093417	06/08/2013	B Huynh	\$139.00
		Refund For Building Application Fee - Codes Variation Fee Not Required	
00093418	06/08/2013	D & T Cotton	\$360.00
		Vehicle Crossing Subsidy	
00093419	06/08/2013	R Buckingham	\$89.60
		Refund - Swim Lessons - Client Cancelled	
00093420	06/08/2013	Baseball WA	\$500.00
		Sponsorship 1 x Child Armstrong Participation In The USA Colts Trip 15.06.2012 - 21.07.2012 Reissue Of Cheque #87600 - Incorrect Address	
00093421	06/08/2013	L Godfrey	\$140.00
		Refund - Swim Lessons Term 3 - Client Cancelled	
00093422	06/08/2013	H Workman	\$92.00
		Refund - Swim Lessons Term 3 - Client Cancelled	
00093423	06/08/2013	B Reay	\$33.60
		Refund - Swim Lessons Term 2 - Missed Lessons Due To Health Issue	
00093424	06/08/2013	Alinta Gas	\$786.55
		Gas Supplies For The City	
00093425	06/08/2013	Clarkson Youth Centre Petty Cash	\$197.85
		Petty Cash	
00093426	06/08/2013	Landgate	\$797.50
		Land Enquiries For The City	
00093427	06/08/2013	Fines Enforcement Registry	\$2,193.00
		Lodgement Of 51 Infringement Notice Records - Regulatory Services	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00093428	06/08/2013	Quinns Rocks Adult Day Care Petty Cash	\$90.65
		Petty Cash	
00093429	06/08/2013	Water Corporation	\$9,715.16
		Water Charges For The City	
00093430	06/08/2013	Cancelled	
00093431	06/08/2013	Cancelled	
00093432	06/08/2013	Synergy	\$146,143.45
		Power Supplies For The City	
00093433	06/08/2013	Telstra	\$68,279.37
		Relocation Of Telstra Assets At Corner Marmion Avenue & Hester Avenue - Projects	
00093434	06/08/2013	Clarkson Library Petty Cash	\$82.10
		Petty Cash	
00093435	06/08/2013	Wanneroo Adult Day Centre Petty Cash	\$93.85
		Petty Cash	
00093436	06/08/2013	St George Bank Limited	\$32.50
		Audit Confirmation Fees 2013 - Finance	
00093437	06/08/2013	Mr John Di Candilo	\$62.75
		Reimbursement - National Police Certificate	
00093438	06/08/2013	Telstra Store Wanneroo	\$35.00
		Flip Case Suits HTC One - Conservation	
00093439	06/08/2013	City of Gosnells	\$3,185.20
		Long Service Leave Entitlement – J Toomey - Finance	
00093440	06/08/2013	City of Mandurah	\$579.94
		Long Service Leave Entitlement – T Hartland - Finance	
00093441	13/08/2013	Rates Refund	\$335.27
00093442	13/08/2013	Rates Refund	\$1,967.06
00093443	13/08/2013	Robert Holl Master Builder	\$655.63
		Reimbursement Of Development Application - Cancelled	
00093444	13/08/2013	Northern Corridor Developments	\$380.00
		Reimbursement - Detailed Area Plan Application Fees - Agora Village	
00093445	13/08/2013	Cancelled	
00093446	13/08/2013	Rates Refund	\$2,902.50
00093447	13/08/2013	Rates Refund	\$613.00
00093448	13/08/2013	Rates Refund	\$1,825.48
00093449	13/08/2013	M Jurgens	\$25.00
		Refund - School Holiday Programs Laser Corps - Cancelled	
00093450	13/08/2013	Circus Joseph Ashton Pty Ltd	\$139.00
		Reimbursement Of Development Application Fees - Withdrawn	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00093451	13/08/2013	Z Bosch	\$50.00
		Refund - Cancellation Of Hands Up Make Your Own Hand Puppet Workshop	
00093452	13/08/2013	B Blackall	\$50.00
		Refund - Cancellation Of Hands Up Make Your Own Hand Puppet Workshop	
00093453	13/08/2013	M Tomney	\$360.00
		Vehicle Crossing Subsidy	
00093454	13/08/2013	Elaine Wilson	\$480.00
		Bond Refund	
00093455	13/08/2013	Paula Walker	\$750.00
		Bond Refund	
00093456	13/08/2013	Celia Nascimento	\$480.00
		Bond Refund	
00093457	13/08/2013	Suzan Armanious	\$480.00
		Bond Refund	
00093458	13/08/2013	Darts of the Southern Hemisphere	\$750.00
		Bond Refund	
00093459	13/08/2013	Claire Lark	\$480.00
		Bond Refund	
00093460	13/08/2013	Black Swan Taekwondo Inc	\$480.00
		Bond Refund	
00093461	13/08/2013	Wanneroo Cricket Club Inc	\$75.00
		Key Bond Refund	
00093462	13/08/2013	S & R Lacoul	\$360.00
		Vehicle Crossing Subsidy	
00093463	13/08/2013	Thornlie Christian College	\$500.00
		Bond Refund	
00093464	13/08/2013	Wanneroo Bush Fire Brigade	\$800.00
		Bond Refund	
00093465	13/08/2013	A Carr	\$10.00
		Refund - Gold Rug Making Client Cancelled	
00093466	13/08/2013	N Nikolskaya	\$80.00
		Refund - Direct Debit Payment For Wanneroo Aquamotion	
00093467	13/08/2013	Vodafone Pty Ltd	\$130.43
		1 x Financial Assistance	
00093468	13/08/2013	The Municipal Workcare Scheme	\$115.39
		Refund - Double Payment Of Debtor 1608-01 Invoice 130811	
00093469	13/08/2013	Greg Rowe & Associates	\$400.00
		Reimbursement Of Detailed Area Application Fee - Withdrawn	
00093470	13/08/2013	Katie Lewis	\$40.00
		Dog Registration Refund - Sterilised	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00093471	13/08/2013	N Prentice	\$6.00
		Dog Registration Refund - Deceased	
00093472	13/08/2013	Jacqueline Kalligeros-Drummond	\$20.00
		Dog Registration Refund - Sterilised	
00093473	13/08/2013	G Cooke	\$57.00
		Dog Registration Refund - Sterilised	
00093474	13/08/2013	K Lord	\$20.00
		Dog Registration Refund - Sterilised	
00093475	13/08/2013	T Anderson	\$12.00
		Dog Registration Refund - Deceased	
00093476	13/08/2013	Tessa Van Vulpen	\$20.00
		Dog Registration Refund - Sterilised	
00093477	13/08/2013	D Parin	\$40.00
		Refund For Writing Your Family History Workshop - 10.08.2013	
00093478	13/08/2013	G P & J M Hondris	\$357.00
		Vehicle Crossing Subsidy	
00093479	13/08/2013	Christian Schools Australia	\$500.00
		Bond Refund	
00093480	13/08/2013	Rates Refund	\$635.68
00093481	13/08/2013	Richard Tang	\$50.00
		Key Bond Refund	
00093482	13/08/2013	G & N Guerini	\$360.00
		Vehicle Crossing Subsidy	
00093483	13/08/2013	V Basmadjian	\$360.00
		Vehicle Crossing Subsidy	
00093484	13/08/2013	S Deshwal	\$360.00
		Vehicle Crossing Subsidy	
00093485	13/08/2013	S Montes	\$360.00
		Vehicle Crossing Subsidy	
00093486	13/08/2013	D Baum	\$360.00
		Vehicle Crossing Subsidy	
00093487	13/08/2013	D Morrison	\$360.00
		Vehicle Crossing Subsidy	
00093488	13/08/2013	R & C Kerr	\$360.00
		Vehicle Crossing Subsidy	
00093489	13/08/2013	Professionals North Shore	\$300.00
		1 x Financial Assistance	
00093490	13/08/2013	Department of Housing	\$300.00
		1 x Financial Assistance	
00093491	13/08/2013	A Geddes	\$85.00
		1 x Financial Assistance	
00093492	13/08/2013	Professionals Northern Coast	\$420.00
		1 x Financial Assistance	
00093493	13/08/2013	Cancelled	
00093494	13/08/2013	Capricorn Village Joint Venture	\$159.20



WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Refund Hire Fees	
00093495	13/08/2013	Gymnastics Western Australia	\$400.00
		Sponsorship For 2 x Children - Participation At The Australian Gymnastic Championships - Sydney 15 - 20.07.2013	
00093496	13/08/2013	Westside BMX Club	\$500.00
		Sponsorship For 1 x Child At The 2013 UCI BMX World Championships In Auckland 15 - 20.07.2013	
00093497	13/08/2013	School Sport WA	\$200.00
		Sponsorship For 1 X Child SSA National AFL Championships At Darwin From 10 - 18.08.2013	
00093498	13/08/2013	School Sport WA	\$200.00
		Sponsorship For 1 x Child At WA Schools Football (Soccer) Team Competition At Richlands QLD From 14 - 20.09.2013	
00093499	13/08/2013	Alexander Heights Adult Day Care Petty Cash	\$109.75
		Petty Cash	
00093500	13/08/2013	Alinta Gas	\$1,147.70
		Gas Supplies For The City	
		2 x Financial Assistance \$200.00	
00093501	13/08/2013	AMP Life Limited	\$3,322.37
		Payroll Deductions	
00093502	13/08/2013	Construction Training Fund	\$74,560.78
		Construction Levy Payments 01.07 - 31.07.2013 - Finance	
00093503	13/08/2013	Landgate	\$29,691.16
		Unimproved Valuations Chargeable Schedule 01 - 31.07.2013 - Rates	
		Mining Tenements Chargeable Schedule 14.06 - 15.07.2013 - Rates	
		Gross Rental Valuations Chargeable Schedule 20.07 - 02.08.2013 - Rates	
00093504	13/08/2013	Girrawheen Library Petty Cash	\$206.00
		Petty Cash	
00093505	13/08/2013	Water Corporation	\$3,699.63
		Water Charges For The City	
		1 x Financial Assistance \$200.00	
00093506	13/08/2013	Zurich Client Service	\$688.41
		Payroll Deductions	
00093507	13/08/2013	Cancelled	
00093508	13/08/2013	Cancelled	
00093509	13/08/2013	Cancelled	
00093510	13/08/2013	Cancelled	
00093511	13/08/2013	Cancelled	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00093512	13/08/2013	Cancelled	
00093513	13/08/2013	Cancelled	
00093514	13/08/2013	Cancelled	
00093515	13/08/2013	Cancelled	
00093516	13/08/2013	Cancelled	
00093517	13/08/2013	Cancelled	
00093518	13/08/2013	Cancelled	
00093519	13/08/2013	Catholic Superannuation and Retirement Fund	\$881.67
		Payroll Deductions	
00093520	13/08/2013	MTAA Superannuation Fund	\$1,056.38
		Payroll Deductions	
00093521	13/08/2013	Australiansuper	\$6,505.19
		Payroll Deductions	
00093522	13/08/2013	Rest Superannuation	\$11,842.49
		Payroll Deductions	
00093523	13/08/2013	Asgard Capital Management Ltd	\$1,799.87
		Payroll Deductions	
00093524	13/08/2013	Hospitality Petty Cash	\$483.05
		Petty Cash	
00093525	13/08/2013	Unisuper Limited	\$1,388.76
		Payroll Deductions	
00093526	13/08/2013	Finance Services Petty Cash	\$735.75
		Petty Cash	
00093527	13/08/2013	Hesta Super Fund	\$3,652.13
		Payroll Deductions	
00093528	13/08/2013	Prime Super	\$512.06
		Payroll Deductions	
00093529	13/08/2013	Colonial First State Firstchoice	\$3,341.93
		Payroll Deductions	
00093530	13/08/2013	Care Super	\$1,235.48
		Payroll Deductions	
00093531	13/08/2013	Spectrum Super	\$628.01
		Payroll Deductions	
00093532	13/08/2013	BT Super For Life	\$2,591.77
		Payroll Deductions	
00093533	13/08/2013	Telstra Superannuation Scheme	\$1,024.68
		Payroll Deductions	
00093534	13/08/2013	Amist Super	\$1,149.34
		Payroll Deductions	
00093535	13/08/2013	Agest Administration	\$197.78
		Payroll Deductions	
00093536	13/08/2013	Valdor Superannuation Fund	\$348.18
		Payroll Deductions	
00093537	13/08/2013	Vision Super Pty Ltd	\$591.12
		Payroll Deductions	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00093538	13/08/2013	Recruitmentsuper	\$2,184.04
		Payroll Deductions	
00093539	13/08/2013	Macquarie Investment Management Ltd	\$178.03
		Payroll Deductions	
00093540	13/08/2013	Sunsuper Pty Ltd	\$1,106.15
		Payroll Deductions	
00093541	13/08/2013	Construction & Building Unions	\$1,174.59
		Payroll Deductions	
00093542	13/08/2013	Plum Superannuation Fund	\$1,720.60
		Payroll Deductions	
00093543	13/08/2013	ANZ Superannuation Saving Account	\$154.28
		Payroll Deductions	
00093544	13/08/2013	Perpetual Wealth Focus Super Plan	\$603.15
		Payroll Deductions	
00093545	13/08/2013	Statewide Superannuation Trust	\$755.82
		Payroll Deductions	
00093546	13/08/2013	IHS Superannuation Fund	\$54.21
		Payroll Deductions	
00093547	13/08/2013	AXA Australia	\$614.07
		Payroll Deductions	
00093548	13/08/2013	The Trustee For Oldy's Super Fund	\$43.78
		Payroll Deductions	
00093549	13/08/2013	MLC Nominees Pty Ltd (Employer Super)	\$58.38
		Payroll Deductions	
00093550	13/08/2013	Bendigo & Adelaide Bank Staff	\$697.62
		Payroll Deductions	
00093551	13/08/2013	Victorian Superannuation Fund	\$584.32
		Payroll Deductions	
00093552	13/08/2013	Eagles Junior Basketball Club (Inc)	\$145.00
		Kidsport Voucher X 1 Child	
00093553	13/08/2013	Commonwealth Bank Group Super	\$591.12
		Payroll Deductions	
00093554	13/08/2013	Matrix Superannuation Master Trust	\$890.16
		Payroll Deductions	
00093555	13/08/2013	The Trustee for Tindari Self Manage	\$210.81
		Payroll Deductions	
00093556	13/08/2013	Mr John Di Candilo	\$120.00
		Reimbursement - Drivers Medical Assessment	
00093557	13/08/2013	Telstra	\$12,631.26
		Internet/Phone Charges For The City	
00093558	13/08/2013	Department of Housing	\$400.00
		1 x Financial Assistance	
00093559	13/08/2013	Navigator Applications Account	\$304.02
		Payroll Deductions	
00093560	13/08/2013	Hostplus Superannuation Fund	\$3,669.23

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Payroll Deductions	
00093561	13/08/2013	Australian Super	\$6,540.57
		Payroll Deductions	
00093562	13/08/2013	MLC Nominees Pty Limited	\$2,748.00
		Payroll Deductions	
00093563	13/08/2013	The Industry Superannuation Fund	\$632.43
		Payroll Deductions	
00093564	13/08/2013	100F Portfolio Service Superannuation	\$468.93
		Payroll Deductions	
00093565	13/08/2013	Integra Super	\$994.16
		Payroll Deductions	
00093566	13/08/2013	Coles Supermarkets Aust Pty Ltd	\$500.00
		Gift Voucher - V Humphries Retirement Gift	
00093567	13/08/2013	G & S Maintenance	\$600.00
		Remove Asbestos From Casserley Park - Parks	
00093568	13/08/2013	Lexis Nexis	\$7,419.80
		Civil Proc West Australia Issue 147 - Legal Services	
		Online Legal Research Subscription Practical Guidance Module June 2013 - May 2014 - Legal Services	
00093569	13/08/2013	Mirco Bros Pty Ltd Oil Distributors	\$2,523.90
		Various Items - Parks	
00093570	13/08/2013	North Metropolitan Health Services	\$70.00
		Registration Fee - Understanding And Working With Young People Who Self-Harm For T Reynolds - Youth Programs	
00093571	13/08/2013	State Library of WA	\$24.20
		Lost/Damaged Book Charges	
00093572	13/08/2013	Cancelled	
00093573	13/08/2013	Cancelled	
00093574	13/08/2013	Synergy	\$52,809.05
		Power Supplies For The City	
		4 x Financial Assistance \$539.35	
00093575	15/08/2013	Coles Supermarkets Aust Pty Ltd	\$1,000.00
		Coles Myer Gift Voucher For C Higo Retirement Gift - Projects	
00093576	19/08/2013	Cr F Cvitan	\$3,538.13
		Councillors Allowance - Monthly	
00093577	19/08/2013	Cr Dorothy Newton	\$3,454.80
		Councillors Allowance - Monthly - Rates \$83.33	
00093578	20/08/2013	Rate Refund	\$919.20
00093579	20/08/2013	Rate Refund	\$788.52
00093580	20/08/2013	Brighton Playgroup	\$480.00

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Bond Refund	
00093581	20/08/2013	Reformed Evangelical Church In Aust	\$480.00
		Bond Refund	
00093582	20/08/2013	Michelle Du Toit	\$504.00
		Bond Refund	
00093583	20/08/2013	Rohina Assadullah	\$480.00
		Bond Refund	
00093584	20/08/2013	Libby Hita	\$480.00
		Bond Refund	
00093585	20/08/2013	Ridgewood Little Athletics Centre	\$480.00
		Bond Refund	
00093586	20/08/2013	Lisa Serraino	\$480.00
		Bond Refund	
00093587	20/08/2013	Diana Baker	\$504.00
		Bond Refund	
00093588	20/08/2013	Helen Anderson	\$480.00
		Bond Refund	
00093589	20/08/2013	Mr Ahmed H Esat	\$504.00
		Bond Refund	
00093590	20/08/2013	Jessica Auditore	\$50.00
		Bond Refund	
00093591	20/08/2013	Rate Refund	\$237.95
00093592	20/08/2013	Department of Housing	\$300.00
		1 x Financial Assistance	
00093593	20/08/2013	Ventura Homes	\$1,384.06
		Refund Codes Variation Not Required	
00093594	20/08/2013	K Cvitan	\$12.00
		Dog Registration Refund - Deceased	
00093595	20/08/2013	D Ritchie	\$360.00
		Vehicle Crossing Subsidy	
00093596	20/08/2013	T Thomas	\$265.00
		Vehicle Crossing Subsidy	
00093597	20/08/2013	D & J Vicary	\$360.00
		Vehicle Crossing Subsidy	
00093598	20/08/2013	D Deacon & A Cirolli	\$360.00
		Vehicle Crossing Subsidy	
00093599	20/08/2013	J Corp T/As Homestart	\$506.19
		Reimbursement Of Development Application Fees - Duplicated	
00093600	20/08/2013	Signs & Lines	\$139.00
		Reimbursement Of Development Application Fees - Withdrawn	
00093601	20/08/2013	Aussie Living Homes	\$448.18
		Reimbursement Of Development Application Fees - Withdrawn	
00093602	20/08/2013	W Walker	\$32.00

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Refund - Gold Program - Gin Gin Client Cancelled	
00093603	20/08/2013	V Ingleby	\$6.00
		Refund - Gold Program - BBQ And Beach Walk Client Cancelled	
00093604	20/08/2013	J Stapleton	\$6.00
		Refund - Gold Program - BBQ And Beach Walk Client Cancelled	
00093605	20/08/2013	C Weaver	\$12.00
		Refund - Gold Program - Senior Self Defense Client Cancelled	
00093606	20/08/2013	A Carr	\$6.00
		Refund - Gold Program - BBQ And Beach Walk Client Cancelled	
00093607	20/08/2013	K Ondek	\$438.48
		Refund Of Membership Fees Charged At Full Rate Instead Of CoW Discount 14 Payments - Aquamotion	
00093608	20/08/2013	A Palmer	\$360.00
		Vehicle Crossing Subsidy	
00093609	20/08/2013	P D'Costa	\$63.84
		Refund - Swim Lesson In Term 1 2013 Due To Medical Reasons	
00093610	20/08/2013	Magistrates Court	\$249.00
		Notice Of Intention To Defend General Procedure Claim - 3 Pre-Trial Conference Fee - Rating Services	
00093611	20/08/2013	Jean-Michel & Kim Landuyt	\$360.00
		Vehicle Crossing Subsidy	
00093612	20/08/2013	T Alexander	\$360.00
		Vehicle Crossing Subsidy	
00093613	20/08/2013	S Lewis	\$360.00
		Vehicle Crossing Subsidy	
00093614	20/08/2013	Rate Refund	\$517.70
00093615	20/08/2013	Rate Refund	\$2,675.90
00093616	20/08/2013	Alinta Gas	\$479.75
		1 x Financial Assistance \$400.40	
		Gas Supplies For The City	
00093617	20/08/2013	Facility Officer WLCC Petty Cash	\$58.05
		Petty Cash	
00093618	20/08/2013	Mr Evan Martin	\$257.00
		Keyholder/Tennis Court Booking Officer Payment For July 2013	
00093619	20/08/2013	Quinns Rocks Adult Day Care Petty Cash	\$184.55
		Petty Cash	
00093620	20/08/2013	Water Corporation	\$3,300.38
		Water Supplies For The City	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		2 x Financial Assistance \$400.00	
00093621	20/08/2013	Cancelled	
00093622	20/08/2013	Synergy	\$10,490.85
		Power Supplies For The City	
		2 x Financial Assistance \$500.00	
00093623	20/08/2013	Telstra	\$13,287.34
		1 x Financial Assistance \$100.00	
		Phone Charges For The City - IT	
00093624	20/08/2013	Mrs Jennifer Martin	\$226.20
		Keyholder/Tennis Court Booking Officer Payment For July 2013	
00093625	20/08/2013	Ms Deanne Hetherington	\$215.90
		Keyholder Payment For July 2013	
00093626	20/08/2013	Zurich Aust Insurance Ltd	\$1,000.00
		Motor Vehicle Insurance Claim Excess Payment - WN 32908	
00093627	20/08/2013	Australia Post	\$603.80
		Renewal Of Mail Redirection Service - Lisford Avenue Phil Renkin Building - Information Management	
00093628	20/08/2013	Ms Jodie Walter	\$102.80
		Keyholder Payment For July 2013	
00093629	20/08/2013	Ms Venetia Donnellan	\$174.80
		Keyholder/Tennis Court Booking Officer Payment July 2013	
00093630	20/08/2013	Mrs Kim Forrestal	\$51.40
		Keyholder Payment For July 2013	
00093631	20/08/2013	Yanchep Netball Club Incorporated	\$200.00
		Kidsport Voucher X 1 Child	
00093632	20/08/2013	Geoffrey Bottomley	\$192.80
		Keyholder Payment For July 2013	
00093633	20/08/2013	R Macri	\$180.00
		Refund - Building Application - Charged For Uncertified - Should Be Certified	
00093634	25/08/2013	Altronic Distributors	\$19.40
		Various Items For Fleet	
00093635	25/08/2013	Bridgeall Libraries Limited	\$10,000.00
		Annual Subscription And Implementation Charges - Library Services	
00093636	25/08/2013	CNW Pty Ltd	\$54.45
		Pit Lid - Engineering	
00093637	25/08/2013	Coles Supermarkets Aust Pty Ltd	\$1,000.00
		Gift Voucher - Retirement Gift - Mal Brown	
00093638	25/08/2013	Cooldrive Distribution	\$376.61
		Spare Parts For Fleet	
00093639	25/08/2013	Cancelled	



WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00093640	25/08/2013	Developmental Disability Council of	\$100.00
		Autism Anxiety Parental Distress And Mental Health Event - Aquamotion	
00093641	25/08/2013	G & S Maintenance	\$1,820.00
		Relay Paving - Various Locations - Waste	
		Remove Asbestos - Various Locations - Waste	
00093642	25/08/2013	Gloria R Cnapich	\$130.00
		Entertainment For Christmas In July Party - Funded Services	
00093643	25/08/2013	Harvey Norman AV/TI Superstore	\$1,133.00
		Replacement Of Microwave Oven - 3 x Community Centres - Facilities	
00093644	25/08/2013	Makene Holdings Pty Ltd	\$1,120.00
		Training - HR Driving Licence - D Goljok - WRC	
00093645	25/08/2013	Marevic Enterprises Pty Ltd	\$130.00
		Supply Of Materials - Parks	
00093646	25/08/2013	Mirco Bros Pty Ltd Oil Distributors	\$393.30
		Various Items - Parks	
00093647	25/08/2013	Mrs Hebe Morgan	\$125.00
		Books For Heritage & Museums	
00093648	25/08/2013	North Metropolitan Health Services	\$70.00
		Training - Working With Complex Trauma 26.06.2013 - R Clough	
00093649	25/08/2013	Quirks Australia Pty Ltd	\$493.90
		Skope SK1000 Fridge - Emergency Services	
00093650	25/08/2013	RAC Motoring & Services Pty Ltd	\$511.00
		Call Out - 3 x Vehicles - Fleet	
		New Vehicle Nomination Fee WN 33506 - Fleet	
00093651	25/08/2013	Repco Auto Parts & Accessories	\$154.00
		Spare Parts For Fleet	
00093652	25/08/2013	Sensis Pty Ltd	\$129.80
		Advertising - Health And Fitness Centres - Aquamotion	
00093653	25/08/2013	State Library of WA	\$8,211.40
		Lost/Damaged Book Charges - Library Services	
		Service Charge Van Deliveries - Library Services	
00093654	25/08/2013	Stephen McKee	\$2,000.00
		Removal Of Asbestos From Old Yanchep Road - Waste	
00093655	25/08/2013	Suncorp Metway	\$30.00
		Audit Confirmation Fees 2013 - Finance	
00093656	25/08/2013	The Active Network	\$21,840.00

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Class Registration/Maintenance/Support - IT	
00093657	25/08/2013	Wanneroo Automatic Transmission	\$440.00
		Repair Torque Converter - Fleet	
00093658	25/08/2013	Webforge	\$1,320.02
		Various Items For Fleet	
00093659	25/08/2013	West Australian Opera Company	\$1,200.00
		Groceries For Insideart - Heritage	
00093660	26/08/2013	M Latip	\$20.50
		Refund - Direct Debit In Error - Debited As An Adult Fees Instead Of Concession Debited \$70 Instead Of \$59.50	
00093661	26/08/2013	Australian Refrigeration Council Ltd	\$130.00
		Refrigeration Handling License - Reference L011191 J Fryer, CoW - Fleet	
00093662	27/08/2013	Rate Refund	\$108.66
00093663	27/08/2013	Patricia Taylor	\$750.00
		Bond Refund	
00093664	27/08/2013	Rate Refund	\$293.99
00093665	27/08/2013	Rate Refund	\$665.15
00093666	27/08/2013	Rate Refund	\$3,177.26
00093667	27/08/2013	Rate Refund	\$689.67
00093668	27/08/2013	Rate Refund	\$218.26
00093669	27/08/2013	Rate Refund	\$33.96
00093670	27/08/2013	Rate Refund	\$110.00
00093671	27/08/2013	Rate Refund	\$1,351.15
00093672	27/08/2013	Catherine Araya	\$787.50
		Bond Refund	
00093673	27/08/2013	Cancelled	
00093674	27/08/2013	Haydar Pty Ltd	\$504.00
		Bond Refund	
00093675	27/08/2013	Nerissa Toh	\$480.00
		Bond Refund	
00093676	27/08/2013	Niraj Patel	\$480.00
		Bond Refund	
00093677	27/08/2013	Hannia Villarreal	\$504.00
		Bond Refund	
00093678	27/08/2013	Fiona Cunningham	\$480.00
		Bond Refund	
00093679	27/08/2013	Quinns Districts Amateur Football	\$750.00
		Bond Refund	
00093680	27/08/2013	Anitha George	\$480.00
		Bond Refund	
00093681	27/08/2013	Amanda Greenwood	\$504.00
		Bond Refund	
00093682	27/08/2013	Gabrielle Caravella	\$504.00

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Bond Refund	
00093683	27/08/2013	Silky Kanojia	\$750.00
		Bond Refund	
00093684	27/08/2013	Amanda Robinson	\$460.70
		Bond Refund	
00093685	27/08/2013	Yanchep & Districts Country Womens Assoc	\$480.00
		Bond Refund	
00093686	27/08/2013	Colin Blab	\$360.00
		Vehicle Crossing Subsidy	
00093687	27/08/2013	P Lonergan & A Arnold	\$360.00
		Vehicle Crossing Subsidy	
00093688	27/08/2013	Ivan Tan	\$360.00
		Vehicle Crossing Subsidy	
00093689	27/08/2013	Dean Martin	\$360.00
		Vehicle Crossing Subsidy	
00093690	27/08/2013	Diana Crosse	\$360.00
		Vehicle Crossing Subsidy	
00093691	27/08/2013	Terri Paterson Pty Ltd	\$230.00
		1 x Financial Assistance	
00093692	27/08/2013	Monica Kane	\$113.50
		Reimbursement Of Infringement 1007026 Paid Twice Cheque Re-Issued Original Not Received	
00093693	27/08/2013	D Williams & B Ogden	\$271.00
		Vehicle Crossing Subsidy	
00093694	27/08/2013	Buzz Homes And Living	\$588.68
		Reimbursement - Development Application Not Required	
00093695	27/08/2013	Freelife Homes	\$428.69
		Reimbursement - Development Application Not Required	
00093696	27/08/2013	Inspired Homes	\$1,245.38
		Reimbursement - Development Application Not Required	
00093697	27/08/2013	Don Russell Homes Pty Ltd	\$581.82
		Reimbursement - Development Application Not Required	
00093698	27/08/2013	Don Russell Homes Pty Ltd	\$539.80
		Reimbursement - Development Application Not Required	
00093699	27/08/2013	Affordable Living Homes	\$506.46
		Reimbursement - Development Application Not Required	
00093700	27/08/2013	AA Meetings	\$26.43
		Refund - Booking Fee Cancelled	
00093701	27/08/2013	Dorothy Jones	\$6.00
		Refund - Gold Program BBQ & Beach	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Walk	
00093702	27/08/2013	Jesse Lovelock	\$2,120.00
		Refund - Overpaid HACC Account - Programs	
00093703	27/08/2013	Foundation Housing	\$245.47
		1 x Financial Assistance	
00093704	27/08/2013	Department of Housing	\$300.00
		1 x Financial Assistance	
00093705	27/08/2013	Healy Constructions	\$147.00
		Refund - Development Application Fee	
00093706	27/08/2013	Homegroup WA	\$791.38
		Reimbursement - Development Application Not Required	
00093707	27/08/2013	Studio 8 Builders & Designers	\$1,479.99
		Reimbursement - Development Application Not Required	
00093708	27/08/2013	Capricorn Village Joint Venture	\$6,461.58
		Refund Portion Of Fees Not Expended Assessing Amendment No.6 To The Capricorn Coastal Village Agreed Structure Plan No.44	
00093709	27/08/2013	RAC	\$155.00
		1 x Financial Assistance	
00093710	27/08/2013	J Rowell	\$360.00
		Vehicle Crossing Subsidy	
00093711	27/08/2013	G & K Spencer	\$360.00
		Vehicle Crossing Subsidy	
00093712	27/08/2013	Peet No 109 Pty Ltd	\$6,201.69
		Bond Refund Shorehaven Rise Stage 2 Alikimos	
00093713	27/08/2013	D Tarei & A Cattach	\$360.00
		Vehicle Crossing Subsidy	
00093714	27/08/2013	Welcome 2 Perth 4 Women Inc	\$100.00
		Bond Refund	
00093715	27/08/2013	Yanchep Two Rocks Recreation Association	\$1,000.00
		Community Funding Program - Volunteers Breakfast 07.09.2013	
00093716	27/08/2013	East Wanneroo Primary School High	\$1,320.00
		Community Funding Program - East Wanneroo Primary School Year 6 Canberra Trip 03.11.13 - 08.11.13	
00093717	27/08/2013	Quinns Rocks RSL Sub Branch	\$5,500.00
		Community Funding Program - Vietnam Veterans Day And Remembrance Day 2013	
00093718	27/08/2013	Yanchep Two Rocks RSL Sub Branch	\$3,100.00

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Community Funding Program - Vietnam Veterans Merchant Navy Battle For Australia & Remembrance Day 2013	
00093719	27/08/2013	Rainwell Holdings Pty Ltd	\$66,228.03
		Bond Refund	
00093720	27/08/2013	Eric Couasnon	\$18.10
		Refund - Copy Of Floor Plan	
00093721	27/08/2013	Guy Gulla	\$40.50
		Refund - Building Services Levy Not Required - 35 Distinction Drive Wangara	
00093722	27/08/2013	Guy Gulla	\$40.50
		Refund - Building Services Levy Not Required - 4 Darlot Road Landsdale	
00093723	27/08/2013	Mayur Kacha	\$480.00
		Bond Refund	
00093724	27/08/2013	Alinta Gas	\$3,989.21
		Gas Supplies For The City	
		2 x Financial Assistance \$549.01	
00093725	27/08/2013	Landgate	\$3,320.43
		Gross Rental Valuations Chargeable Schedule - Rates	
		Land Enquiry - Rates, Property And Legal Services	
00093726	27/08/2013	Dept of Local Government	\$2,250.99
		LG Standards Panel's Non-Public Service Members Fees - Governance	
00093727	27/08/2013	Girrawheen Library Petty Cash	\$63.70
		Petty Cash	
00093728	27/08/2013	Optus	\$400.00
		1 x Financial Assistance	
00093729	27/08/2013	Wanneroo Library Petty Cash	\$59.85
		Petty Cash	
00093730	27/08/2013	Water Corporation	\$8,572.95
		Water Charges For The City	
00093731	27/08/2013	Cancelled	
00093732	27/08/2013	Cancelled	
00093733	27/08/2013	Synergy	\$394,197.10
		Power Supplies For The City	
		2 x Financial Assistance \$625.00	
		Streetlights x 21345 - 25.06.13 - 24.07.13	
00093734	27/08/2013	Hospitality Petty Cash	\$488.10
		Petty Cash	
00093735	27/08/2013	Mrs Fiona Laden-Wearne	\$120.00
		Reimbursement - Pool Lifeguard Requalification	
00093736	27/08/2013	Girl Guides WA inc	\$400.00
		Kidsport Voucher x 2 Children	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00093737	27/08/2013	Jaguar FC	\$200.00
		Kidsport Voucher X 1 Child	
00093738	27/08/2013	G & S Maintenance	\$250.00
		Remove Oil Stain From 3 Hollywood Heights Clarkson - Waste	
00093739	27/08/2013	Royal Oak Trading	\$1,980.00
		Desk Top Review - Documentation And Report – HR	
00093740	27/08/2013	Stephen McKee	\$600.00
		Remove Asbestos - Oakdean Drive And Denver Avenue – Waste	
		<b>Total Director Corporate Services Advance - Cheques</b>	<b>\$1,174,692.16</b>

ELECTRONIC FUNDS TRANSFER			
00001776	01/08/2013	City of Wanneroo - Muni	
		Bank Reconciliation For July 2013 \$8,548.65 - Breakdown At End Of Report	
00001777	06/08/2013		
		3 Australia	\$932.49
		Mobile Messaging Services July 2013 - Fire Services	
		Australian Manufacturing Workers Union	\$246.40
		Payroll Deduction	
		Australian Services Union	\$785.92
		Payroll Deduction	
		Australian Taxation Office	\$430,476.00
		Payroll Deduction	
		CFMEU WA Branch	\$54.00
		Payroll Deduction	
		Child Support Agency	\$1,519.46
		Payroll Deduction	
		City of Wanneroo - Payroll Rates	\$3,816.00
		Payroll Deduction	
		City of Wanneroo - Rates	\$420.65
		Rates A/N 2170575	
		City of Wanneroo - Social Club	\$888.00
		Payroll Deduction	
		Cr Robert Smithson	\$179.50
		Balance Of Monthly Allowance - Already Received \$403.83	
		Department of Infrastructure and Transport	\$370,055.85

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Returning Of Unspent Commonwealth Funding - Hepburn Avenue Upgrade - Bellerie Boulevard To Alexander Heights - Projects	
		DG & MJ Le Cerf	\$9,522.10
		Contract Management Fees For July 2013 - Property	
		Payment Of Eftpos Fees For Quinns Rocks Caravan Park - Property	
		Frediani Milk Wholesalers	\$1,550.75
		Milk Deliveries For The City	
		HBF Insurance	\$1,356.20
		Payroll Deduction	
		LGIS Insurance Broking	\$327,697.61
		Insurance - Plant 2013-2014	
		Insurance - Contract Works 30.06.2013 - 30.06.2014	
		Insurance - Marine Cargo 30.06.2013 - 30.06.2014	
		Insurance - Personal Accident 30.06.2013 - 30.06.2014	
		Insurance - Councillors And Officer Liability 30.06.2013 - 30.06.2014	
		Insurance - Statutory & Business Practices Liability 30.06.2013 - 30.06.2014	
		LGIS Risk Management	\$17,077.50
		Insurance - Strategic OSH Project Services To 26.06.2013 - OSH	
		LGISWA	\$601,492.17
		Insurance - Property 2013/2014	
		Insurance - Casual Hirers 30.06.2013 - 30.06.2014	
		Insurance - Bushfire 30.06.2013 - 30.06.2014	
		Insurance - Liability 30.06.2013 - 30.06.2014	
		Insurance - Fidelity Guarantee 30.06.2013 - 30.06.2014	
		LGRCEU	\$2,298.90
		Payroll Deduction	
		Mayor Tracey Roberts	\$51.76
		Reimbursement Of Travel Allowance July 2013	
		Miss Anne-Marie Gillespie	\$500.00
		Mobile Phone Allowance Sept 2012-June 2013	
		Mr Neville Baily	\$114.70



WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Reimbursement Of Fuel Purchase - Unable To Locate Fuel Card - Parks	
		Mrs Fung Kuen Lucia Lam	\$353.45
		Reimbursement - Skill Path Management And Communication Training	
		Ms Juanita Lee	\$136.00
		Reimbursement For Glasses As Per Policy	
		Quinns Rock Bush Fire Brigade	\$986.00
		Catering Cost - Recruit Training 08.03.2013 - Fire Services	
		Selectus Salary Packaging	\$14,743.85
		Payroll Deduction	
		GST Inputs Claimed To Be Credited To Employees Accounts For July 2013 - Finance	
		Western Power	\$3,000.00
		Bypass Design Fee - Baltimore Parade - Projects	
00001778	06/08/2013		
		Automotive Personnel	\$4,906.00
		Casual Labour For Fleet	
		Bollig Design Group Ltd	\$1,100.00
		Consultancy - Yanchep Surf Life Saving Club Facility - Projects	
		Burkeair Pty Ltd	\$1,168.29
		Airconditioning Maintenance For The City	
		City of Joondalup	\$2,898.76
		Long Service Leave Entitlements - S Phillips - Finance	
		Clean Industry Environmental Solutions	\$4,312.58
		Road Sweeping Services For The City	
		Coates Hire Operations Pty Ltd	\$4,137.05
		Message Boards - WRC	
		Commissioner of Police	\$52.00
		Volunteer National Police Checks - Programs	
		De Vita & Dixon Lawyers	\$766.70
		Legal Fees - Prosecution - Health Services	
		Dowsing Concrete	\$6,840.45
		Prepare/Lay Crossover - Greygum Crescent - Projects	
		Lay Pathway - Various Locations - Engineering	
		Drainflow Services Pty Ltd	\$2,112.00
		Clean Drains - Da Vinci Street -	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Engineering	
		Elliotts Irrigation Pty Ltd	\$6,793.60
		Release Retention - Kingsway Cricket & Hockey Oval - Projects	
		Emrich Industries (WA) Pty Ltd	\$23,980.00
		Self Check Unit - IT	
		Harmer News Pty Ltd	\$34.00
		Newspapers/Periodicals - Mayors Office	
		Instant Weighing Systems	\$2,491.50
		Repairs To Loader - Fleet	
		Kleenit	\$346.50
		High Pressure Clean - Green Park Road - Engineering	
		Kmart Australia Limited	\$94.00
		Various Items For Youth Holiday Program - Programs	
		Kyocera Document Solutions	\$978.13
		Photocopier Meter Reading For Various Departments	
		Landmark Products Limited	\$8,004.70
		Design & Engineering For Re-Location & Modification Of Existing Bridges & Towers Between Compass Circle & Foreshore Vista Footpath - Projects	
		Marketforce Express Pty Ltd	\$5,051.27
		Advertising Services For The City	
		McLeods Barristers And Solicitors	\$1,373.02
		Legal Fees - Health Act Prosecution - Regulatory Services	
		McLernon's Supply & Demand	\$434.00
		Equipment For Funded Services	
		Mindarie Regional Council	\$610,864.19
		Refuse Disposal For The City	
		Morley Mower Centre	\$71.25
		Vehicle Spare Parts - Fleet	
		Office Cleaning Experts	\$4,420.24
		Cleaning Services For The City	
		Pacific Brands Workwear Group	\$98.26
		Uniform Order - L Cole	
		Prestige Alarms	\$2,120.25
		Alarm Services For The City	
		Programmed Integrated Workforce	\$60,237.98
		Casual Labour For The City	
		Squire Sanders (AU)	\$552.20
		Legal Fees - Unlawful Structures - Planning	
		The Watershed Water Systems	\$729.48

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Retic Fittings - Parks	
		TLC Safety Pty Ltd	\$470.80
		Top Secret Science Workshop - Alexander Heights Community Centre	
		TMH Total Materials Handling	\$4,032.05
		Spare Parts For WRC	
		Total Road Services	\$535.61
		Traffic Control - Wanneroo Road - Engineering	
		WA Limestone Company	\$1,211.18
		BSL Mix - Engineering	
		WA Local Government Assoc	\$456.50
		Training - Introduction To Local Government 15.07.2013 - M Du Preez	
		Wanneroo Electric	\$3,270.15
		Electrical Maintenance For The City	
		Westrac	\$381.32
		Travel To & From Job Site For Equipment - Fleet	
00001779	06/08/2013		
		Connolly Building Company	\$51,549.36
		Release Of Retention - Houghton Park Amenities Building - Projects	
		Progress Claim 4 - Design & Construction Of Two Rocks Fire Station - Projects	
		Release Of Retention - Design & Construction Of Two Rocks Fire Station - Projects	
		Peter Stewart Homes	\$6,388.25
		Release Of Retention - Wangara Recycling Centre Office & Staff Facilities - Projects	
00001780	13/08/2013		
		Arena Swim Club	\$200.00
		Kidsport Voucher X 1 Child	
		Australia Post	\$9,962.49
		Postage Charges For June 2013	
		Barlow Superannuation Fund	\$1,182.53
		Payroll Deductions	
		Building Commission	\$75,907.03
		Collection Agency Fee Payments 01 - 31.07.2013 - Finance	
		City of Wanneroo - Rates	\$5,685.10
		Rates Refund A/N 2006498 Incorrectly Posted	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Crosbie & Duncan Golf	\$36,520.88
		Commission On Fees Collected At Carramar Golf Course For July 2013 - Property	
		Duncan & Crosbie Pro Golf WA Pty Ltd	\$31,080.83
		Marangaroo Golf Course Commissions 01 -31.07.2013 - Property	
		Frediani Milk Wholesalers	\$1,110.20
		Milk Deliveries For The City	
		Generations Personal Super	\$323.19
		Payroll Deductions	
		High Flyers Gym	\$200.00
		Kidsport Voucher X 1 Child	
		Jeffrey Locke Pty Ltd	\$2,322.33
		Payroll Deductions	
		John Everitt Superannuation Fund	\$316.32
		Payroll Deductions	
		Joondalup Kinross Jnr Football Club	\$156.00
		Kidsport Voucher X 1 Child	
		L & D Ryan Superannuation Fund	\$246.74
		Payroll Deductions	
		Local Government Planners Association	\$720.00
		Registration For X 10 Officers To LGPA Forum - State Administrative Tribunal On 22.08.2013 - Planning Implementation	
		Miss Anne-Marie Gillespie	\$105.67
		Reimbursement - OSH Training	
		Mr Anthony Verteramo	\$395.00
		Reimbursement - Building Services Registration Fees	
		Mr Christopher Mills	\$206.00
		Reimbursement - MCSA Windows Server 2012 Exam On 31.07.2013	
		Mr Daniel Simms	\$81.91
		Reimbursement - Broadband Usage 01-30.06.2013	
		Mr Zanya Khama	\$64.10
		Reimbursement - Premium Unleaded Fuel WN 33303	
		Mrs Melinda Goode	\$115.86
		Reimbursement - Costal Conference In Esperance WA	
		North Coast Ball Club Inc	\$547.00
		Kidsport Voucher X 3 Children	
		North Coast Rugby Union Football Club Inc	\$180.00
		Kidsport Voucher X 1 Child	
		Prelates Netball Club	\$400.00

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Kidsport Voucher X 2 Children	
		Snowbird Gardens Superannuation Fund	\$421.63
		Payroll Deductions	
		The Claystone Superannuation Fund	\$557.34
		Payroll Deductions	
		The FIA Magid Superannuation Fund	\$680.31
		Payroll Deductions	
		The Forrestal Superannuation Fund	\$229.89
		Payroll Deductions	
		The Michael Penson Superannuation Fund	\$1,418.74
		Payroll Deductions	
		The Scout Association of Australia WA	\$1,000.00
		Kidsport Voucher X 5 Children	
		The Trustees of The Easson Family Superannuation Fund	\$632.43
		Payroll Deductions	
		Timms Superannuation Fund	\$471.48
		Payroll Deductions	
		Trailer Parts Pty Ltd	\$214.85
		Vehicle Spare Parts - Fleet	
		WA Local Govt Superannuation Plan Pty Ltd	\$767,814.42
		Payroll Deductions	
		Wanneroo City Soccer Club Inc	\$400.00
		Kidsport Voucher X 2 Children	
		Wanneroo District Rugby Union Football Club Inc	\$200.00
		Kidsport Voucher X 1 Child	
		Western Power	\$3,000.00
		Design Fee - Mp 137820 L28 171 Elliot Road Wanneroo - Projects	
00001781	13/08/2013		
		Amcap Distribution Centre	\$858.16
		Vehicle Spare Parts - Fleet	
		AUSQ Training	\$590.00
		Training - Basic Traffic Management For J McCarthy - Parks	
		Automotive Personnel	\$2,329.25
		Contract Staff - D Page - Casual Workshop Supervisor	
		Autosmart WA North Metro	\$657.25
		Floor Smart Cleanse For Fleet	
		Brighton Seahawks Football Club	\$400.00
		Kidsport Voucher X 2 Children	
		David And Leon Hendroff	\$1,320.00
		Puppetry Presentation On Art Expo	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		28.07.2013 - Heritage	
		Diamond Lock & Key	\$428.00
		Locking Services - Depot Building 3 - Building Maintenance	
		Dolphin Lighting Pty Ltd	\$440.00
		Lighting Design Plans - Kingsway	
		Fence Hire WA	\$80.00
		Fence Hire Broadview Park Landsdale - Parks	
		Foxtel	\$174.00
		Foxtel For WLCC	
		GHD Pty Ltd	\$23,100.00
		Audit Of Clarkson Library - Infrastructure Assets	
		Audit Of Wanneroo Library - Infrastructure Assets	
		Audit Of Aquamotion Building - Infrastructure Assets	
		Hart Sport	\$81.00
		Pump Bar For Healthy Communities	
		Hills Community Support Group	\$165.00
		Registration Fee For All For Youth Summit 2013 - S Arthur, T Reynolds, A Dackins - Youth Programs	
		IBolt Fencing	\$1,534.50
		Repair Fence - Various Locations - Parks	
		IPWEA WA	\$1,925.00
		Registration - Road Safety Audit On 09 - 11.07.2013 For K Richter - Projects	
		Isentia Pty Ltd	\$224.08
		Presentation - Audio 6PR - Marketing	
		James Bennett Pty Ltd	\$79.29
		Book Purchases - Library	
		Kmart Australia Limited	\$109.00
		Vacuum Bags For Toddler Tuesday - Heritage	
		Esky For Regulatory Services	
		Kyocera Document Solutions	\$59.87
		Photocopier Meter Reading For Library Services	
		Ladybirds Plant Hire	\$62.15
		Rental If Indoor Plants For Library	
		Local Government Managers Australia	\$7,354.73
		Membership 2013/2014 - L Lam - Finance	
		Training - Cert IV Project Management 01 - 03.07.2013 For C Barlett, L Hamling, M Hansen, I Ireland & S Spinks	
		Membership 2013/2014 - F Bentley -	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Community Program	
		Maclean & Lawrence Pty Ltd	\$12,958.00
		Consulting Engineering Services For Hydraulic Services - Projects	
		Marketforce Express Pty Ltd	\$49,440.89
		Advertising Services For The City	
		Merlo Australia	\$47.54
		Parts For Fleet	
		Mindarie Regional Council	\$99,872.94
		Refuse Disposal For The City	
		Office Cleaning Experts	\$100,270.36
		Cleaning Service For The City	
		Officeworks Superstores Pty Ltd	\$97.54
		Lifetime 6ft Bifold Table For Conservation	
		Paper Recycling Industries	\$237.60
		Recycling Bin Exchange - Information Management	
		PML-Landmark Products Pty Ltd	\$7,629.05
		Installation Of Marquee Roof Park Shelter - Buildings Projects	
		Programmed Integrated Workforce	\$27,285.11
		Casual Labour For The City	
		SAI Global Ltd	\$1,895.38
		BCA & Ref Standards Online Renewal 16.05.2013 - 15.05.2014 - Building Services	
		Specialised Security Shredding	\$43.34
		Shredding Services For The City	
		Switch Group Pty Ltd	\$8,150.00
		Electrical Works For The Relocation Of Call Centre - Buildings Projects	
		The Watershed Water Systems	\$2,651.42
		Reticulation Items - Parks	
		Thwaites-Morrissey Trust	\$1,980.00
		Laser Safety Course For G Kostov, K Barlow, K Hicks, R Smith, T Dalling, T Newburn, T Cooper, V Humphries & W Walton - Projects	
		Western Australian Treasury Corporation	\$937,503.55
		Loan Repayment Due 02.09.2013 - Finance	
00001782	19/08/2013		
		City of Wanneroo - Rates	\$219.33
		Rates Payments Deducted From Councillors Allowance	



WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Cr Anh Truong	\$3,538.13
		Councillors Allowance - Monthly	
		Cr Brett Treby	\$3,538.13
		Councillors Allowance - Monthly	
		Cr Denis John Hayden	\$3,538.13
		Monthly Allowance	
		Cr Dianne Guise	\$3,538.13
		Councillors Allowance - Monthly	
		Cr Ian Goodenough	\$3,538.13
		Councillors Allowance - Monthly	
		Cr Laura Gwendolyn Gray	\$5,583.04
		Councillors Allowance - Monthly	
		Cr Norman Hewer	\$3,538.13
		Monthly Allowance	
		Cr Robert Smithson	\$3,538.13
		Monthly Allowance	
		Cr Rudi Steffens	\$3,402.13
		Councillors Allowance - Monthly - Rates	
		Cr Russell Driver	\$3,538.13
		Monthly Allowance	
		Cr Stuart Mackenzie	\$3,538.13
		Councillors Allowance - Monthly	
		Mayor Tracey Roberts	\$13,318.02
		Councillors Allowance - Monthly	
00001783	20/08/2013		
		Hughan Saw Service	\$182.86
		Bimetal Blade - Fleet	
		Porter Consulting Engineers	\$4,298.80
		Progress Payment 1 - Consultancy Services - Marangaroo Main Drain - Projects	
00001784	20/08/2013		
		Australia Post	\$850.19
		Billpay Transaction Fees - Rates	
		Australian Manufacturing Workers Union	\$246.40
		Payroll Deduction	
		Australian Services Union	\$737.04
		Payroll Deduction	
		Australian Taxation Office	\$458,949.00
		Payroll Deduction	
		CFMEUW	\$78.00
		Payroll Deduction	
		Child Support Agency	\$1,391.29
		Payroll Deduction	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		City of Wanneroo - Payroll Rates	\$4,076.00
		Payroll Deduction	
		City of Wanneroo - Social Club	\$888.00
		Payroll Deduction	
		Cr Laura Gwendolyn Gray	\$1,032.17
		Councillors Allowance - Travel And Childcare Expenses For July 2013	
		Cr Russell Driver	\$213.99
		Travel Expenses June & July 2013	
		Decipha Pty Ltd	\$1,871.19
		Monthly Mailroom Contract Fee July 2013 - Information Management	
		DEFS	\$19,744.80
		Annual Monitoring Fee 2013/2014 - Various Locations - Building Maintenance	
		Douglas Valeriani	\$51.40
		Keyholder Payment For July 2013	
		Frediani Milk Wholesalers	\$34.60
		Milk Deliveries For The City	
		Gregory Johnson	\$215.90
		Keyholder/Tennis Court Booking Officer Payment For July 2013	
		HBF Insurance	\$1,356.20
		Payroll Deduction	
		Joe Arrigo	\$113.10
		Keyholder/Tennis Court Booking Officer Payment For July 2013	
		LGRCEU	\$2,318.30
		Payroll Deduction	
		Local Government Planners Association	\$300.00
		Registration - State Administrative Tribunal 22.08.2013 - M Dickson, S Smith, N Long And J Curran	
		Mr Anthony Verteramo	\$62.75
		Reimbursement - Police Clearance For Building Surveyor Registration	
		Mr Ian McDowell	\$20.00
		Reimbursement - Mobile Phone Allowance July/August 2013	
		Mr John Baker	\$77.10
		Keyholder Payment For July 2013	
		Ms Ruth Piper	\$63.50
		Reimbursement - Police Clearance	
		Peggy Brown	\$102.80
		Keyholder Payment For July 2013	
		Quinns Districts Calisthenics Club	\$200.00

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Kidsport Voucher X 1 Child	
		Selectus Salary Packaging	\$12,953.76
		Payroll Deduction	
		Trailer Parts Pty Ltd	\$876.14
		Vehicle Spare Parts - Fleet	
00001785	25/08/2013		
		1300Tempfence	\$1,254.44
		Hire Of Temporary Fencing - Various Locations - Projects	
		360 Environmental Pty Ltd	\$2,684.00
		Consultancy Services - WRC - Property	
		A One Audio Pty Ltd	\$97.00
		Repair CD Player - Fleet	
		A2Z Telecom	\$2,665.41
		Installation Of Data Cables And Phone Lines - Rangers	
		Access Unlimited International Pty Ltd	\$1,487.20
		Various Works For WRC	
		Accidental First Aid Supplies	\$675.69
		First Aid Supplies - Various Departments	
		Action Glass & Aluminium	\$13,025.11
		Glazing Services For The City	
		Adcraft Pty Ltd	\$920.70
		Various Items For Marketing	
		Advance Press (2013) Pty Ltd	\$572.00
		Printing - Final Demand Notices - Regulatory Services	
		Affirmative Paving	\$1,995.43
		Supply/Install Sandstone Pavers At Cockman House - Building Projects	
		Air Communications	\$17,061.00
		Annual Maintenance Contract Renewal 01.09.2013 - 31.08.2014 - IT	
		Air Liquide WA Pty Ltd	\$828.70
		Gas Cylinder Hire - Stores/Fleet	
		Alance Newspaper and Magazine Delivery	\$52.32
		Newspapers For Clarkson Library	
		Alexander House of Flowers	\$220.00
		2 x Large Bright Box Arrangement For Mayor's Office - Executive Services	
		Allied Diesel and Turbo	\$660.00
		Vehicle Repairs - Fleet	
		Allstamps	\$176.00
		Self Inking Stamp - CV Approved - Regulatory Services	
		Allstyle Brickpaving	\$4,730.00

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Laying Of Pavers At Various Locations - Projects	
		Allwest Engineering Services	\$990.99
		Hose Reel - Fleet	
		Amana Living	\$44.00
		Registration Fee - WII Challenge - Funded Services	
		Amcap Distribution Centre	\$8,636.34
		Vehicle Spare Parts - Fleet/Stores	
		AMF Bowling Centres Australia	\$264.00
		Holiday Excursion On 19.07.2013 - Programs	
		Amgrow Pty Ltd	\$6,165.50
		Various Items For Parks	
		Anything Telephones & Data	\$179.85
		Protective Cases For Iphone 5 And 4S - Fire Services	
		Arbor Plus / Whitfords Tree Services	\$4,125.00
		Chipper Hire - Conservation	
		Archival Survival Pty Ltd	\$318.29
		Stationery Items For Heritage	
		Armaguard	\$1,179.93
		Cash Collection Services For The City	
		ARRB Transport Research Ltd	\$1,452.00
		Training - Traffic Control Devices Workshop July 2013 For K Richter - Projects	
		Ashdown Ingram	\$481.59
		Spare Parts For Fleet	
		Atco Gas Australia	\$45,353.94
		Relocate MP Gas Main At Hester/Marmion Avenue Intersection Clarkson - Projects	
		Australian Fitness Network Pty Ltd	\$1,995.00
		Training - WAFIC Registrations - Aquamotion	
		Australian Institute of Management	\$4,672.50
		Training - Excel Essentials Version 2007 24.07.2013 - HR	
		Training - One To One Coaching For M Wong 09.07.2013 - Legal Services	
		Training - Visio Essentials 16.08.2013 – T Goode	
		Training - Outlook Essentials - HR	
		Australian Plant Wholesalers/Lullfitz	\$419.65
		Plants - Citizenship Ceremony - Marketing	
		Plants - Parks	
		Austswim WA	\$1,156.00

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		King Neptune Conference Registration For L Duffy - Aquamotion	
		Automotive Personnel	\$13,545.40
		Casual Labour For Fleet	
		Autosmart WA North Metro	\$2,587.75
		Floor Smart Cleanser - Fleet	
		AV Truck Service Pty Ltd	\$128.57
		Shock Absorber - Fleet	
		Awesome Arts Australia	\$532.40
		Workshop - Crown Making - Library Services	
		Battery World Joondalup	\$110.00
		Panasonic 12V Battery - Fleet	
		Beau Vivian Clarke	\$660.00
		Call Out Fee - Draining/Relocation Of Portable Spa - Building Approvals	
		Beaurepaires For Tyres	\$51,032.28
		Tyre Fitting Services For The City	
		Belair Smash Repairs Pty Ltd	\$1,408.48
		Insurance Excess - WN 32552 & WN 33261 - Insurance	
		Benara Nurseries	\$23,852.60
		Plants - Parks	
		Beryl Weston	\$60.00
		Cleaning Of Hall At 28 Denston Way Girrawheen - Programs	
		Betahose & Fittings P/L	\$4,124.72
		Supply And Make Up Hoses - Fleet	
		BGC Concrete	\$2,668.16
		Concrete Mix - Various Locations - Engineering	
		Bin Bomb Pty Ltd	\$246.67
		Deodorant Pellets - Waste	
		Bladon WA Pty Ltd	\$3,281.30
		Various Items For Marketing	
		BOC Limited	\$22.59
		Nitrogen Indus Dry D Size And Fluorocarbons - Fleet	
		Boral Construction Materials Group Ltd	\$2,848.52
		Concrete Mix - Various Locations - Engineering	
		Boya Equipment	\$746.98
		Spraying Equipment For Parks	
		BP Australia Ltd	\$13,338.46
		Vehicle Oil/Fuel For Stores	
		Bridgeleigh Reception Centre	\$7,511.50

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Equipment Hire For Financial Counselling PD Day - Funded Services	
		Leadership Workshop - HR	
		Bring Couriers	\$221.14
		Courier Services - Health	
		Bunnings Pty Ltd	\$7,244.69
		Hardware Purchases For Various Departments	
		Bunzl	\$11,235.62
		Various Items For Stores	
		Burkeair Pty Ltd	\$14,218.36
		Airconditioning Maintenance For The City	
		C Wood Distributors	\$631.40
		Protein Shakes For Resale - Aquamotion	
		Campbells Wholesale Pty Ltd	\$1,137.95
		Various Items For Stores	
		Candice Lorrae Dempsey	\$750.00
		Performance - The Merindas And Ulla Shat - Naidoc Week	
		Capital Finance Australia Limited	\$2,877.60
		Equipment Lease - 22.08 - 21.09.2013 - Aquamotion	
		Caravan Industry Association WA Inc	\$110.00
		Associate Membership 2013/2014 - Murray Sparks	
		Cardno (WA) Pty Ltd	\$716.10
		Professional Services - 26.07.2013 - Projects	
		Carramar Resources Industries	\$9,335.14
		Disposal Of Rubble - Engineering	
		Castledex	\$75.90
		Stationery Items For HR	
		Castledine Gregory	\$6,615.40
		Legal Fees - Compensation Claim - Property	
		Legal Fees - Audit Of Deed Yanchep AOS - Legal	
		Castles R Us	\$280.00
		Hire Of Bouncy Castle - Community Links	
		CBC Australia Pty Ltd	\$51.23
		Parts For Fleet	
		Challenge Batteries WA	\$2,100.20
		Vehicle Batteries - Stores/Fleet	
		Chemical Essentials Pty Ltd	\$743.60
		Vet Disinfectant - Regulatory Services	
		Cherry's Catering	\$12,349.10
		Catering Services For Various Council	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Functions	
		Chiorino Australia Pty Ltd	\$9,859.93
		Bull Horn - Aquamotion	
		Choice	\$544.00
		Magazine Subscription 2013/2014 - Library	
		Chris Kershaw Photography	\$1,206.25
		Photography - Tree Planting Day - Marketing	
		Photography - Pioneers Lunch - Marketing	
		Photography - What's Happening - Marketing	
		City of Stirling	\$861.30
		Hire Of Front Lift Truck - Waste	
		Civica Pty Ltd	\$31,383.62
		Travel Expenses Recovery - H Adem & J Hartley - IT	
		Annual Managed Services Fee 17.09.2013 - 16.09.2014 - IT	
		Trim Initial/Annual License - IT	
		Clark Equipment Sales Pty Ltd	\$57.38
		Spare Parts For Fleet	
		Clark Rubber	\$100.00
		Rubber Mats - Healthy Communities	
		Clean Industry Environmental Solutions	\$7,371.63
		Sweeping Services For The City	
		Coastal Services	\$1,912.90
		Repairs To Fridge & Freezer At Aquamotion - Building Maintenance	
		Coates Hire Operations Pty Ltd	\$17,360.41
		Equipment Hire For Various Departments	
		Coca Cola Amatil Pty Ltd	\$876.76
		Beverages - Kingsway Stadium	
		Commissioner of Police	\$117.00
		Volunteer National Police Checks June 13 - Community Links	
		Community Newspapers	\$2,298.92
		Advertising July 2013 - Waste	
		Complete Film Solutions	\$6,913.50
		Removal Of Graffiti - Wanneroo Community Centre - Projects	
		Complete Turf Supplies	\$414.61
		Install Turf - Greygum Crescent - Projects	
		Computer School	\$1,650.00
		Subscription - Library Services	
		Corporate Scorecard	\$3,918.86



WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Financial And Performance Assessment - Purchasing	
		Country Club International Pty Ltd	\$489.50
		Sign - No Chipping - Marangaroo Golf Course - Property	
		Courier Australia	\$585.33
		Courier Services - Stores/Fleet	
		Coventry Fasteners	\$311.70
		Spare Parts - WRC	
		COVS Parts	\$1,756.14
		Various Items - Fleet/Stores	
		Cubic Solutions	\$560.42
		Supplies Of Piping For Engineering	
		Dark Light Pty Ltd	\$484.00
		Excursion For School Holiday Program - Youth Programs	
		Dark Zone Malaga	\$350.00
		Excursion - Youth Services	
		Data #3 Limited	\$89,878.79
		Microsoft Project Standard 2013 License - IT	
		Microsoft Access 2013 English Local Government Open 1 License - IT	
		Microsoft Windows Server 2013 - IT	
		De Vita & Dixon Lawyers	\$17,335.90
		Legal Fees - Prosecution - Health Services	
		Legal Fees - Prosecution - Regulatory Services	
		Legal Fees - Petric Properties - Planning	
		Dell Australia Pty Ltd	\$4,829.00
		Various Items For IT	
		Delville Smith	\$700.00
		Condition Report For Art Collection 15.08.2013 - Heritage, Museums & Arts	
		Diamond Lock & Key	\$492.70
		Locking Services - 182 Ocean Key Boulevard - Parks	
		Locking Services - Hainsworth Leisure Centre - Building Maintenance	
		Dick Smith Electronics	\$134.86
		Rechargeable Batteries For Covert Camera - Regulatory Services	
		Dingobus Charter	\$440.00
		Bus Hire For Full Of Fun School Holiday Excursion - Youth Programs	
		Discus Digital Print	\$200.20

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Printing - Free Event - WLCC	
		Don@100smallthings Pty Ltd	\$12,112.32
		Leadership Consulting & Training Fees Booster Sessions & Travel Expenses 19.07.13 & 25.07.13 - HR	
		Dowsing Concrete	\$4,238.01
		Concrete Footpath - Various Locations - Projects	
		Drainflow Services Pty Ltd	\$2,420.00
		Road Sweeping/Eduction - Various Locations - Engineering	
		Drive In Electrics	\$424.75
		Service - WN 33534 - Fleet	
		Dy-Mark (Aust) Pty Ltd	\$670.15
		Various Items For Stores	
		Dynamic Flame Badminton Club Inc	\$450.00
		Badminton For July School Holidays Multisports Program - Programs	
		E & MJ Rosher	\$3,165.65
		Vehicle Spare Parts - Fleet/Stores	
		Eagle Boys Pizza Wanneroo	\$237.95
		Catering - Training For Fire Services	
		E'Co Australia Ltd	\$804.10
		Bags Of Rags - Stores	
		Eco Logical Australia Pty Ltd	\$1,427.03
		Professional Services - Flynn Drive - Property	
		Eco-Care (WA) Pty Ltd	\$471.90
		General Cleaning - Merriwa Administration - Building Maintenance	
		Ecosystem Management Services	\$836.00
		Typha Removal Works At Kingsway Water Body - Parks	
		Edgewater Veterinary Hospital	\$54.00
		Veterinary Costs - Euthanasia X 2 - Regulatory Services	
		Edith Cowan University	\$48,200.90
		Project N Water Quality Monitoring - Yellagonga Wetlands - Planning & Sustainability	
		Project M Monitoring Of Groundwater Wells - Planning & Sustainability	
		Project O Acid Sulphate Soil Investigation - Planning And Sustainability	
		e-Fire & Safety	\$3,747.70
		Service Fire Equipment - AOC - Fleet	
		Embroidme Malaga	\$3,549.15
		Uniforms For Aquamotion/Regulatory	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Services	
		Environmental Industries Pty Ltd	\$81,847.97
		Landscaping Works - Various Locations - Parks	
		ERS Australia Pty Ltd	\$1,506.34
		Monthly Charges For Parts Washer - Fleet	
		Essential Fire Services	\$2,100.40
		Inspection And Testing Of Fire Equipment - Building Maintenance	
		Inspection/Testing Extinguishers - AOC - Building Maintenance	
		Every Second Counts	\$300.00
		Update Emergency Evacuation Plan - Warradale Clubrooms	
		Evolution Sports Imports Pty Ltd	\$510.00
		Soccer Balls - Kingsway	
		Experience Perth	\$310.00
		Annual Gold Membership With Perth Region Tourism Organisation - Planning And Sustainability	
		Ezy Vend	\$198.00
		Hire Dispenser Machine - Wanneroo Aquamotion	
		Fawzak Pty Ltd	\$1,531.56
		Subscriptions For Library Services	
		Fence Hire WA	\$2,156.80
		Temporary Fence Hire - Various Locations - Building Maintenance/Parks	
		Financial Counsellors Association WA	\$170.00
		Membership - J Ecclestone	
		Find Wise Location Services	\$5,341.05
		Location Of Services - Various Locations - Projects	
		Fire & Safety WA	\$1,013.61
		Various Items For Fire Services	
		Freds Hardware	\$927.34
		Hardware Purchases - Parks/Engineering	
		Freehills	\$385.00
		Audit Comfort Request - Finance	
		Fuji Xerox Australia Pty Ltd	\$817.86
		Paper Supplies For Governance	
		Gastech Australia	\$1,078.00
		Gas Bottle To Test Gas And Regulator - Projects	
		Gecko Contracting Turf & Landscape Maintenance	\$26,202.00
		Streetscape Maintenance - Pinjar Road -	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Parks	
		Streetscape Maintenance - Ocean Reef Road - Parks	
		Geoff's Tree Service Pty Ltd	\$22,816.03
		Chipper Works - Various Locations - Conservation	
		Stump Grinding - Various Locations - Conservation	
		Vegetation Maintenance - Various Locations - Parks	
		Tree Surgeon - Various Locations - Parks	
		GHD Pty Ltd	\$14,807.10
		Winter Tree And Vegetation Surveys And Reports - Cheltondale Park - Projects	
		Retaining Wall Assessment - Nankeen Circle - Parks	
		GISSA International Pty Ltd	\$3,692.70
		Contribution/Annual Maintenance Fee - Road Specifications - Infrastructure Assets	
		GLG Greenlife Group	\$9,879.65
		Additional Works For July 2013 At Various Locations - Parks	
		Grounds Maintenance For July 2013 At Butler East - Parks	
		Grand Toyota	\$5,509.95
		Vehicle Services - Fleet	
		Grass Growers	\$47,730.38
		Greenwaste Delivered - Flynn Drive - Waste	
		Green Skills Inc	\$5,876.20
		Laying Of Jute Matting And Planting Tubestock At Clayton Beach Foreshore Reserve - Conservation	
		Hand Weeding - Koondoola Reserve - Conservation	
		Planting Of Tube Stock - Clayton Beach, Mindarie - Conservation	
		Greens Hiab Service	\$574.75
		Hire Of Hiab - Goal Post Kingsway Football Oval - Parks	
		Move Goal Posts - Wanneroo Showgrounds - Parks	
		Greenway Enterprises	\$584.24
		Various Items For Stores	
		Greenwood Party Hire	\$395.00
		Equipment Hire - Trestle Tables - Heritage	
		Greenworx	\$5,087.51

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Maintenance Of Conservation Offset Sites - Parks	
		Gymcare	\$2,168.65
		Service Equipment - Aquamotion	
		Hanson Construction Materials Pty Ltd	\$9,402.36
		Concrete Mix Delivered To Various Locations - Engineering	
		Harmer News Pty Ltd	\$345.36
		Newspapers/Periodicals - Various Departments	
		Health Safety Environment Australia Pty Ltd	\$2,535.50
		Seminar - Asbestos Awareness And Personal Exposure - Parks	
		Heatley Sales Pty Ltd	\$1,394.80
		Various Items - Fleet/Stores	
		Heavy Automatics	\$4,286.57
		Transmission Fluid - Stores	
		Heightech Safety Systems	\$578.05
		Various Items For Infrastructure	
		Hendercare	\$28,981.02
		Support Services For HACC/CACP Clients	
		Hitachi Construction Machinery Pty Ltd	\$971.58
		Vehicle Filters For Depot Store	
		Honeywell Ltd	\$1,569.60
		Preventative Maintenance At WLCC - Building Maintenance	
		Hort Marketing	\$766.48
		Supply Of Plants - Parks	
		HS Hyde & Son	\$31,968.20
		Construction Of Pergola At Ridgewood Community Centre - Buildings Projects	
		Hughan Saw Service	\$52.80
		Parts For Fleet	
		Humes Concrete Products	\$22,142.89
		Drainage Items At Various Locations - Projects	
		Hydraulic Hoist & Winch	\$134.20
		Spare Parts For Fleet	
		Hydroquip Pumps	\$2,475.00
		Supply/Install Irrigation System - Marangaroo Golf Course - Parks	
		Ibby Australia Inc	\$100.00
		Annual Membership - 01.07.2013 - 30.06.2014 - Library Services	
		IBolt Fencing	\$9,126.70

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Repair Cricket Net - Oldham Park - Parks	
		Remove/Repair Fencing At Various Locations - Parks	
		Ice and Oven Technologies Pty Ltd	\$2,892.31
		Preventative Maintenance - Various Locations - Building Maintenance	
		ID Consulting Pty Ltd	\$40,458.00
		Profile Id And Atlas Id Yearly Subscription Fee August 2013/2014 - IT	
		Forecast Id Yearly Subscription Fee August 2013/2014 - IT	
		Independence Studios Pty Ltd	\$289.08
		Various Retail Items For Heritage	
		Insight Call Centre Services	\$6,556.15
		Call Centre Services - Customer Relations	
		Intercity Office Partitioning	\$3,850.00
		Install Ramp And Landing At Girrawheen Library - Building Maintenance	
		Isentia Pty Ltd	\$300.31
		Media Reports - 6PR - Marketing	
		J Blackwood & Son Ltd	\$14,157.61
		Various Items For Stores/Fleet	
		Jacksons Drawing Supplies Pty Ltd	\$242.92
		Art Materials For Heights Community Club - Funded Services	
		Jag Demolition	\$46,416.80
		Removal Of Asbestos - Various Locations - Building Maintenance	
		James Bennett Pty Ltd	\$11,069.10
		Book Purchases - Library Services	
		Jaycar Pty Ltd	\$149.00
		Wireless Camera - Fleet	
		Joondalup Drive Medical Centre	\$9,867.00
		Medical Fees - HR/Fire Services/Fleet	
		Joondalup Smash Repairs Pty Ltd	\$1,000.00
		Insurance Excess WN 33462 - Insurance	
		KD Instruments	\$334.40
		Food Thermometer - Health	
		KDAire Mechanical Services	\$5,264.60
		Supply/Install Airconditioner - Regulatory Services	
		Kelly Algar	\$225.00
		Lacrosse Clinics For 3 Hours At Gumblossom Reserve On 19.07.2013 - Programs	
		Kleenit	\$690.01
		Graffiti Removal Services For The City	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Kmart Australia Limited	\$197.00
		Various Items - Hainsworth Youth Program	
		Knight And Sons	\$424.95
		Food For Animal Care Centre	
		Konekt Australia Pty Ltd	\$568.39
		Ergonomic Assessment From 08-15.07.2013 - HR	
		Kott Gunning Lawyers	\$846.89
		Legal Fees - Audit 2013 - Finance	
		Legal Fees - Kingsway - Infrastructure Assets	
		Kyocera Document Solutions	\$10,097.50
		Photocopier Meter Reading For Various Departments	
		Labour Call Out Fee - IT	
		Printer For Hainsworth Community Centre - IT	
		L & T Venables Pty Ltd	\$143.28
		4 X Ratchet Straps - Waste	
		Welding Rods - WRC	
		Ladybirds Plant Hire	\$545.05
		Rental Of Indoor Plants For July 2013 - Various Locations	
		Landmark Products Limited	\$24,013.00
		Construction Of Marquee Roof Park Shelter - Projects	
		Lasso Kip Pty Ltd	\$1,100.00
		Advertising - Aquamotion	
		Lawn Doctor	\$1,100.00
		Vertidrain At Wanneroo Showgrounds - Parks	
		Lawrence & Hanson	\$169.30
		Various Items - Fleet	
		LD Total	\$73,884.95
		Landscape Maintenance - Various Locations - Parks	
		Legalwise Seminars Pty Ltd	\$920.00
		Registration - Advanced Property Law Update 12.09.2013 - R Wright, P Greer	
		Leisure Institute of WA Aquatics	\$120.00
		Annual Conference Dinner For G Alexander - Aquamotion	
		Len French Fencing Contractor	\$220.00
		Repairs To Baseball Fence At Gumblossom Park - Parks	
		Repair To Carpark Fence At Ridgewood Park - Parks	



WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Les Mills Asia Pacific	\$1,271.96
		License Fees For Aquamotion	
		Les Trios Amies	\$583.00
		Performance - Winter Warmer Concert 31.07.2013 - Heritage	
		Local Government Managers Australia	\$617.00
		Membership 2013/2014 - Bob Figg	
		Finance Professionals Network August 2013 - L Lam And S Paulsen	
		Local Health Authorities Analytical Committee	\$34,167.18
		Analytical Services - Health	
		Loreley Morling	\$130.00
		Presentation - Transform Your Family History Into A Story - Heritage	
		Love Grid Badminton Academy Incorporated	\$875.00
		Ashaway Badminton Feather Shuttlecocks - Kingsway	
		Lovegrove Turf Services Pty Ltd	\$30,525.00
		Install/Lay Turf - Various Locations - Parks	
		Sweep & Remove Debris At Kingsway - Parks	
		Compost - Kingsway AFL - Parks	
		Supply And Install Slabbed Kikuyu Turf At Kingsway AFL - Parks	
		MacDonald Johnston Engineering Company	\$22,302.60
		Vehicle Spare Parts - Fleet/Stores	
		Major Motors	\$807.98
		Spare Parts For Fleet	
		Mammoth Equipment & Exhausts Pty Ltd	\$48.58
		Spare Parts For Fleet	
		Marfleet Distributing Co. Pty Ltd	\$528.00
		Spare Parts For Fleet	
		Marketforce Express Pty Ltd	\$12,685.03
		Advertising Services For The City	
		Martins Environmental Services	\$616.00
		Apply Chemicals - Yellagonga Reserve - Projects	
		Matrix Productions	\$484.00
		Stage And Drapes For Perspectives Opening - Heritage	
		Mayday Earthmoving	\$138,297.28
		Heavy Equipment Hire For The City	
		McLeods Barristers And Solicitors	\$1,298.66
		Legal Fees - Compulsory Acquisition - Property	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		McLernon's Supply & Demand	\$814.00
		Various Items For Funded Services	
		Meridian Services	\$3,317.05
		Provision Of Security Patrol - Regulatory Services	
		Merlo Australia	\$1,496.42
		Parts For Fleet	
		Metrocount	\$335.50
		Battery Packs - Transport And Traffic	
		Metropolitan Cash Register Co	\$202.16
		Thermal Paper Rolls/Cash Drawer - Customer Relations	
		Mey Equipment	\$72.30
		Spare Parts For Fleet	
		Midalia Steel Pty Ltd	\$2,893.49
		Steel Repairs - WRC	
		Mindarie Regional Council	\$162,575.47
		Refuse Disposal For The City	
		Miracle Recreation Equipment Pty Ltd	\$8,734.00
		Supply/Repair Playground Equipment - Various Locations - Parks	
		Modern Motor Trimmers	\$1,875.47
		Vehicle Seat Repairs - Fleet	
		Morley Mower Centre	\$1,048.30
		Vehicle Spare Parts - Fleet/Stores	
		Morrison Low Consultants Pty Ltd	\$6,314.00
		Feasibility For Com Delivery Of Building Approvals - City Businesses	
		Move It	\$363.00
		Removal Services - Heritage And Museum	
		MP Rogers & Associates Pty Ltd	\$14,729.41
		Professional Services - Mindarie Breakwater Monitoring And Management Plan - Engineering	
		Ms Cindy Lane	\$820.00
		Workshop - Wild Watercolours 27.07.2013 - Heritage And Arts	
		Workshop - Kids Kite 11.07.2013 - Heritage And Arts	
		Ms Oriel Green	\$300.00
		Welcome To Country - Heritage	
		Natural Area Holdings Pty Ltd	\$5,258.00
		Spraying/Chemical Costs - Various Locations - Conservation	
		Newsxpress Ocean Keys	\$44.50
		Newspapers/Periodicals - Clarkson	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Library	
		Nick's Bus Charter	\$380.00
		Bus Hire - Hainsworth School Holiday Program - Youth Services	
		Northern Districts Pest Control	\$1,698.00
		Pest Control Services For The City	
		Northern Lawnmower & Chainsaw Specialists	\$1,813.10
		Various Items For Parks	
		Novus Autoglass	\$702.50
		Supply/Fit Glass - Various Vehicles - Fleet	
		Nuford	\$122.65
		Service/Spare Parts For Fleet	
		NVMS Pty Ltd	\$504.81
		Lithium Battery - Regulatory Services	
		Oakvale Capital Limited	\$2,200.00
		Consulting Services - Finance	
		Oce Australia Limited	\$352.77
		Monthly Maintenance - Scanner - Infrastructure Assets	
		OCP Sales - Omnific Enterprises P/L	\$122.65
		Reprogramming Of Portable Radios - Aquamotion	
		Office Cleaning Experts	\$53,972.67
		Cleaning Services For The City	
		Officemax	\$1,026.76
		Various Items For IT	
		OH&S Consulting	\$39,381.10
		Professional Services For OSH	
		Olivia Charlotte Robinson	\$105.00
		Lacrosse Session - Programs	
		Orica Australia P/L	\$1,916.25
		Pool Chemicals - Aquamotion	
		Outdoor Cameras Australia	\$1,458.00
		Covert Cameras - Regulatory Services	
		Pacific Brands Workwear Group	\$1,429.43
		Uniform Issue - Stores/A Begg	
		Paper Pak WA	\$152.90
		Blue Paper Bags - Marketing	
		Paperbark Technologies	\$500.00
		Arboricultural Report - Neville Drive - Parks	
		People Rich Pty Ltd	\$1,425.00
		Online Extended Disc Profiles Including Leadership Profile - HR	
		Perth Bin Hire	\$73,597.50
		Truck Hire/Driver/Bins - WRC	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Transport - Glass - WRC	
		Perth Industrial Centre Pty Ltd	\$837.83
		Spare Parts For Stores	
		Peter's Bus Charters	\$2,420.00
		Transport - Social Support Outings - Funded Services	
		Bus Hire - Darklight Excursion - Youth Services	
		Pizza Hut Woodvale	\$167.00
		Pizzas For Kingsway	
		PJ & CA Contracting	\$1,853.50
		Repairs - Various Locations - Parks	
		Planex Sales Pty Ltd	\$379.10
		Various Items For Asset Management	
		Planning Institute Australia WA Division	\$1,900.00
		Registration For 2013 WA State Conference 19 - 20.09.2013 For R Hall & P Bracone - Planning & Sustainability	
		Playsafe Kids	\$381.23
		Various Items For Heritage	
		PLE Computers	\$490.00
		Various Items For IT	
		PMP Distribution	\$1,317.70
		Delivery - Postcards - Yanchep Toy Library	
		Deliver - Brochures - Insideart - Heritage	
		Portner Press Pty Ltd	\$77.00
		Health And Safety 2013 Update 4 - OSH	
		Power Vac Pty Ltd	\$203.23
		Various Parts For Fleet	
		Prestige Alarms	\$4,921.46
		Alarm Services For The City	
		Print Smart Online Pty Ltd	\$3,946.75
		Printing - HACCC Flyer - Funded Services	
		Printing - October School Holiday Program Brochures - Programs	
		Printing - Greens Rates Tip Passes 2013/2014 - WRC	
		Printstuf	\$848.10
		Printing - Membership Agreement And Direct Debit Books - Aquamotion	
		Pro Water Services	\$865.70
		Parts/Repairs For Fleet	
		Programmed Integrated Workforce	\$178,570.52
		Casual Labour For The City	
		Prompt Engineering Pty Ltd	\$1,320.00
		Retaining Wall Inspection - Building	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Protector Alsafe	\$6,702.78
		Various Items - Stores	
		Proton Promotional Advertising	\$869.00
		25 X Cardholder/Pen Set - Marketing	
		Put On Happy Face - Face Painting	\$792.00
		2 X Face Painters - Inside Art - Heritage Museum And Arts	
		Face Painting At Big Play Day 07.08.2013 - Community Links	
		Qualcon Laboratories	\$1,193.70
		NDM Testing And Modified Compaction At Hester & Marmion Ave - Projects	
		Raeco International Pty Ltd	\$58.80
		Book Purchases - Library	
		RCG Pty Ltd	\$33,057.94
		Disposal Of Rubble - Projects/Engineering	
		Recall Total Information Management	\$3,190.21
		Document Retrieval Services - Information Management	
		Reliable Fencing	\$30,287.21
		Fencing Works - Various Locations - Parks/Engineering	
		REmida Perth Inc	\$330.00
		Workshop - Junk Bugs 09.07.2013 - Heritage And Arts	
		Retech Rubber Pty Ltd	\$8,143.62
		Supply And Delivery Of Full Set Of Cricket Mats - Parks	
		Richgro	\$555.00
		Lawn Mix/Brickies Sand - Parks	
		Ricoh Australia Pty Ltd	\$3,750.94
		Image Charges - Colour And Black - Reprographics	
		Ricoh Finance	\$3,294.50
		Lease - B&W And Colour Copier For Printroom - Governance	
		Road & Traffic Services	\$887.70
		Linemarking Services - Conlan Avenue - Engineering	
		Road Signs Australia	\$24,066.23
		Sign - Holwell Gardens - Engineering	
		Sign - Dog Exercise Area & No Dogs Past This Point - Engineering	
		Galvanised Steel Poles - Engineering	
		Sign - Playground Disclaimer - Parks	
		Sign - No Trail Bikes On Foreshore - Engineering	
		Sign - Parking Sign - Engineering	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Sign - Special Parking - Engineering	
		Sign - Future Fitness Station - Projects	
		Barrier Mesh/Flagging Tape - Projects	
		Signs - Street Name Plates - Engineering	
		Sign - Rainbow Community Church - Engineering	
		Installation And Removal Of Signs At Clarkson Sub Station Site - Engineering	
		Sign - P 2 Minutes Marked Bays Only - Engineering	
		Stencil From A To Z - Engineering	
		Muster Point & Danger Deep Excavation - Projects	
		Street Name Plates - Engineering	
		6M Length 8MM Steel Rods - Engineering	
		Sign - Rainbow Community Church - Road And Traffic	
		Sign - Global Road - Engineering	
		Roads 2000 Pty Ltd	\$166,340.98
		Road Works - Various Locations - Engineering/Projects	
		Robertsons Lifting & Rigging Pty Ltd	\$463.82
		Chain Testing - Engineering	
		Chain/Rigs Inspection - Projects	
		Rottnest Fast Ferries	\$354.60
		20% Deposit For Whale Watching Tour 24.10.2013 - Programs	
		Roy Gripske & Sons Pty Ltd	\$1,237.08
		Various Items For Stores	
		Rubek Automatic Doors	\$1,122.00
		Repair To Automatic Sliding Door At Wanneroo Library - Building Maintenance	
		Supply And Installation Of Safety Sensor To Automatic Swing Door At Civic Centre	
		Safety World	\$6,272.91
		Safety Items For Various Departments	
		Safetyquip	\$747.78
		Expanding Barrier - IT	
		Sage Consulting Engineers	\$25,896.75
		Lighting Report Update - Kingsway - Projects	
		Kingsway Fence Low Frequency Induction Report - Projects	
		Sanax Medical And First Aid Supplies	\$1,112.95
		First Aid Supplies - Aquamotion	
		Scorpion Training Solutions	\$1,100.00

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Training - OSH Representatives Course For M Brookes And D Patterson	
		Scott Lawrence Collins	\$210.00
		Photography For Insideart Event - WLCC	
		Scott Print	\$8,374.30
		Printing - Junk Brochures - Waste	
		Printing - Rates Flyers - Finance	
		Sealanes	\$562.20
		Food/Beverages - Fire Services	
		Seamless (Aust) Pty Ltd	\$2,946.35
		Intranet Updates - Marketing	
		Seniors Indian Of Western Australia (SIWA)	\$138.00
		Catering For 23 People For Open Day Event At Alexander Day Club - Funded Services	
		Sharp Impressions	\$1,663.86
		Various Items For Stores	
		Sigma Chemicals	\$1,346.92
		Pool Chemicals - Aquamotion	
		Sign A Rama	\$2,016.85
		Room Signage 9C, 9D, 9E And 9F At Wanneroo Recreation Centre And Phil Renkin Centre - Facilities	
		Snack Time Vending	\$879.42
		Confectionary - Kingsway Stadium	
		Sorensen Short & Associates	\$1,078.00
		Repeg Boundaries Lot 13496 Wilkie Ave, Brazier Road Yanchep - Projects	
		Southern Cross Cleaning Services	\$3,696.78
		Cleaning Services - Kingsway - Building Maintenance	
		Specialised Security Shredding	\$65.02
		Security Shredding For The City	
		Sports World of WA	\$1,791.90
		Various Items For Resale - Aquamotion	
		Spotlight Stores Pty Ltd	\$310.01
		Various Items - Youth Programs	
		Various Items - Alexander Heights Community Centre	
		Sprayline Spraying Equipment	\$231.00
		Quick Spray Aerial - Parks	
		Squire Sanders (AU)	\$385.00
		Audit Letter 2012/2013 - Finance	
		Star Electrical (WA) Pty Ltd	\$401.50
		Electrical Works - Alexander Heights Community Centre - Building Services	
		State Law Publisher	\$1,610.72



WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Advertising - Government Gazette - Rates/Planning/City Growth	
		Statewide Pump Services	\$1,697.00
		Annual Inspection On Sewer And Faulty Pump At Rotary Park - Building Maintenance	
		Maintenance Inspection July 2013 For Sewer Pump At Yanchep Beach Toilets - Building Maintenance	
		Supply And Install New Alarm Flashing Light At Rotary Park Toilets - Building Maintenance	
		Streetcut WA	\$3,681.70
		Asphalt Cutting - Hester Avenue - Projects	
		Strutterre Consulting Engineers	\$2,420.00
		Geotechnical Investigation And Report Commercial - Broadview Park Lookout Platform Landsdale - Projects	
		Sun City Publishing Pty Ltd	\$9,360.00
		Advertising Services For The City	
		Sunny Industrial Brushware	\$614.25
		Various Items For Stores	
		Supreme Drycleans and Laundrette	\$280.00
		Laundry Of Sports Bibs - Kingsway	
		Supreme Shades	\$220.00
		Repair Shade Sail At Jenolan Way Merriwa - Parks	
		Surekleen Products	\$928.53
		Various Items For Waste	
		Swan Towing Services Pty Ltd	\$1,966.25
		Towing Services - Fleet	
		Tactile Indicators (Perth) Pty Ltd	\$390.00
		TGSI Treatment To Kingsway And Butterworth Beach - Engineering	
		Tamala Park Regional Council	\$9,032.35
		GST Payable For July 2013 Pursuant To Section 153B Of Agreement - Finance	
		Tenderlink.com	\$962.50
		Tenderlink SAAS Service - Contracts	
		The Artists Foundation of WA	\$180.00
		12 Months Artsource Association Subscription - Heritage, Museums & Arts	
		The Golden Roast Bunbury	\$100.00
		Deposit For Catering - 05.12.13 - Alexander Heights Community Centre	
		The Hire Guys Wangara	\$385.00
		16" White Concrete - Engineering	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		The Linen Press	\$816.00
		Linen For Function And Meetings - Hospitality	
		The Printing Factory	\$509.68
		Printing - Abandoned Vehicle Pads - Ranger Services	
		The Rigging Shed	\$2,420.28
		Girder Trolley For WRC	
		Various Parts For Fleet	
		The Royal Life Saving Society Australia WA Branch Inc	\$4,663.60
		Pool Lifeguard PD Sessions - Aquamotion	
		Resuscitation Requalifications - Aquamotion Employees/HR	
		Completed Home Pool Inspections - Building Approvals	
		Training - Senior First Aid Requalification On 30.07.2013 - HR	
		Printing - Term 3 Certificates - Aquamotion	
		The Sunday Times	\$200.00
		Promotional Copies Of The Sunday Times November 2012 - Marketing	
		The Watershed Water Systems	\$9,801.39
		Reticulation Items - Parks	
		Toll Transport Pty Ltd	\$1,941.91
		Courier Services - Various Departments	
		Toolmart	\$382.95
		Various Items For Engineering	
		Total Road Services	\$70,553.50
		Traffic Control - Various Locations - Projects/Engineering	
		Total Turf	\$1,765.50
		Golf Ball Washer Tournament For Carramar Golf Course - Property	
		Toyota Material Handling (WA) Pty Ltd	\$4,250.63
		Spare Parts For Fleet	
		Technicians Report - Fleet	
		TQuip	\$799.05
		Vehicle Spare Parts - Stores/Fleet	
		Trisley's Hydraulic Services Pty Ltd	\$9,616.24
		Service Work - Aquamotion	
		Monthly Service To Pool Filtration - Aquamotion	
		Supply/Install Blower - Aquamotion	
		Truckline	\$588.90
		Vehicle Spare Parts - Stores	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Turfmaster Pty Ltd	\$66,016.50
		Supply Soil Conditioner - Marangaroo Golf Course - Parks	
		Supply/Lay Jumbo Kikuyu - Wanneroo Showgrounds - Parks	
		Supply/Lay Turf - Kingsway Baseball - Projects	
		UES (Int'L) Pty Ltd	\$58.61
		Rubber Door Holder For Fleet	
		United Equipment	\$621.49
		Pump Service - Fleet	
		Veda Advantage Informations Services & Solutions	\$629.97
		Bureau Charges PPSR Serial Number Search - Ranger Services	
		Vertical Telecoms WA Pty Ltd	\$495.00
		Professional Subscriber Services - Repair Handheld S/N 14389312 - Regulatory Services	
		Portable Battery For Hand Held Portable 2 Way Radio - Regulatory Services	
		Vibra Industrial Filtration Australia	\$374.00
		Parts For Stores	
		WA Hino Sales & Service	\$1,854.05
		Vehicle Spare Parts - Stores	
		WA Iveco	\$1,015.55
		Service To WN 33163 - Fleet	
		WA Local Government Assoc	\$671.00
		Training - Introduction To Local Government 23.09.2013 - P Hemmings	
		Training - Introduction To Local Government 27.05.2013 - P Almeida	
		WA Profiling	\$2,424.71
		Hire Of Profiler - Hester/Marmion - Projects	
		WA Signs	\$2,247.30
		Signs - Fire Stair Signs - Building Maintenance	
		Sign - Male And Female Accessible Toilet Braille - Building Maintenance	
		Wangara Volkswagen	\$44,111.71
		New Vehicle Purchase - Passat Wagon WN 33481 - Fleet Assets	
		Wanneroo Agricultural Machinery	\$907.78
		Various Parts - Stores/Fleet	
		Wanneroo Auto One	\$237.40
		Seat Covers - Parks	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Jumper Leads - Engineering	
		Wanneroo Baseball Club	\$540.00
		Kidsport Voucher X 3 Children	
		Wanneroo Caravan Centre & Steel Fabricators	\$437.80
		Steel Fabrication Works - Building Maintenance	
		Wanneroo Crane Hire Pty Ltd	\$528.00
		Crane Hire - Relocate Hopper - WRC	
		Wanneroo Electric	\$34,295.52
		Electrical Maintenance For The City	
		Wanneroo IGA	\$107.94
		Groceries For Buckingham House	
		Wanneroo Plumbing	\$37,338.40
		Plumbing Maintenance For The City	
		Wanneroo Towing Service	\$3,223.00
		Towing Abandoned Vehicles	
		Towing Services For Fleet	
		Wanneroo Trophy Shop	\$378.50
		Name Badges For Various Employees	
		Custom Plaques For Park Benches - Facilities	
		Warren's Bus Charter	\$460.00
		Transport Services - Social Support Outing - Funded Services	
		Watm Crane Sales and Services WA	\$387.75
		Parts For Fleet	
		West Australian Nursing Agency	\$751.04
		Immunisation Clinic 24.07.2013 - Health Services	
		West Coast Radiators	\$68.00
		Repair Header Tank - Fleet	
		West Coast Synthetic Surfaces	\$1,100.00
		Repairs To Netball Court - Kingsway Netball - Parks	
		West Coast Water Filter Man	\$400.00
		Service Water Supply - WRC	
		Westbuild Products Pty Ltd	\$1,660.21
		Various Items For Stores	
		Westrac	\$2,537.91
		Spare Parts For Fleet	
		West-Sure Group Pty Ltd	\$129.80
		Cash Collection At Civic Centre - Customer Relations	
		White Oak Home Care Services Pty Ltd	\$27,290.89
		Support Services HACC/CACP Clients	
		Woodhead Pty Ltd	\$7,711.00

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Revision Of Tender Documentation - Reconstruction Of Customer Service New Centre - Projects	
		Work Clobber	\$985.50
		Staff Uniforms - Various Employees	
		Worlds Best Products Pty Ltd	\$3,080.00
		Graffiti Remover - Building Maintenance	
		Worldwide Online Printing	\$2,548.00
		Printing - Business Cards - Various Employees	
		Printing - Bin Stickers - Waste	
		Wrenoil	\$54.45
		Disposal Of Waste Oil - WRC	
		Zipform	\$68,218.72
		Printing/Issue Of Rates Notices - Finance	
00001786	27/08/2013		
		Australian Taxation Office	\$998.00
		Payroll Deduction	
		Britel Enterprise Pty Ltd	\$590.00
		Advertising - East Wanneroo PS - Aquamotion	
		Churches Of Christ Sport & Recreation Association Inc	\$215.00
		Kidsport Voucher X 3 Children	
		Department of Planning	\$150.00
		Development Application Fees Accepted By The City - Name: Planning Solutions, Number: SA2013/1137, Value: \$50,000 - Planning Implementation	
		DG & MJ Le Cerf	\$9,799.60
		Reimbursement Of Material Expenditure At Quinns Rocks Caravan Park - Property	
		Contract Management Fees For August 2013 - Property	
		Frediani Milk Wholesalers	\$526.75
		Milk Deliveries For The City	
		High Flyers Gym	\$400.00
		Kidsport Voucher X 2	
		LGISWA	\$798,106.90
		Insurance - Workers Compensation 30.06.2013 - 30.06.2014	
		Local Government Planners Association	\$150.00
		Attendance Fee For State Administrative Tribunal On 22.08.2013 - P Greer And R Wright - Property	
		Mr Steven Browne	\$130.17

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Reimbursement - Three Workshops Paid With Personal Credit Card	
		Mrs Fung Kuen Lucia Lam	\$73.95
		Reimbursement Of Fuel For WN 33466	
		Mrs Karen Browne	\$252.45
		Reimbursement Of Filing Fee At Magistrates Court	
		Ms Lynnette Greer	\$889.00
		Reimbursement Of Bachelor Of Environmental Science - Ranger Services	
		Neerabup Districts Junior Football Club	\$510.00
		Kidsport Voucher X 6 Children	
		North Coast Ball Club Inc	\$1,478.27
		Kidsport Voucher X 12 Children	
		Titans Netball Club	\$200.00
		Kidsport Voucher X 1 Child	
		Urban Development Institute of Australia WA Division Inc	\$935.00
		UDIA Luncheon - A Dialogue On Infrastructure 03.07.2013 - Attendees D Simms, F Bentley, D Blair, T Roberts, M Penson, Cr L Gray, Cr B Treby & Cr R Steffens	
		WA No Interest Loans Network	\$10.00
		Membership Subscription 01.07.2013 - 30.06.2014 - Funded Services	
		Waste Management Assoc of Aust	\$2,045.00
		Registration - 5th Australian Landfill & Transfer Stations Conference For I Hamilton - City Business	
		Training - Strategic Waste Planning 29.08.2013 - S Browne	
		Western Power	\$87,173.00
		Street/Security Lights - Cheltondale Drive Madeley - Projects	
		Street/Security Lighting - Driver Road Darch - Projects	
00001787	27/08/2013		
		Arbor Plus / Whitfords Tree Services	\$2,750.00
		Chipper Hire - Parks	
		Asphaltech Pty Ltd	\$806.99
		Granite Asphalt For Engineering	
		Beaurepaires For Tyres	\$1,998.32
		Tyre Fitting Services	
		Betahose & Fittings P/L	\$497.61
		Supply And Make Up Hoses - Fleet	

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Environmental Industries Pty Ltd	\$3,850.00
		Mulching At Belleville Parade - Parks	
		James Bennett Pty Ltd	\$4,082.56
		Book Purchases - Library Services	
		KPMG	\$4,400.00
		Professional Fee And Out Of Pocket Expenses For Corporate Registry Searches And Corporate Intelligence - HR	
		Landcare Weed Control	\$14,301.10
		Veldt Grass Control - Various Locations - Conservation	
		Marketforce Express Pty Ltd	\$1,870.38
		Advertising Services For The City	
		Mayday Earthmoving	\$418.00
		Heavy Equipment Hire For The City	
		Mindarie Regional Council	\$223,964.37
		Refuse Disposal For The City	
		Miracle Recreation Equipment Pty Ltd	\$3,949.00
		Repair Shelter At Charnwood Reserve - Parks	
		Rightrack	\$220.00
		Wheel Alignment WN 33317 - Fleet	
		Risk Management Institution of Australasia Limited	\$530.00
		Risk Odyssey Conference - P Augustin, P Hemmings And D Best - Risk & Business Improvement	
		Road Signs Australia	\$2,776.40
		Various Street Signs - Engineering	
		Seniors Recreation Council of WA Inc	\$40.00
		Registration - Live Lighter Aged Care Games 19.09.2013 - Alexander Heights Day Club Team - Funded Services	
		The Trustee for Australasian Registry of Emergency Medical Technicians	\$1,695.00
		Mesh Safety Vests - Regulatory Services	
		Tiger Tek Pty Ltd	\$990.00
		Stake Timber Survey - Stores	
		Total Road Services	\$2,823.50
		Traffic Control Services For The City	
		Turfmaster Pty Ltd	\$80,488.84
		Golf Course Maintenance For July 2013 - Carramar And Marangaroo Golf Course - Parks	
		WA Limestone Company	\$17,858.62
		BSL/Limestone For Various Locations - Projects	
		Wrenoil	\$18.15



WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Waste Disposal Oil - Stores	
00001788	27/08/2013		
		BP Australia Ltd	\$177,932.56
		Fuel Issues For July 2013	
00001789	28/08/2013		
		National Australia Bank	
		Purchase Cards July 2013 \$11,983.81 - Breakdown At End Of Report	
		<b>Total Director Corporate Services Advance - EFT's</b>	<b>\$9,753,546.61</b>
NATIONAL AUSTRALIA BANK PURCHASING CARDS			
00001789	28/08/2013		
		National Australia Bank Purchasing Cards July 2013	
		Infrastructure Maintenance	
		Action Lock Service - Lockwood Mortise Sliding Door	\$389.50
		Barnetts Architectural Hardware - Hardware Purchases	\$381.58
		Battery World Joondalup - Lithium Coin Cell	\$30.00
		Blind Spot - Sidewinders X 6	\$66.00
		BP Exp Merriwa 6601 - Cas 2T Selfmix	\$5.29
		Bunnings - Hardware Purchases	\$4,714.99
		Capral - 5 6.5m MF Channel 12X20X2.5	\$54.42
		Eagle Group Of Companies - Roller Blind Parts	\$16.00
		Envirolab Service WA - Asbestos ID – Materials	\$110.00
		Freds Hardware – Concrete	\$152.35
		Godfreys - Harmony Barrell	\$99.00
		Goodguys Joondalup - Me Wholesaling GVA 7FM	\$76.00
		RMD Industries - Cap Flat I/F 90X90 BG20	\$10.14
		Safety World - Custom Signage - Ladies And Gentlemen's Toilet	\$36.96
		Solver Decorator Centre - Paint Supplies	\$1,074.25
		Taubmans Trade Centre - Paint Supplies	\$66.76
		Toolmart Australia - Cut Off Saw	\$335.00
		Hospitality	
		BWS - In House Catering Requests	\$108.00
		Coles Wanneroo - In House Catering Requests	\$628.82

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Harvey Norman Appliance - Purchase Of A Food Processor For In House Catering Food Preparation	\$415.00
		Sitecraft - Clever Folding Cart With Spare Collapsible Box For In House Catering Goods/Needs	\$486.20
		Subway Wanneroo - In House Catering Requests	\$29.30
		Sushi Master Wanneroo - In House Catering Requests	\$92.00
		Wanneroo Fresh - In House Catering Requests	\$394.27
		Wanneroo Supa IGA - In House Catering Requests	\$224.77
		Libraries	
		Child Education Service - Big Books X 2	\$84.99
		City Of Perth - Parking	\$15.50
		Community Newspaper Group - Book Sale Photo	\$24.95
		Dymocks Joondalup - Purchase Of CBW Books For Yanchep Library	\$510.63
		Elan Media Partners P/L - Stock From Stomp - Talking Books	\$177.71
		Lioncrest Pty Limited - Local Junior Stock For Clarkson Library	\$6.50
		Myint Trutwein - Power Cord And Double Adaptors For Disc Polisher	\$11.95
		On Topic Media Pty Ltd - Book Sale Advertisement - Weekend Notes	\$99.50
		Paymate* - Spun Annual Membership	\$100.00
		Pics Pty Ltd - Pics - Creating Your New Library Workshop (W. Robyn)	\$770.00
		Sun City Newsagency - Newspapers For Two Rocks Library	\$45.60
		The Reject Shop 6617 - Eat Your Words Literary Dinner - Bottled Water	\$20.00
		Westbooks - Children's Book Award & WA Young Readers Book Award Books	\$119.88
		Total Purchasing Cards Transactions	\$11,983.81
		Total EFT's And Purchasing Cards	\$9,765,530.42
CANCELLED CHEQUES FROM PREVIOUS PERIOD			
1772-4111	25/07/2013	Emrich Industries (WA) Pty Ltd	-\$23,980.00
1772-	25/07/2013	TMH Total Material Handling	-\$4,032.05

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
2829			
1772-6700	25/07/2013	Instant Weighing Systems	-\$2,491.50
93133	16/07/2013	Gray & Lewis Land Use Planners	-\$380.00
87549	08/05/2012	MS Joan Hilda Creemers & MR Nicholas	-\$517.70
91690	03/04/2013	Yanchep Estates Pty Ltd	-\$2,675.90
85883	20/12/2011	Axiom Conveyancing	-\$665.15
93361	30/07/2013	Melissa Latip	-\$20.50
88332	26/06/2012	ME Kane	-\$113.50
92705	11/06/2013	LGIS Workcare	-\$4,731.46
		<b>TOTAL</b>	<b>-\$39,607.76</b>
TOWN PLANNING SCHEME			
	Cell 1		
		Endeavour Properties - Construction of Dual Path - Pinjar Road	\$47,582.69
	Cell 4		
		Castledine Gregory - Legal Fees - Compensation Claim - 171 Elliot Road	\$1,528.00
		Castledine Gregory - Legal Fees - Compensation 185 Mary Street	\$3,194.00
		Castledine Gregory - Legal Fees - Compensation 171 Elliot Road	\$2,198.00
		Western Power - Design Fee 171 Elliot Road	\$2,727.28
	Cell 5		
		McLeods Barristers - Legal Fees - Compensation Claim Lot 6 (359) Gngangara Road	\$3,637.09
		Cell 6	
		Mayday Earthmoving - Remove Spoils - Gngangara Road	\$12,223.00
	Cell 8		
		McLeods Barristers - Legal Fees - Compensation Claim Lot 6 (359) Gngangara Road	\$3,637.09
		Asic Company Search	\$8.18
		<b>TOTAL</b>	<b>\$76,735.33</b>
General Fund Bank Account			
		<b>Payroll Payments August 2013:</b>	
		06/08/2013	\$1,516,681.75
		20/08/2013	\$1,573,330.06
		23/08/2013	\$1,656.29
		26/08/2013	\$1,223.45

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Payroll Total	\$3,092,891.55
		<b>Bank Fees July 2013 - EFT 1776</b>	
		CBA Merchant Fee	\$3,038.01
		CBA Pos Fee	\$434.22
		AA Line Fee	\$208.30
		BPay Fees Rates	\$493.79
		BPay Fees Debtors	\$2,816.88
		BPoint Fees Rates	\$47.86
		BPoint Fees Debtors	\$120.21
		Commbiz Fee	\$336.94
		Commbiz Fee	\$260.00
		Account Service Fee	\$524.94
		GLF Trans Fee	\$100.00
		Aquamotion Direct Debit Return Fees	\$42.50
		Returned Payroll Returned Fees	\$2.50
		Audit Fee	\$32.50
		Fastrack Quick Cash Fee	\$90.00
		Total Bank Fees	\$8,548.65
		<b>Bank Fee August 2013 - EFT 1790</b>	
		CBA Merchant Fee	\$2,121.53
		CBA Pos Fee	\$390.21
		Line Fee	\$100.00
		BPay Fee Debtors	\$507.28
		BPay Fee Rates	\$2,668.38
		BPoint Fee Debtors	\$46.27
		BPoint Rates	\$101.48
		Commbiz Fee	\$343.01
		Commbiz Fee	\$32.00
		ACC Service Fee	\$587.56
		GLF Trans Fee	\$212.33
		Aquamotion Direct Debit Return Fees	\$32.50
		Returned Cheque	\$15.00
		Audit Fee	\$80.00
		Bollegraaf Recycling Solutions – Purchase For WRC (Swedish company)	\$5,515.64
		Total Bank Fees	\$12,753.19
		<b>Credit Cards August 2013 - EFT 1790</b>	
		<b>F Bentley</b>	
		Australian Digital Pass Subscription	\$23.60
		LGMA Grant Workshop - R Funch	\$214.50

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		<b>J Paton</b>	
		Seminar - Communicating With Diplomacy - L Lam	\$625.00
		Registration - IPAA Shaping Views At The Top 2013 Seminar - T Evans	\$220.00
		Parking Fee - J Paton	\$8.50
		Workshop - Preventing Bullying In The Workplace - P Almeida & K Howlett	\$86.78
		Refreshments/Beverage - Elected Members	\$82.00
		Publications - Local Governments Acts - Human Resources	\$697.65
		<b>L Kosova</b>	
		Conference Accommodation - S Marmion	\$160.00
		Seminar - Committee For Economic Development Of Australia - P Thompson	\$185.00
		Conference Airfare - Esperance - M Goode	\$477.79
		Conference - Accommodation - M Goode	\$297.00
		Conference - 2013 WA State Coastal Conference - M Goode	\$510.00
		<b>D Blair</b>	
		DEC - Clearing Permit x 3	\$600.00
		<b>D Simms</b>	
		Business Hospitality - Members Of OMGCPF & D Simms	\$13.00
		Parking Fee	\$6.80
		Business Hospitality - D Simms, M Penson, & G Hunt (CEO City Of Joondalup)	\$17.60
		Training - PA Development - A May	\$930.00
		IPAA Forum 08.11.2012	\$125.00
		Parking Fee ar	\$7.20
		Parking Fee	\$30.00
		Parking Fee	\$11.31
		Taxi Fare - Home To Airport - LG Chief Officers Meeting NSW	\$53.12
		Accommodation - LGCOG Meeting NSW	\$618.14
		Taxi Fare - Hotel To Airport - LG Chief Officers Meeting NSW	\$44.40
		Parking Fee	\$8.60
		<b>PURCHASING OFFICER</b>	
		Bunnings & Coles Gift Cards - Human Resources	\$150.00

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Bunnings & Coles Gift Cards - Human Resources Delivery Fee	\$14.85
		Coles Cards - Two Rocks/Yanchep Youth Program Art Materials	\$200.00
		Coles Cards - Two Rocks/Yanchep Youth Program Art Materials Delivery Fee	\$14.85
		Purchase Heider CF2 Torches	\$224.30
		Asic Company Search	\$9.00
		Annual Renewal - Intersection 6.0 Plus 01.08.2013 - 31.07.2014	\$265.83
		Annual Renewal - Intersection 6.0 Plus 01.08.2013 - 31.07.2014	\$53.17
		Publication - Weekend Notes	\$99.50
		Sports Equipment - Central Zone Youth Centre	\$299.86
		Corporate Governance Forum 2013 Webcast	\$400.00
		Sizzler Gift Card - July School Holidays Community Youth Programs	\$500.00
		Use Of Campaign Monitor City E Letters	\$242.77
		State Administrative Tribunal Lodgement Fee - Long Stay Tenants	\$140.00
		Acrod Permits 16227	\$21.00
		Movie Tickets - Youth Services Holiday Excursion	\$364.50
		Coles Gift Card - Clarkson Youth Services	\$400.00
		Coles Gift Card - Clarkson Youth Services Delivery Fee	\$14.85
		Coles Card - Central Zone School Holiday Activities	\$400.00
		Coles Card - Central Zone School Holiday Activities Delivery Fee	\$14.85
		Award Interpretation Training - C Meghani, S Steele	\$1,584.00
		Pantry Card - Alexander Heights Mainstream	\$1,000.00
		Pantry Card - Alexander Heights Mainstream No GST	\$14.85
		Lunch Card - Aboriginal Seniors Kookaburra Club	\$300.00
		Lunch Card - Aboriginal Seniors Kookaburra Club Delivery Fee	\$1.94
		Lunch Card - Wanneroo Day Club	\$1,000.00
		Lunch Card - Wanneroo Day Club Delivery Fee	\$6.46
		Lunch Card - Quinns Rocks Day Club	\$1,000.00
		Lunch Card - Quinns Rocks Day Club Delivery Fee	\$6.45

WARRANT OF PAYMENTS JULY 2013			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Coles Card - Two Rocks/Yanchep Youth Program Food Items	\$200.00
		Coles Card - Two Rocks/Yanchep Youth Program Food Items Delivery Fee	\$14.85
		Publication - AS CA18 1968 PDF Standard For Fire Hose Reels	\$79.53
		Pantry Card - Wanneroo Day Club	\$500.00
		Pantry Card - Wanneroo Day Club Delivery Fee	\$14.85
		Coles Card - Hainsworth Youth Programs	\$325.00
		Coles Card - Hainsworth Youth Programs Delivery Fee	\$14.85
		<b>Total Credit Card Payments August 2013</b>	\$15,945.10
		<b>Advance Recoup Cheque August 2013</b>	\$10,823,886.99
		<b>Direct Payment Total (Includes Advance Recoup, Credit Cards And Bank Fees)</b>	\$10,861,133.93
		<b>Total Accounts Paid - Municipal Fund</b>	\$13,954,025.48

Attachments: Nil



**CS02-09/13 Financial Activity Statement for the Period Ended 31 July 2013**

File Ref: 1859 – 13/136529  
 Responsible Officer: Director, Corporate Strategy and Performance  
 Disclosure of Interest: Nil  
 Attachments: 4

**Issue**

To consider the Financial Activity Statement for the period ended 31 July 2013.

**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 2013/2014 Annual Budget. This format separates Revenue and Expenses from Other Revenue and Expenses and provides improved disclosure of the 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 2013/2014 financial year Council has adopted 10% for the reporting of variances, which is in line with previous years.

**Detail**

The Financial Activity Statement and July year to date financial performances of the City are detailed in **Attachments 1, 2, 3 and 4**.

**Consultation**

Nil

**Comment**

In accordance with the requirement of *Regulation 34(5) of the Local Government (Financial Management) Regulations 1996*, the commentaries on 10% variances to revised budgets in the Financial Activity Statement for the period ended 31 July 2013 are provided below:

**Income Statement (Refer to Attachment 1)**

<u>Net Result</u>	<u>\$ million</u>
Year to Date Actual	106.990
Year to Date Revised Budget	102.572
Year to Date Variance	+4.418 (+4%)
Full Year Adopted Budget	43.107

## Full Year Revised Budget **43.107**

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	111.611
Year to Date Revised Budget	109.686
Year to Date Variance	+1.925 (+2%)
Full Year Adopted Budget	149.805
<b>Full Year Revised Budget</b>	<b>149.805</b>

### Interest Earnings

For the financial year to date ending July, Council's investment portfolio return has exceeded the bank bill index benchmark by 1.32% pa (4.34% pa vs. 3.02% pa). July to date interest earnings amount to \$0.551 million, reflecting an unfavourable variance of -\$0.091 million (-14%) compared to the year-to-date budget, which is mainly due to the low level of investment amounts available prior to the receipts of the new year's Rates revenue.

### Other Revenue

The Other Revenue income category represents an unfavourable year to date variance to budget of -\$0.071 million (-24%). The main contributor is sales of commodity products from the recycling centre which accounts for 84% of this annual adopted budget. As at the end of July \$0.184 million has been received from these sales, out of an annual budget of \$3.000 million.

<u>Expenses</u>	<u>\$ million</u>
Year to Date Actual	7.122
Year to Date Revised Budget	8.188
Year to Date Variance	+1.066 (+13%)
Full Year Adopted Budget	151.384
<b>Full Year Revised Budget</b>	<b>151.384</b>

### Materials and Contracts

Currently the Materials and Contracts category presents a favourable variance to year to date budget of +\$0.742 million (+44%) which represents a timing difference with the incurrence of expenditures. This category captures a large volume of accounts, with the most material being Refuse Removal Expenses and Contract Expenses, with annual adopted budgets of \$12.988 million and \$16.116 million respectively. As the year progresses and additional expenditures within these accounts are recorded, variances are likely to be reduced.

### Utility Charges

The year to date figures recorded for Utilities reflects \$0.047 million expended, which is +\$0.257 million lower than year to date budget. Expenses under this category are lower than year to date budget mainly due to timing differences in the receipt of electricity bills. It is noted that the City's costs for street lighting is the largest component within this category.

### Insurance

The City has not recorded any expenditures relating to annual premiums as yet for the current financial year. Furthermore no major excess have been recorded year to date which does reflect a favourable variance however is not material.

### Other Revenue and Expenses \$ million

(Excluding Contributions of Physical Assets)

Revenue in excess of expenses:

Year to Date Actual	2.501
Year to Date Revised Budget	1.074
Year to Date Variance	+1.428 (+133%)
Full Year Adopted Budget	14.685
<b>Full Year Revised Budget</b>	<b>14.685</b>

### Non-Operating Grants, Subsidies and Contributions

As at the end of July funds received under Non-Operating Grants, Subsidies & Contributions are behind year to date budget by -\$0.383 million (-75%). The \$0.126 million received during the month of July were monies from Developers at Alkimos/Eglinton.

Non-operating Grants, Contributions & Subsidies relate directly to the external funding towards capital projects with the balance expected to be received upon completion (or in some cases part-completion) of projects.

### Town Planning Scheme (TPS) Revenues and Expenses

In relation to the TPS Revenues \$2.592 million has already been received by the City from land holders reflecting a favourable variance to year to date budget of +149% (\$1.597 million was the largest Cell entry – being for Cell 6).

TPS Expenses of \$0.217 million have been recorded year to date, which represents a favourable variance of +54% comparing to year to date budget. These expenditures relate to specific costs and land purchases within the particular Scheme locations and do not have an impact on the Municipal fund.

### Profit and Loss on Asset Disposals

The City has not recorded any profits or losses on asset sales to the July month end. Asset sales planned for the 2013/2014 financial year will relate to plant and equipment trade-ins and a potential distribution from the City's interest in Tamala Park Regional Council, from land 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 and will be calculated and booked to the accounts during the preparation of end of year financial statements. 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 financial results.

### **Balance Sheet (Refer to Attachment 2)**

#### Capital Works Program

The current status of the Capital Works Program as of 31 July 2013 is summarised below by Program Category: -

**Capital Works Detail By Program**

<b>Program Category Description</b>	<b>Annual Revised Budget \$ million</b>	<b>Year to date Actual \$ million</b>	<b>Commitments \$ million</b>
Community	4.264	0.064	0.373
Corporate	9.169	0.052	0.551
Drainage	0.854	0.000	0.025
Investment	4.092	0.000	0.067
Recreation and Sport	17.491	0.008	0.569
Transport	31.274	0.330	5.228
Waste Management	5.167	0.000	0.006
<b>Total</b>	<b>72.311</b>	<b>0.454</b>	<b>6.819</b>

The table above notes a total Annual Revised Budget for the Capital Works Program as \$72.311 million, which includes carry forwards from 2012/2013, as well as new projects and amendments approved by Council in the new financial year. As at the end of July \$0.454 million has been spent against capital works. In addition to the actual expenditure, \$6.819 million is recognised as committed. *(Note: Commitments are life to date and might also relate to future financial periods).*

To further expand on the Capital Works Program information above, key infrastructure projects are selected to be reported on, on a regular basis, which are listed in the following table:

**Capital Works Details For Infrastructure Projects Over \$1.500 Million**

<b>Project Description</b>	<b>Annual Revised Budget \$ million</b>	<b>Year to Date Actual \$ million</b>	<b>Committed \$ million</b>	<b>Comments</b>
PR—2097 Lenore Road Wanneroo	7.620	0.000	4.715	Asbestos removal validation report approved and received from DER.
PR-1494 Flynn Drive Neerabup	7.441	0.020	0.396	Liaison with Main Roads WA continuing with design now finalised.
PR-2600 Realign Brazier Road Yanchep	2.300	0.000	0.000	Mass block retaining wall contract commenced for Stage 1 works.
PR-2247 Upgrade Kingsway RSC Stage 6	2.046	0.005	0.021	Fencing contract awarded, awaiting response from WA Baseball regarding floodlighting.
PR-2332 Extension of Civic Centre Stage 1	1.936	0.000	0.061	Planning work continuing.
PR-2253 Yanchep District Sports Amenities Building Stage 1	1.550	0.000	0.000	Commencement of design pending outcome of Deed of Agreement.

### Investment Portfolio Summary (Refer to Attachment 3)

In accordance with the *Local Government (Financial Management) Regulations 1996*, the City only invests in the following highly secured investments effective from 1 July 2012:

1. Deposits with authorised deposit taking institutions and the Western Australian Treasury Corporation for a term not exceeding 12 months;
2. Bonds that are guaranteed by the Commonwealth Government or a State or Territory for a term not exceeding three years; and
3. Australian currency.

As at 31 July 2013, the City holds an investment portfolio (cash and cash equivalents) of \$212.127 million. Interest Earnings were budgeted at 3.50% yield. For the financial year to date ending July, Council's investment portfolio return has exceeded the bank bill index benchmark by 1.32% pa (4.34% pa vs. 3.02% pa). Further explanation of the current economic climate, market conditions and City's portfolio analysis is detailed in Attachment 3.

### 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 Operating Result for the City to July month end presents an overall positive variance of +3% (+\$2.990 million) to year to date budget. Operating income presented a slight favourable variance to year to date budget of +2%, resulting from higher than budgeted income for Rates levied (+\$2.085 million). Expenditures from operations also presented a favourable variance to year to date budget, of +13% (+\$1.066 million), with the major influence being positive variance generated from Materials & Contracts (\$0.742 million) due to slower than anticipated activities. Costs associated with the Capital Works Program are minimal, which is expected at the start of a new budget year however works are progressing and planned to increase over coming months.

Upon the completion of the external audit in the coming months, the final figures for the 2012/2013 year end will be subsequently reported to Council and appropriate adjustments, if any, will be reflected in the brought forward Surplus/(Deficit) of the Rate Setting Statement. Furthermore, a report detailing completed Capital Works projects from 2012/2013 with budget variances of +/-10% and above will be included.

### **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**

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

“4 *Civic Leadership - Working with others to ensure the best use of our resources.*

4.3 *A Strong and Progressive Organisation - You will recognise the hard work and professionalism delivered by your council through your interactions and how our community is developing.”*

## 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 Year to Date Revised Budget for the period ended 31 July 2013, consisting of:**

- **Annual Original and Revised Budgets,**
- **July 2013 Year to Date Revised Budget,**
- **July 2013 Year to Date Income and Expenditures,**
- **July 2013 Year to Date Material Variance Notes, and**
- **July 2013 Year to Date Net Current Assets.**

### *Attachments:*

- |    |   |                  |                |
|----|---|------------------|----------------|
| 1. | <i>Income Statement for the period ended 31 July 2013</i>       | <i>13/136610</i> | <i>Minuted</i> |
| 2. | <i>Balance sheet for the period ended 31 July 2013</i>          | <i>13/136609</i> | <i>Minuted</i> |
| 3. | <i>Investment Portfolio July 2013</i>                           | <i>13/136605</i> | <i>Minuted</i> |
| 4. | <i>Rate setting statement for the period ended 31 July 2013</i> | <i>13/136608</i> | <i>Minuted</i> |

## CITY OF WANNEROO

## INCOME STATEMENT BY NATURE OR TYPE

FOR THE PERIOD ENDED 31 JULY 2013

Description	Year to Date				Full Year			
	Actual \$	*Revised Budget \$	Variance		Adopted Budget \$	*Revised Budget \$	Variance	
			\$	%			\$	%
<b>Revenues</b>								
Rates	108,807,235	106,722,221	2,085,015	2	109,500,000	109,500,000	0	0
Operating Grants, Subsidies and Contributions	359,549	338,503	21,046	6	8,801,083	8,801,083	0	0
Fees and Charges	1,667,681	1,686,904	(19,223)	(1)	20,242,849	20,242,849	0	0
Interest Earnings	550,519	641,667	(91,148)	(14)	7,700,000	7,700,000	0	0
Other Revenue	225,861	296,773	(70,912)	(24)	3,561,275	3,561,275	0	0
<b>Total Revenues</b>	<b>111,610,845</b>	<b>109,686,068</b>	<b>1,924,778</b>	<b>2</b>	<b>149,805,207</b>	<b>149,805,207</b>	<b>0</b>	<b>0</b>
<b>Expenses</b>								
Employee Costs	(3,658,422)	(3,723,286)	64,864	2	(64,536,954)	(64,536,954)	0	0
Materials and Contracts	(946,610)	(1,668,898)	742,288	44	(43,911,356)	(43,911,356)	0	0
Utility Charges (electricity, gas, water etc)	(47,448)	(304,249)	256,801	84	(7,910,465)	(7,910,465)	0	0
Depreciation	(2,469,077)	(2,469,077)	0	0	(29,628,925)	(29,628,925)	0	0
Interest Expenses	0	0	0	0	(3,689,236)	(3,689,236)	0	0
Insurance	(350)	(2,000)	1,650	83	(1,706,655)	(1,706,655)	0	0
<b>Total Expenses</b>	<b>(7,121,907)</b>	<b>(8,187,510)</b>	<b>1,065,603</b>	<b>13</b>	<b>(151,383,591)</b>	<b>(151,383,591)</b>	<b>0</b>	<b>0</b>
<b>Result from Operations</b>	<b>104,488,939</b>	<b>101,498,558</b>	<b>2,990,381</b>	<b>3</b>	<b>(1,578,384)</b>	<b>(1,578,384)</b>	<b>0</b>	<b>0</b>
<b>Other Revenue &amp; Expenses (excl. Contr of Physical Assets)</b>								
Non Operating Grants, Subsidies and Contributions	126,000	508,943	(382,943)	(75)	13,232,516	13,232,516	0	0
Town Planning Scheme Revenues (including Interest Earnings)	2,591,812	1,040,021	1,551,791	149	12,480,250	12,480,250	0	0
Town Planning Scheme Expenses	(216,630)	(475,423)	258,793	54	(12,361,000)	(12,361,000)	0	0
Profit on Asset Disposals	0	0	0	0	1,833,333	1,833,333	0	0
Loss on Assets Disposals	0	0	0	0	(500,000)	(500,000)	0	0
<b>Total Other Revenue and Expenses</b>	<b>2,501,182</b>	<b>1,073,541</b>	<b>1,427,641</b>	<b>133</b>	<b>14,685,099</b>	<b>14,685,099</b>	<b>0</b>	<b>0</b>
<b>Contributions of Physical Assets</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30,000,000</b>	<b>30,000,000</b>	<b>0</b>	<b>0</b>
<b>Net Result</b>	<b>106,990,121</b>	<b>102,572,099</b>	<b>4,418,022</b>	<b>4</b>	<b>43,106,715</b>	<b>43,106,715</b>	<b>0</b>	<b>0</b>

Note: \*Revised Budget figures are inclusive of endorsed amendments from Council (including the Mid Year Budget Review).



CITY OF WANNEROO  
BALANCE SHEET  
FOR THE PERIOD ENDED 31 JULY 2013

Description	2012/2013
	YTD Actual \$
<b>Current Assets</b>	
Cash at Bank	(2,707,388)
Investments	226,992,895
Receivables	116,138,571
Inventory	352,731
<b>Total Current Assets</b>	<b>340,776,809</b>
<b>Current Liabilities</b>	
Payables	(17,330,301)
Provisions	(11,247,128)
<b>Total Current Liabilities</b>	<b>(28,577,429)</b>
<b>Net Current Assets</b>	<b>312,199,380</b>
<b>Non Current Assets</b>	
Receivables	9,148,225
Land	20,435,154
Buildings	77,608,012
Plant	20,010,000
Equipment	27,048,667
Furniture and Fittings	3,539,963
Infrastructure	708,237,606
Work in Progress	68,275,918
<b>Total Non Current Assets</b>	<b>934,303,545</b>
<b>Non Current Liabilities</b>	
Interest Bearing Liabilities	(60,778,188)
Provisions	(1,536,463)
<b>Total Non Current Liabilities</b>	<b>(62,314,651)</b>
<b>NET ASSETS</b>	<b>1,184,188,274</b>
<b>Equity</b>	
Accumulated Surplus	(1,111,237,458)
Municipal Reserves	(72,704,724)
Non Cash Reserves	(246,092)
<b>TOTAL EQUITY</b>	<b>(1,184,188,274)</b>

NET CURRENT ASSETS SURPLUS/(DEFICIT) CARRIED FORWARD

Description	2012/2013		
	YTD Actual \$	Adopted Budget \$	Revised Budget \$
<b>Current Assets</b>			
Cash - Unrestricted	29,138,843	5,594,758	5,594,758
Cash & Cash Equivalents - Restricted	195,146,666	139,474,850	139,474,850
Receivables	116,138,571	19,822,434	19,822,434
Non-Cash Investments	0	1,314,423	1,314,423
Inventory	352,731	328,829	328,829
<b>Less Current Liabilities</b>			
Payables and Provisions	(28,577,429)	(29,401,954)	(29,401,954)
<b>Net Current Assets</b>	<b>312,199,382</b>	<b>137,133,340</b>	<b>137,133,340</b>
Plus Leave Provisions Cash Backed	0	2,341,510	2,341,510
Less Cash & Cash Equivalents - Restricted	195,146,666	139,474,850	139,474,850
Less Interest Bearing Liabilities	0	0	0
<b>SURPLUS/(DEFICIT) CARRIED FORWARD</b>	<b>117,052,716</b>	<b>0</b>	<b>0</b>



## City of Wanneroo Economic and Investment Portfolio Commentary July 2013

### Global issues:

- Detroit, once the US' fourth largest city, filed for bankruptcy as it struggled to meet its generous pension and health care liabilities. Courts will now decide who will bear the costs of the bankruptcy - a decision that will affect municipal bondholders, the insurers that guarantee these bonds, public sector workers, and American taxpayers.
- In a sign that the Eurozone economy may be recovering, manufacturing expanded for the first time in 18 months while unemployment fell for the first time in two years. The European Central Bank reiterated that interest rates would stay low until economic data significantly improved.
- Chinese growth slowed to 7.5% in Q2, largely in line with market expectations. The government reiterated that they would take measures to ensure that growth remained above 7%.
- Japanese consumer prices rose the most since 2008, suggesting that the country's fiscal and monetary stimulus programmes were having its desired effects of stoking inflation to increase economic growth.

### Domestic issues:

- Retail sales continued to disappoint with zero growth in June against market expectations of a 0.4% rise. The annual pace of growth fell to 1.1%.
- Unemployment increased to 5.7%, its highest level since August 2009. Part time jobs rose 14,800, while full time jobs fell 4,400 after a fall of 6,800 in May. The rate of part-time employment growth (2.8%) well exceeds full-time jobs growth (0.8%).

### Interest rates

- After "taking [into] account...recent information on prices and activity", the RBA cut the official cash rate by 25 basis points to 2.50% at its August meeting. The RBA advised that it would "continue to assess the outlook and adjust policy as needed to foster sustainable growth in demand and inflation outcomes consistent with the inflation target over time."

### Investment Portfolio Commentary

Council's investment portfolio posted a return in July of 3.70%pa versus the bank bill index benchmark return of 3.02%pa. Without marked-to-market influences, Council's investment portfolio currently has an overall yield of 4.34%pa. This is based on the actual interest rates being received on existing investments and excludes the underlying changes to the market value of the securities/deposits.



With the 25bp rate cut in August and another 25bp of cuts factored in by the end of the year (which would take the RBA cash rate to 2.25%), term deposit rates above 4%pa are becoming increasingly rare. Therefore, as Council's existing term deposits mature reinvestment will likely be in lower yielding options. However, it is expected that Council can continue to achieve above benchmark returns with prudent investment selection for its short and long term holdings.

City of Wannon Investment Profile 31-Jul-13				
Overall Portfolio Credit Profile				
	Investment Balance \$ million	Weighting	Investment Policy limits	Investment Policy compliance
<b>Direct Securities</b>				
AAA / A1+ Category	\$122.1	58%	100%	Yes
AA / A1 Category	\$34.0	16%	60%	Yes
A / A2 Category	\$56.0	26%	40%	Yes
	\$212.1	100%		
<b>Individual Counterparty Limits</b>				
<b>Largest Exposure per Credit Rating:</b>				
<b>Direct Securities</b>				
AAA / A1+ Category	\$96.0	45%	50%	Yes
Westpac TDs				
AA / A1 Category	\$24.0	11%	35%	Yes
ING TDs				
A / A2 Category	\$39.0	18%	20%	Yes
Bank of Queensland TDs				
<b>Term to Maturity Limits</b>				
Portfolio % < 1 yr	\$212.1	100%	Min 40% Max 100%	Yes
Portfolio % > 1 yr	\$0.0	0%	60%	Yes
Portfolio % > 3 yrs < 5 yrs	\$0.0	0%	50%	Yes

**Disclaimer:** The statements and opinions contained in this report are based on currently prevailing conditions in financial markets and are so contained in good faith and in the belief that such statements and opinion are not false or misleading. In preparing this report, Oakvale Capital Limited (Administrators Appointed) has relied upon information which it believes to be reliable and accurate. Oakvale Capital Limited (Administrators Appointed) believes that this report and the opinions expressed in this report are accurate, but no warranty of accuracy or reliability is given. Oakvale Capital Limited (Administrators Appointed) does not warrant that its investigation has revealed all of the matters which a more extensive examination might disclose. This report may not be reproduced, transmitted, or made available either in part or in whole to any third party without the prior written consent of Oakvale Capital Limited (Administrators Appointed). AFS Licence No. 229842.



Corporate Bond Investment Group												
Reset/Coupon	Face Value	Purchase Yield	Borrower	Rating	Maturity	Purchase Price	Purchase Date	Current Value	Deal	Accrued Interest	Dealing	Reference
25-Sep-13	10,000,000.00	5.4149	Australian Postal Corporation	AA	25-Mar-14	9,928,600.00	25-Mar-09	10,333,300.00	211817	184,015.33	CBAP	
<b>Totals</b>	<b>10,000,000.00</b>	<b>5.4149</b>						<b>10,333,300.00</b>		<b>184,015.33</b>		
Current Account Investment Group												
As at	Face Value	Current Yield	Borrower	Rating				Current Value	Deal		Dealing	Reference
31-Jul-13	6,127,000.00	2.7000	Commonwealth Bank of Australia Perth	A-1+				6,127,000.00	162681		CBAP	11am
<b>Totals</b>	<b>6,127,000.00</b>	<b>2.7000</b>						<b>6,127,000.00</b>				
Term Investment Group												
	Face Value	Purchase Yield	Borrower	Rating	Maturity	Purchase Price	Purchase Date	Current Value	Deal	Accrued Interest	Dealing	Reference
	27,000,000.00	3.8000	Bank of Queensland	A-2	09-Aug-13	27,000,000.00	10-Jul-13	27,066,049.28	393813	61,841.10	BOQB	
	20,000,000.00	4.6000	Westpac Banking Corporation - Local Govt	A-1+	12-Aug-13	20,000,000.00	9-Nov-12	20,577,208.46	369847	667,945.20	WBCLGP	
	10,000,000.00	3.3700	Westpac Banking Corporation - Local Govt	A-1+	12-Aug-13	10,000,000.00	11-Jul-13	10,020,597.77	393902	19,389.04	WBCLGP	
	8,000,000.00	5.0500	Bank of Queensland	A-2	05-Sep-13	8,000,000.00	5-Sep-12	8,381,581.09	363084	365,260.27	BOQB	
	22,000,000.00	4.2700	Westpac Banking Corporation - Local Govt	A-1+	01-Oct-13	22,000,000.00	28-Jun-13	22,144,444.67	392996	87,505.75	WBCLGP	
	8,000,000.00	4.5900	National Australia Bank Ltd - Govt Business	A-1+	12-Nov-13	8,000,000.00	12-Nov-12	8,304,438.11	370046	263,579.18	NABLGP	
	12,000,000.00	4.5900	National Australia Bank Ltd - Govt Business	A-1+	03-Dec-13	12,000,000.00	3-Dec-12	12,438,350.94	371941	363,678.90	NABLGP	
	4,000,000.00	4.5000	Citibank Pty Limited Sydney	A-2	13-Dec-13	4,000,000.00	13-Jun-13	4,049,727.55	392738	24,164.38	CITPL	
	24,000,000.00	4.4800	ING Bank (Australia) Limited	A-1	18-Dec-13	24,000,000.00	18-Mar-13	24,560,179.01	383450	400,622.46	INGAB	
	10,000,000.00	4.5500	Credit Union Australia	A-2	30-Dec-13	10,000,000.00	29-Jan-13	10,301,891.37	377390	229,369.86	CUAB	
	10,000,000.00	4.5400	Westpac Banking Corporation - Local Govt	A-1+	27-Mar-14	10,000,000.00	27-Mar-13	10,281,434.04	384265	157,957.12	WBCLGP	
	22,000,000.00	4.4600	Westpac Banking Corporation - Local Govt	A-1+	28-Mar-14	22,000,000.00	26-Mar-13	22,604,711.69	384432	340,234.52	WBCLGP	
	4,000,000.00	4.3000	Bank of Queensland	A-2	06-May-14	4,000,000.00	6-May-13	4,090,363.03	387879	40,597.26	BOQB	
	3,000,000.00	4.2500	Members Equity Bank Melbourne	A-2	08-May-14	3,000,000.00	8-May-13	3,065,900.92	388126	29,691.78	MECUE	
	12,000,000.00	4.2700	Westpac Banking Corporation - Local Govt	A-1+	24-Jun-14	12,000,000.00	24-Jun-13	12,237,271.97	392521	53,345.75	WBCLGP	
<b>Totals</b>	<b>196,000,000.00</b>	<b>4.3398</b>				<b>196,000,000.00</b>		<b>200,224,150.23</b>		<b>3,105,592.57</b>		
	<b>Total Face Value</b>							<b>Total Current Value</b>				
	<b>212,127,000.00</b>							<b>216,684,450.23</b>				

## CITY OF WANNEROO

## RATE SETTING STATEMENT

FOR THE PERIOD ENDED 31 JULY 2013

Description	Year To Date				Full Year			
	Actual \$	Revised Budget \$	Variance		Adopted Budget \$	Revised Budget \$	Variance	
			\$	%			\$	%
<b>Revenues</b>								
Operating Grants, Subsidies and Contributions	359,549	338,503	21,046	6	8,801,083	8,801,083	0	0
Fees and Charges	1,667,681	1,686,904	(19,223)	(1)	20,242,849	20,242,849	0	0
Interest Earnings	550,519	641,667	(91,148)	(14)	7,700,000	7,700,000	0	0
Other Revenue	225,861	296,773	(70,912)	(24)	3,561,275	3,561,275	0	0
<b>Total Revenues</b>	<b>2,803,610</b>	<b>2,963,847</b>	<b>(160,237)</b>	<b>(5)</b>	<b>40,305,207</b>	<b>40,305,207</b>	<b>0</b>	<b>0</b>
<b>Expenses</b>								
Employee Costs	(3,658,422)	(3,723,286)	64,864	2	(64,536,954)	(64,536,954)	0	0
Materials and Contracts	(946,610)	(1,688,698)	742,288	44	(43,911,356)	(43,911,356)	0	0
Utility Charges (electricity, gas, water etc)	(47,448)	(304,249)	256,801	84	(7,910,465)	(7,910,465)	0	0
Depreciation	(2,469,077)	(2,469,077)	0	0	(29,628,925)	(29,628,925)	0	0
Interest Expenses	0	0	0	0	(3,689,236)	(3,689,236)	0	0
Insurance	(350)	(2,000)	1,650	83	(1,706,655)	(1,706,655)	0	0
<b>Total Expenses</b>	<b>(7,121,907)</b>	<b>(8,187,510)</b>	<b>1,065,603</b>	<b>13</b>	<b>(151,383,591)</b>	<b>(151,383,591)</b>	<b>0</b>	<b>0</b>
<b>Other Revenue and Expenses</b>								
Non Operating Grants, Subsidies and Contributions	126,000	508,943	(382,943)	(75)	13,232,516	13,232,516	0	0
Town Planning Scheme Revenues (including Interest Earnings)	2,591,812	1,040,021	1,551,791	149	12,480,250	12,480,250	0	0
Town Planning Scheme Expenses	(216,630)	(475,423)	258,793	54	(12,361,000)	(12,361,000)	0	0
Profit on Asset Disposals	0	0	0	0	1,833,333	1,833,333	0	0
Loss on Assets Disposals	0	0	0	0	(500,000)	(500,000)	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>2,501,182</b>	<b>1,073,541</b>	<b>1,427,641</b>	<b>133</b>	<b>44,685,099</b>	<b>44,685,099</b>	<b>0</b>	<b>0</b>
<b>Adjustments for Cash Budget Requirements</b>								
(Profit)/Loss on Asset Disposals	0	0	0	0	(1,333,333)	(1,333,333)	0	0
Depreciation on Assets	2,469,077	2,469,077	0	0	29,628,925	29,628,925	0	0
Contributions of Physical Assets	0	0	0	0	(30,000,000)	(30,000,000)	0	0
<b>Total Adjustments for Cash Budget Requirements</b>	<b>2,469,077</b>	<b>2,469,077</b>	<b>0</b>	<b>(0)</b>	<b>(1,704,408)</b>	<b>(1,704,408)</b>	<b>0</b>	<b>0</b>
<b>Adjustments for Non-Operating Revenue &amp; Expenses</b>								
Capital Acquisitions	(453,796)	(2,781,184)	(2,327,388)	(84)	(72,310,776)	(72,310,776)	0	0
Proceeds from Disposal of Assets	71,467	107,053	35,586	0	2,783,368	2,783,368	0	0
Movement in Leave Provisions to Reserve	0	0	0	0	50,000	50,000	0	0
<b>Total Adjustments for Non-Operating Revenue &amp; Expenses</b>	<b>(382,329)</b>	<b>(2,674,131)</b>	<b>(2,291,802)</b>	<b>(86)</b>	<b>(69,477,408)</b>	<b>(69,477,408)</b>	<b>0</b>	<b>0</b>
<b>Transfers</b>								
Movement in Restricted Grants, Contributions and Loans	115,486	645,521	530,035	82	7,746,255	7,746,255	0	0
Transfers to Reserves	0	(1,263,504)	(1,263,504)	(100)	(15,162,050)	(15,162,050)	0	0
Transfers from Reserves	231,330	1,412,847	1,181,517	84	16,954,159	16,954,159	0	0
Transfers to Schemes	(2,591,812)	(1,040,021)	1,551,791	149	(12,480,250)	(12,480,250)	0	0
Transfers from Schemes	2,375,182	1,930,944	(444,238)	(23)	23,171,326	23,171,326	0	0
<b>Total Transfers</b>	<b>130,186</b>	<b>1,685,787</b>	<b>1,555,601</b>	<b>92</b>	<b>20,229,440</b>	<b>20,229,440</b>	<b>0</b>	<b>0</b>
<b>Surplus/(Deficit)</b>								
Surplus/(Deficit) July 1 Brought Forward	7,845,661	7,845,661	0	0	7,845,661	7,845,661	0	0
Surplus/(Deficit) Carried Forward	117,052,716	111,898,492	(5,154,224)	(100)	0	0	0	0
<b>Movement in Surplus/(Deficit)</b>	<b>109,207,055</b>	<b>104,052,831</b>	<b>(5,154,224)</b>	<b>5</b>	<b>(7,845,661)</b>	<b>(7,845,661)</b>	<b>0</b>	<b>0</b>
<b>Amount Required to be Raised from Rates</b>	<b>(108,807,236)</b>	<b>(106,722,221)</b>	<b>2,085,015</b>	<b>2</b>	<b>(109,500,000)</b>	<b>(109,500,000)</b>	<b>0</b>	<b>0</b>

## **Risk and Business Improvement**

### **CS03-09/13 Amendments to the 2013/14 Audit Plan**

File Ref: 1437 – 13/150211  
Responsible Officer: Director, Corporate Strategy and Performance  
Disclosure of Interest: Nil  
Attachments: 1

#### **Issue**

To consider the proposed amendments to the City's Internal Audit Plan for 2013/14 as recommended by the Audit Committee.

#### **Background**

The City's Strategic Internal Audit Plan 2012/13 – 2014/15 details the indicative areas which will be audited over a three-year period; this was adopted by Council on 2 April 2013. Prior to the start of each year, the planned audits are reviewed to determine their continuing relevance and priority for them to be conducted during that year.

#### **Detail**

The City's Strategic Internal Audit Plan 2012/13 – 2014/15 was developed and prioritised based on a consideration of the City's risk exposures, and from discussions between KPMG, the CEO and relevant Executives and Management. The planned audits for 2013/14 were recently reviewed by the Administration with KPMG and amendments made to better target the audits to address those areas where there were particular compliance risks identified, in particular, following a consideration of:

- Those areas viewed as higher risk;
- Core business processes; and
- Areas where there is a need to improve internal controls.

The proposed changes include:

- The IT General Controls Audit to be moved from 2013/14 to 2014/15;
- Audit of Land and Property Management Audit to be brought forward from 2014/15 to 2013/14; and
- Carry forward of Assistance with Policy Compliance from 2012/13 to 2013/14.

The provision for KPMG to assist the City with Policy Compliance which was planned for 2012/13 has been carried forward into 2013/14; this work did not occur as originally planned given that the City was awaiting the outcomes of the CCC Procurement Audit.

The draft Audit Report was received from RSM Bird Cameron on 10 July 2013 and Administration is preparing detailed 'Management Comments' in response to the various findings. Whilst elements of the findings are being refuted and a formal response to the CCC being developed in conjunction with some of the other participant Councils, it is proposed to utilise the scheduled compliance framework hours to initiate the development of Fraud and Misconduct Policy, to satisfy a recurring theme in the draft report.

## Snapshot of three-year Strategic Internal Audit Plan

The following table outlines the revised audits that are proposed to be undertaken during 2013/14:

Business unit	2012/13	2013/14	2014/15
Corporate Strategy and Performance	Assistance with development of IT Disaster Recovery Plan*	Assistance with development of a Compliance Framework	IT Strategy and Performance IT General Controls
City Businesses		Land and Property Management	
Community Development		Customer Service and Complaints Management	Grants and Funding Management
Infrastructure	Infrastructure Asset Maintenance	Infrastructure Projects Planning Process – Phase 1 (Pre-planning and design)	Infrastructure Projects Planning Process – Phase 2 (Tendering)
Planning & Sustainability	Planning and Development Approvals		
Office of the CEO	Project Management Framework – finalisation* Bank Reconciliation Process Ad hoc	Compliance Audit Return (CAR) Occupational Health & Safety <sup>1</sup> Policy Compliance/Contract Management Framework assistance <sup>2</sup>	Policy Compliance Occupational Health & Safety

\* Reviews still in progress

<sup>1</sup> Refers to a review of the actions taken to implement the recommendations of the LGIS Occupational Health & Safety Review.

<sup>2</sup> Refers to an internal audit of compliance with a specific policy, to be determined by Management, or Internal Audit assistance with the finalisation of the Contract Management Framework.

## Consultation

The amendments were made based on discussions held between KPMG and the Chief Executive Officer in consultation with relevant Executives and Management.

The Revised Internal Audit Plan for 2013/14 was presented to the Audit Committee of 3 September 2013 (Item 4.3). The Audit Committee resolved to "RECOMMENDS to Council the adoption of the revised Internal Audit Plan for 2013/14, as detailed in Attachment 1."

## Comment

The proposed changes to the Internal Audit Plan 2013/14 make provision for both the conduct of internal audits and the development of Frameworks to assist the organisation with strengthening of internal controls.



## **Statutory Compliance**

The planned audits of the Compliance Audit Return (CAR) and the City's Occupational Health and Safety Systems will assist the City in ensuring statutory compliance requirements are met.

## **Strategic Implications**

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

- “4 Civic Leadership - Working with others to ensure the best use of our resources.*
- 4.3 A Strong and Progressive Organisation - You will recognise the hard work and professionalism delivered by your council through your interactions and how our community is developing.”*

## **Policy Implications**

The proposed Internal Audit Plan 2013/14 includes provision for new Policy development.

## **Financial Implications**

The cost of implementing the 2013/14 Strategic Internal Audit Plan will be met through the City's Operating budget.

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council ADOPTS the revised Internal Audit Plan for 2013/14 as detailed in Attachment 1.**

### *Attachments:*

- 1. Internal Audit Plan 2013/14 13/137138 Minuted*



## Internal Audit Plan for 2013/14

**City of Wanneroo**

#### **Inherent Limitations**

The services provided in connection with this engagement comprise an advisory engagement, which is not subject to assurance or other standards issued by the Australian Auditing and Assurance Standards Board and, consequently no opinions or conclusions intended to convey assurance have been expressed.

Due to the inherent limitations of any internal control structure, it is possible that fraud, error or non-compliance with laws and regulations may occur and not be detected. Further, the internal control structure, within which the control procedures that are to be subject to the procedures we perform operate, will not be reviewed in its entirety and, therefore, no opinion or view is to be expressed as to its effectiveness of the greater internal control structure. The procedures to be performed are not designed to detect all weaknesses in control procedures as they are not performed continuously throughout the period and the tests performed on the control procedures are on a sample basis. Any projection of the evaluation of control procedures to future periods is subject to the risk that the procedures may become inadequate because of changes in conditions, or that the degree of compliance with them may deteriorate.

We believe that the statements made in this internal audit plan are accurate, but no warranty of completeness, accuracy or reliability is given in relation to the statements and representations made by, and the information and documentation provided by City of Wimmeroo management and personnel consulted as part of the process.

We have indicated within this internal audit plan the sources of the information provided. We have not sought to independently verify those sources unless otherwise noted within the internal audit plan.

We are under no obligation in any circumstance to update this internal audit plan, in either oral or written form, for events occurring after the internal audit plan has been issued in final form, unless specifically agreed with the City of Wimmeroo.

The internal audit plan has been prepared on the above basis.

#### **Third Party Reliance**

This internal audit plan is solely for the purpose set out in the Executive Summary and City of Wimmeroo information, and is not to be used for any other purpose or distributed to any other party without KPMG's prior written consent.

This plan has been prepared at the request of City of Wimmeroo Audit Committee in connection with our engagement to perform internal audit services as detailed in our contract dated 18 November 2011. Other than our responsibility to City of Wimmeroo Audit Committee, neither KPMG nor any member or employee of KPMG undertakes responsibility arising in any way from reliance placed by a third party on this report. Any reliance placed is that party's sole responsibility.

This report may be provided to the external auditor of the City, for its own use. If the external auditor intends to rely on internal audit work it can only do so in the context of the professional requirement placed on it by the provisions of the Australian Auditing Standard ASA 610 (Considering the Work of Internal Audit).

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### Distribution:

Name	Title
City of Wanneroo Audit Committee	
Daniel Simms	Chief Executive Officer

### For information

Name	
City of Wanneroo Executive Management	
Annette Ellerby	Manager Risk and Business Improvement

## 1.0 Executive summary

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The Annual Internal Audit Plan identifies the indicative audit areas to be considered by Internal Audit for the City of Wanneroo ("the City") for the 2013/14 year. In addition, the Internal Audit Plan sets out indicative scopes for the planned work to be undertaken by Internal Audit for 2014/15.

This Annual Internal Audit Plan is based on the three-year Strategic Internal Audit Plan which was approved by the Audit Committee in 2012/13.

The Strategic Internal Audit Plan was developed in 2012 based on the consideration of the following:

- Observations from attending the City's Strategic Risk Workshop, held in September 2012;
- The City's draft Strategic and Operational Risk Registers;
- Discussions with the Chief Executive Officer and relevant Executives and Management;
- The 2011/2012 Internal Audit Plan;
- The City's core business process, as identified with Management; and
- Business plans and initiatives as provided by Management.

Through the above activities, potential internal audits were identified and prioritised for the three year period by Management and the Audit Committee based on those areas viewed as higher risk by the City, core business processes and areas where Management are seeking to improve internal controls.

### Snapshot of three-year Strategic Internal Audit Plan

The following table outlines the three-year Strategic Internal Audit Plan for performing internal audits in the following areas:

Business unit	2012/13	2013/14	2014/15
<b>Corporate Strategy and Performance</b>	Assistance with development of IT Disaster Recovery Plan*	Assistance with development of a Compliance Framework	IT Strategy and Performance  IT General Controls
<b>City Businesses</b>		Land and Property Management	
<b>Community Development</b>		Customer Service and Complaints Management	Grants and Funding Management
<b>Infrastructure</b>	Infrastructure Asset Maintenance	Infrastructure Projects Planning Process – Phase 1 (Pre-planning and design)	Infrastructure Projects Planning Process – Phase 2 (Tendering)
<b>Planning &amp; Sustainability</b>	Planning and Development Approvals		
<b>Office of the CEO</b>	Project Management Framework – finalisation*  Bank Reconciliation Process  Ad hoc	Compliance Audit Return (CAR)  Occupational Health & Safety <sup>1</sup>  Policy Compliance/Contract Management Framework assistance <sup>2</sup>	Policy Compliance  Occupational Health & Safety

\* Reviews still in progress

<sup>1</sup> Refers to a review of the actions taken to implement the recommendations of the LGIS Occupational Health & Safety Review.

<sup>2</sup> Refers to an internal audit of compliance with a specific policy, to be determined by Management; or Internal Audit assistance with the finalisation of the Contract Management Framework.



The estimated number of hours associated with the internal audits is presented below:

Business unit	2012/13	2013/14	2014/15
Corporate Strategy and Performance	130	350	430
City Businesses		280	
Community Development		260	260
Infrastructure	220	200	280
Planning & Sustainability	260		
Project Management Framework implementation	100		
Office of the CEO (CAR, Bank reconciliation, OHS and Policy Compliance)	35	250 <sup>§</sup>	200
Ad hoc audits not assigned to a specific Business Unit	300		
Audit Committee and Audit Log	100	100	100
<b>Total estimated hours</b>	<b>1145</b>	<b>1440</b>	<b>1270</b>

<sup>§</sup> Includes 100 hours for Policy Compliance carried over from the 2012/13 year.

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## 2.0 Summary of planned internal audits for 2013/14

The composition of the 2013/14 Internal Audit Plan is detailed below.

Further details regarding the planned internal audits are provided overleaf.

Internal audit area	Estimated hours	Estimated fees (excl. GST)
<b>Internal audits for 2013/14:</b>		
Assistance with development of a Compliance Framework	350	\$59,000
Land and Property Management	280	\$35,800
Customer Service and Complaints Management	260	\$33,200
Infrastructure Projects – Phase 1 (Pre-planning & design)	200	\$26,000
<b>Recurring projects:</b>		
Policy Compliance/Assistance with Contract Management Framework	100	\$13,500
Compliance Audit Return Processes	50	\$7,200
Occupational Health and Safety	100	\$13,500
Audit Committee & Follow Up of Audit Log	100	\$12,500
<b>Total</b>	<b>1440</b>	



### 3.0 Objectives of planned internal audits for 2013/14

The objectives and high level scopes of the planned internal audits for 2013/14 are presented below (excluding recurring projects). The specific objectives, scope and approach of each internal audit shall be agreed and further defined with City Management responsible for the process at the time of the internal audit.

Objectives and scopes for the recurring projects (including the Compliance Audit Return; Policy Compliance, etc.) will be discussed and agreed with Management prior to commencement, based on the needs and risks of the City at the time. As such, high level scopes for these projects have not been included in this Plan.

#### Assistance with development of a Compliance Framework

##### Objective

The objective of this engagement is to assist the City to develop a draft Compliance Framework.

##### Indicative scope

- Assisting the City in developing the key components of a Compliance Framework, such as a corporate compliance policy and supporting guidelines, procedures and/or templates.

The intended focus and contents of the Compliance Framework will be discussed and agreed with management prior to commencement.

City of Wannon Executive Sponsor	Timing	Estimated hours
Chief Executive Officer	February 2014	350
Director, Corporate Strategy and Performance		

#### Customer Service and Complaints Management

##### Objective

The objective of this internal audit is to consider the key risks and controls within the City's customer service and complaints management processes.

##### Indicative scope

- Existence and adequacy of relevant customer services and/or complaints management procedures and guidelines
- Risks and controls in the customer enquiry handling process
- Risks and controls in the complaints management process – from notification, to escalation, to actioning and subsequent follow up
- Contract management processes over the after-hours call centre

City of Wannon Executive Sponsor	Timing	Estimated hours
Director, Community Development	September 2013	260

### Land and Property Management

#### Objective

The objective of this internal audit is to consider the adequacy and effectiveness of the City's land and property management processes.

#### Indicative scope

- Governance structures and processes in place to manage the City's land and property assets
- Processes used in the acquisition, ongoing management (including development) and disposal of land assets
- Monitoring and reporting of land activities, including land registers
- Processes and indicators to measure the performance of land and property assets
- Lease management processes

City of Wannon Executive Sponsor	Timing	Estimated hours
Director, City Businesses	November 2013	280

### Infrastructure Projects – Pre-planning and Design

#### Objective

The objective of this internal audit is to consider the risks and controls within the Infrastructure Projects planning process.

Phase 1 of this internal audit will focus on the pre-planning and design activities, prior to the land acquisition. Phase 2 (scheduled for 2014/15), will focus on the tendering and procurement process.

#### Indicative scope

- Risks, controls and process improvement opportunities within the planning process
- Existence, adequacy and compliance with procedures and guidelines (including the Project Management Framework)
- Communication processes and interaction between key stakeholders and service units

City of Wannon Executive Sponsor	Timing	Estimated hours
Director, Infrastructure	April 2014	200

## 4.0 Proposed timetable

The proposed timetable for the planned internal audits has been based on discussions with Management with priority being given to those areas of higher risk where possible.

The communications and administration component includes tracking of the current status of recommendations identified in internal audits previously conducted by Internal Audit, based on discussions with Management.

Internal audit area	Quarter			
	Sep 2013	Dec 2013	Mar 2014	Jun 2014
Customer Service & Complaints				
Land & Property Management				
Assistance with Compliance Framework				
Infrastructure Projects – Planning & Design				
Policy Compliance				
Occupational Health & Safety Follow Up				
Compliance Audit Return Processes				
<b>Communications and administration</b>				
Tracking of recommendations (Audit Log)				
Communication with Audit Committee				
• Audit Committee meetings				

## Governance

### CS04-09/13 Donations to be Considered by Council - September 2013

File Ref: 2855V02 – 13/145774  
 Responsible Officer: Director, Corporate Strategy and Performance  
 Disclosure of Interest: Nil  
 Attachments: 2

## 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 State (Western Australia) the amount provided is \$75.00 per individual (capped at \$600 per club); 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 capped at \$1,500.00 per team. Schools are capped at \$2,000.00 per school per financial year.

## Detail

During this period, the City has received two sponsorship requests, two community donation requests and one request for a waiver of fees and charges, which are summarised as follows. Copies of the full applications are available from Governance upon request.

## Comment

### Sponsorship Donations

Applicant 1 – Cycling WA	
Name of Individual/s	Jarrod Karel, Matthew Jackson and Niken Jefferies
Reside in City of Wanneroo	Yes
18years of age or under	Yes
Event Details	Cycling Australia Road National Championships, Wagga Wagga NSW 6 – 8 September 2013
Commitment to providing a written report regarding the event	Yes
Commitment to acknowledgement of the City of Wanneroo	Yes
Eligibility Level	National (\$200 each)
Comments	As per the policy \$200.00 per individual, capped at \$600.00 per team to a maximum of four teams.

<b>Recommendation</b>	<b>APPROVE</b> a request for sponsorship in the sum of \$600.00 to Cycling WA for the participation of Jarrod Karel, Matthew Jackson and Niken Jefferies to attend the Cycling Australia Road National Championships to be held in Wagga Wagga NSW from 6 – 8 September 2013.
	<b>This request satisfies the criteria of the policy.</b>

<b>Applicant 2 – Western Australian Christian Football Association</b>	
Name of Individual/s	<b>U/14 Boys</b> - Nelson Angalo, Milkias Gunsa, Finlay John and Tristan Mansell. <b>U/16 Girls</b> -Christy Bower, Denkenesh, Esther Nyolic, Tinette Van Niekerk, Lou Dhieu and Mikala Bower
Reside in City of Wanneroo 18years of age or under	Yes Yes
Event Details	Australian Christian Football Federation National Titles, Port Kennedy WA, 28 September – 2 October 2013.
Commitment to providing a written report regarding the event	Yes
Commitment to acknowledgement of the City of Wanneroo	Yes
Eligibility Level	\$600.00 State (Western Australia)
Comments	As per the policy \$75.00 per individual, capped at \$600.00 per club
<b>Recommendation</b>	<b>APPROVE</b> a request for sponsorship in the sum of \$600.00 to Western Australian Christian Football Association, for the participation of U/14 Boys- Nelson Angalo, Milkias Gunsa, Finlay John and Tristan Mansell and U/16 Girls-Christy Bower, Denkenesh, Esther Nyolic, Tinette Van Niekerk, Lou Dhieu, Mikala Bower in the Australian Christian Football Federation National Titles, to be held at Port Kennedy WA from 28 September – 2 October 2013.
	<b>This request satisfies the criteria of the policy.</b>

## Community Group Donations

Applicant 1 – Gujarati Samaj of WA	
Request amount	50% waiver of fees \$2,441.40
Description of request	"Navratri" Cultural Dance Festival, Kingsway Indoor Stadium, Madeley 4 and 11 October 2013 (see <b>Attachment 1</b> )
Criteria	Evaluation
Potential for income generation	A \$10 entry fee is being charged. Organisers state this is purely to cover costs.
Status of applicant organisation	Not for profit
Exclusivity of the event or project	Open to general members of the public
Alignment with Council's existing philosophies, values and strategic direction	This request supports Objective 2.2 of Council's Strategic Community Plan being <i>"Healthy and Active People"</i> .
Alternative funding sources available or accessed by the organisation	\$1500 (approx) from sale of tickets
Contribution to the event or activity made by the applicant or organisation	\$800.00 plus in-kind 500-600 hrs volunteer time
Previous funding assistance provided to the organisation by the City	Nil
Commitment to acknowledge the City of Wanneroo	Yes
Comments	<p>The Donations, Sponsorships and Waiver of Fees and Charges Policy states Council will not consider funding applications for donations, sponsorships or the waiver of fees and charges for: Item 2.7 <i>"requests that have the potential for income generation or profit or where an entry fee is being charged"</i>.</p> <p>Although a fee is being charged, organisers are using this to stage the event, not to make a profit. Elected Members may wish to consider this when making a decision. This group would have applied through the current Community Funding round but this was too late to cover an event in October. They will seek funding for the following year through that avenue.</p>
<b>Recommendation</b>	<b>NOT APPROVE a 50% Waiver of Fees in the sum of \$2,441.40 to the Gujarati Samaj of WA for hire of the Kingsway Indoor Stadium for a "Navratri" Cultural Dance Festival to be held on 4 and 11 October 2013.</b>
<b>Reason</b>	<b>The request is not in accordance with Council's Policy.</b>

<b>Applicant 2 – Grandparents Rearing Grandchildren Inc.</b>	
Request amount	\$1,200.00
Description of request	To cover facilitator's fee (Virginia Huupponen, Certified Life Coach) in a life skills workshop for grandparents "Buttons to Boundaries" to be held at the Marangaroo Family Centre on 24 September and half day follow up on 15 October 2013.
<b>Criteria</b>	<b>Evaluation</b>
Potential for income generation	Nil
Status of applicant organisation	Not for profit
Exclusivity of the event or project	Open to all grandparents
Alignment with Council's existing philosophies, values and strategic direction	This request supports Objective 2.2 of Council's Strategic Community Plan being <i>"Healthy and Active People"</i> .
Alternative funding sources available or accessed by the organisation	\$250 (donation from Marangaroo Family Centre)
Contribution to the event or activity made by the applicant or organisation	\$250 plus \$150 volunteer time
Previous funding assistance provided to the organisation by the City	Nil
Commitment to acknowledge the City of Wanneroo	Yes
Comments	The course aims to assist grandparents to build better relationships with friends and family members, avoid stress and create personal boundaries. It is considered that this Workshop will provide substantial benefit to the City of Wanneroo community.
<b>Recommendation</b>	<b>APPROVE a request for a donation in the sum of \$1,200.00 to Grandparents Rearing Grandchildren Inc. to cover facilitator's fee (Virginia Huupponen, Certified Life Coach) in a life skills workshop for grandparents "Buttons to Boundaries" to be held at the Marangaroo Family Centre on 24 September and half day follow up on 15 October 2013.</b>
<b>Reason</b>	<b>This request satisfies the criteria of the policy.</b>

<b>Applicant 3 – St Anthony's Catholic Church</b>	
Request amount	\$4,500.00
Description of request	Winter 2014 Appeal – Donation of wool to Klickety Klacks social craft group to knit and crochet 2014 items of clothing, accessories and blankets for the needy,
<b>Criteria</b>	<b>Evaluation</b>
Potential for income generation	Nil
Status of applicant organisation	Registered charity
Exclusivity of the event or project	Open to anyone in community
Alignment with Council's existing philosophies, values and strategic direction	This request supports Objective 2.2 of Council's Strategic Community Plan being <i>"Healthy and Active People"</i> .
Alternative funding sources available or accessed by the organisation	Nil
Contribution to the event or activity made by the applicant or organisation	500 Knee/baby rugs. Each takes approximately 3 balls of yarn x \$3 = \$4,500 plus 9,000 hours volunteer time.
Previous funding assistance provided to the organisation by the City	Nil
Commitment to acknowledge the City of Wanneroo	Yes
Comments	<p>The organisers of the project have indicated they will need approximately 3,000 balls of wool at \$3 per 100g ball. They intend to make 500 Hats, 500 Scarves and 500 Baby garments. Each takes approximately one ball of yarn x \$3 = \$4,500. The rugs, which also total \$4,500 for wool, will be made at the expense of the community group members many of whom are pensioners. All clothes and blankets are donated to those in need (see <b>Attachment 2</b> – letter from St Anthony's Church).</p> <p>Klickety Klacks is a social craft group that meets at the Wanneroo Library and currently has 36 members, 27 of whom reside within the City of Wanneroo. They currently donate any items of clothing made at their own cost, to groups such as Emergency Foster Care; Pregnancy Assistance; Anglicare Drop-in Centres; Miracle Babies; Nursing Homes and Lady Lawley Cottage. They would be happy to donate to any charity within the City of Wanneroo, such as the Mayor's Christmas Appeal. The Church has submitted the application on this group's behalf as Klickety Klacks is a social meeting group and do not have a bank account.</p>



	Administration considers the amount requested to be in excess of what the Donations, Sponsorships and Waiver of Fees and Charges Policy is designed to cater for and have recommended an amount of \$2,000.00 be approved. However, the policy does not adequately address a situation such as this, and it is at the Council's discretion to approve otherwise.
<b>Recommendation</b>	<b>APPROVES a request for a donation in the sum of \$2,000.00 to St Anthony's Catholic Church to buy wool to support the Winter 2014 Appeal to donate 2014 knitted and crocheted items of clothing, accessories and blankets for the needy.</b>
<b>Reason</b>	<b>This request satisfies the criteria of the policy.</b>

## Statutory Compliance

Nil

## Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

*"2 Society - Healthy, safe, vibrant and active communities.*

*2.2 Healthy and Active People - We get active in our local area and we have many opportunities to experience a healthy lifestyle."*

## Policy Implications

The City of Wanneroo Donations, Sponsorship and Waiver of Fees and Charges Policy states that sponsorship applications for attendance at State competitions (Western Australia) the amount provided is \$75.00 per individual (capped at \$600 per club); National Events will be capped at \$600.00 per team and Regional or State capped at \$600 per club. International events will be capped at \$1,500.00 per team and schools capped at \$2,000.00 per school per financial year.

## Financial Implications

Budget 2013/2014	<b>\$80 000.00</b>
Amount expended to date (as at 29 August 2013)	\$18,035.05
Balance	\$61,964.95
Total of requests for this round: Donations (in this report):	\$4,400.00
<b>Total this Round</b>	<b>\$4,400.00</b>
<b>BALANCE</b>	<b>\$57,564.95</b>

## Voting Requirements

Simple Majority

## Recommendation

### That Council:-

1. **APPROVES** a request for sponsorship in the sum of \$600.00 to Cycling WA for the participation of Jarrod Karel, Matthew Jackson and Niken Jefferies to attend the Cycling Australia Road National Championships to be held in Wagga Wagga NSW from 6 – 8 September 2013;
2. **APPROVES** a request for sponsorship in the sum of \$600.00 to Western Australian Christian Football Association, for the participation of U/14 Boys- Nelson Angalo, Milkias Gunsu, Finlay John and Tristan Mansell and U/16 Girls- Christy Bower, Denkenesh, Esther Nyolic, Tinette Van Niekerk, Lou Dhieu, Mikala Bower in the Australian Christian Football Federation National Titles, to be held at Port Kennedy WA from 28 September – 2 October 2013;
3. **NOT APPROVE** a 50% Waiver of Fees in the sum of \$2,441.40 to the Gujarati Samaj of WA for hire of the Kingsway Indoor Stadium for a "Navratri" Cultural Dance Festival to be held on 4 and 11 October 2013;
4. **APPROVES** a request for a donation in the sum of \$1,200.00 to Grandparents Rearing Grandchildren Inc. to cover facilitator's fee (Virginia Huupponen, Certified Life Coach) in a life skills workshop for grandparents "Buttons to Boundaries" to be held at the Marangaroo Family Centre on 24 September and half day follow up on 15 October 2013; and
5. **APPROVES** a request for a donation in the sum of \$2,000.00 to St Anthony's Catholic Church to buy wool to support the Winter 2014 Appeal to donate 2014 knitted and crocheted items of clothing, accessories and blankets for the needy.

#### *Attachments:*

1. *Annexure 1 Gujarati Samaj of WA* 13/146969
2. *Letter from St Anthony's Church* 13/147105

### **Annexure-I**

The aim of the organisation is to cultivate an understanding and an appreciation of Gujarati culture, language and society amongst all Australians.

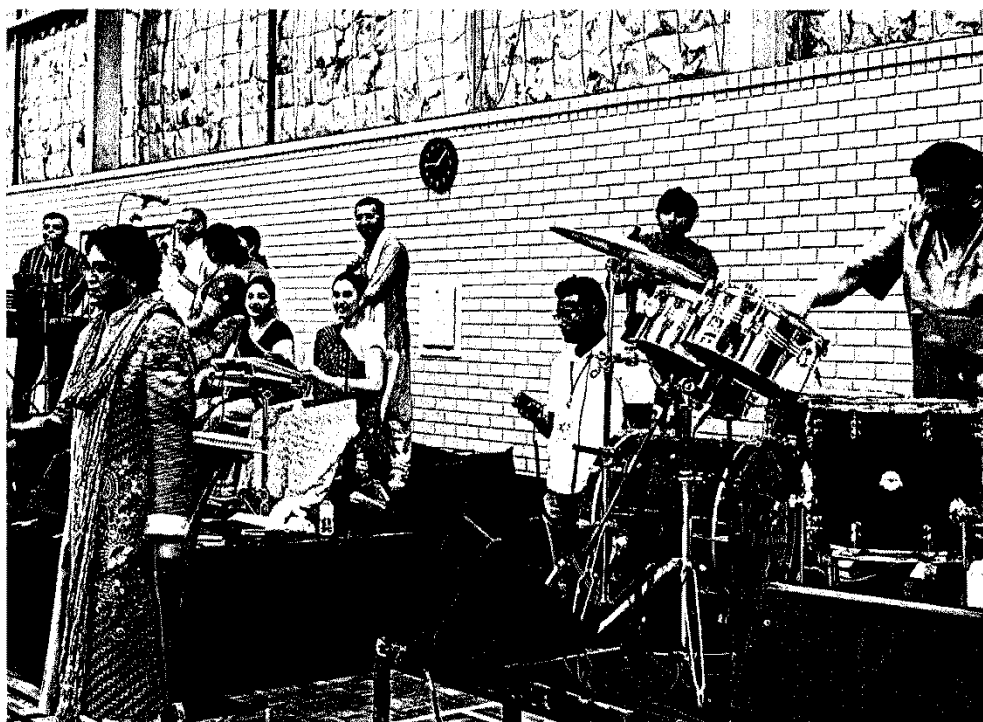
During the year, GSWA organises several events to promote welfare, social, cultural and educational interests of all Gujaratis of WA. Navratri is GSWA's flagship event planned to cater socio-cultural requirement of all age group in the community. This event is open for members of public.

Navratri is celebrated in state of Gujarat over nine days. "Nav" means Nine and "ratri" means nights. Basically it is festival for saluting the power of women in our society.

The festival is basically Gujarati folk dance ( circle dance) along with live band. All ages of people (mainly ladies) dance in traditional colourful costumes and jewellery. The purpose of this event is to keep alive this traditional festive spirit in the community and at the same time share the cultural values to wider Australian community.

This is our flag ship event and we were celebrating it at Herb Grehm recreation centre since last 8-10 years. Due to the polarisation of Indian community in City of Wanneroo we have organised this event in Kingsway Indoor Stadium. Also we are intending to arrange this event at same place in future.

Please see some of the photographs from last year's event. Also you can watch video through link <http://www.youtube.com/watch?v=fqY0pPuxD9c>



ST ANTHONY *of* PADUA  
CATHOLIC CHURCH  
WANNEROO - PERTH WESTERN AUSTRALIA

27 August 2013

To whom it may concern,

Klickety Klacks is a social craft group that meets at the Wanneroo library every Tuesday morning and Thursday evening to knit and crochet.

The purpose of the group is to provide a meeting place for community members and share their skills. 90% of the members live in the City of Wanneroo.

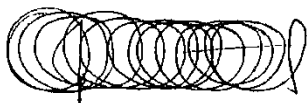
The group makes clothes and blankets which are then donated to various charities through a group (Knit n Natter) that meets at Spotlight Joondalup twice a month. The members (many of whom are pensioners) buy the yarn themselves.

Since January, 2500 items have been donated.

The group would like to commence a project which would provide 2014 items for Winter 2014.

St Anthony's parish is proud to support this group in their endeavours to provide those in need with warm clothing and blankets.

Yours sincerely,



Fr John Daly

15 Dundobar Road Wanneroo 6065  
PO Box 423 Wanneroo 6946  
Telephone 9405 1110 Facsimile 9405 1744  
Email stanthony.padua@perthcatholic.org.au



City of Wanneroo IM 28/8/2013

**CS05-09/13 Amendments to the Adopted Council Meeting Schedule**

File Ref: 5153 – 13/146964  
 Responsible Officer: Director, Corporate Strategy and Performance  
 Disclosure of Interest: Nil  
 Attachments: Nil

**Issue**

To consider proposed changes to the adopted Council meeting schedule inclusive of the Annual General Meeting of Electors (AGM) date.

**Background**

Section 5.10 of the *Local Government Act 1995* relates to the appointment of committee members and Section 5.11 to the tenure of committee membership. Membership of a committee continues until:-

“(d) *the next ordinary elections day*”.

Section 5.27 of the *Local Government Act 1995* requires all local governments to conduct a general meeting of electors of a district at least once every financial year to present the City's Annual Report for the preceding financial year, including the audited financial statements. The AGM must be held no more than 56 days after the local government accepts its annual report

**Detail**

Should Council adopt the Annual Report and audited financials at its meeting of 10 December 2013, the AGM could then be scheduled for the New Year. In the past, the AGM has been held prior to a Briefing Session; however the first Briefing Session date in the New Year is preceded by school holidays and a public holiday. After consultation with the Mayor it is suggested that the AGM be held prior to the Ordinary Council meeting on 4 February 2014 which will necessitate a change in the start time of that meeting.

The following schedule is therefore presented for consideration:-

		<b>Date</b>
1.	Election Day	Saturday 19 October 2013
2.	Swearing-In Ceremony (Proposed that this date be advertised).	Monday 21 October 2013 6.00pm
3.	First Induction Session. Part of this session will be dedicated to providing new Councillors with information on the City's Committees and Working Groups and nomination process as well as process for appointing a Deputy Mayor.	Tuesday 22 October 2013 7.00pm
4.	Second Induction Session	Monday 28 October 2013 6.30pm
5.	Special Council Meeting to determine Committee and Working Group Representation and to appoint a Deputy Mayor, followed by a third induction session for new Councillors. <b><i>This meeting date requires public advertising.</i></b>	Tuesday 29 October 2013 6.00pm
5.	Fourth Induction Session	Monday 04 November 2013 6.00pm

6.	Joint Induction Session (Cities of Wanneroo, Stirling and Joondalup) to be held at the City of Stirling.	Saturday 9 November 2013 12.00pm
7.	Council Briefing and Council Meeting (as per previously adopted meeting schedule).	05 November 2013 6.00pm  12 November 2013 7.00pm
8.	Scheduled Audit and Forum meeting Dates The consideration of the Audited Financials to be considered at the 26 November 2013 Audit Committee in order to be adopted at the December Council meeting.	14 November 2013 26 November 2013 Times as per the agenda.
9.	Proposed that the AGM be held prior to the first Council Meeting of the new year.  <b><i>Both the AGM date and the new Council Meeting time to be incorporated into the meeting schedule for 2014 still to be considered by Council.</i></b>	04 February 2014 AGM – 5.30pm Deputations – 6.30pm Council Meeting – 7.30pm

## Consultation

Nil

## Comment

The change to the meeting schedule will facilitate the appointment of representatives to committees, the election of the deputy mayor and accommodate the required induction sessions

## Statutory Compliance

*Local Government Act 1995, Part 5 – Administration:*

*Division 2 – Council meetings, committees and their meetings and electors' meetings; and Division 5 – Annual reports and planning.*

## Strategic Implications

The proposal accords with the following Outcome Objective of the City's Strategic Plan 2006 – 2021:

*“4 Civic Leadership - Working with others to ensure the best use of our resources.*

*4.1 Listening and Leading - Our community actively participates in forums and events to discuss and inform the local decision-making.”*

## Policy Implications

Nil

## Financial Implications

Nil

## Voting Requirements

Simple Majority

## **Recommendation**

**That Council RESOLVE to:-**

- 1. HOLD a Special Council Meeting on Tuesday 29 October 2013 at 6.00pm for the purpose of appointing the Deputy Mayor and appointing representatives to Committees and Working Groups; and**
- 2. AMEND the City of Wanneroo adopted meeting schedule to change the date of the Annual General Meeting of Electors from Tuesday 3 December 2013 to Tuesday 4 February 2014 commencing at 5.30pm and to AMEND the start time of the Ordinary Council Meeting to begin at 7.30pm with deputations to be held at 6.30pm.**

*Attachments: Nil*



**CS06-09/13     2013/2014 Fees and Charges - Dog and Cat Registration Fees**

File Ref: 2027V02 – 13/144454  
 Responsible Officer: Director, Corporate Strategy and Performance  
 Disclosure of Interest: nil  
 Attachments: Nil

**Issue**

To note amendments to the 2013/14 Fees and Charges schedule for the City of Wanneroo (the City) to reflect revised dog registration and new cat registration fees.

**Background**

The State Government has published the registration fees for dogs and cats in *Government Gazette* Number 156 dated Friday, 23 August 2013.

**Detail**

In May 2013 and in consultation with local government, the Department of Local Government and Communities (the Department) conducted a review of dog registration fees. Local governments provided information to the Department in relation to the costs associated with enforcing the requirements of the *Dog Act 1976*. The information provided by the local government sector was to be used to set new registration fees for both dogs and cats.

The new registration fees were gazetted on Friday, 23 August 2013 and are now in effect.

**Consultation**

The Department of Local Government and Communities consulted with the local government sector in determining the registration fees for dogs and cats.

**Comment**

In relation to the gazetted fees and charges for the registration of dogs and cats, there is no discretion by Council to set or vary them.

The Dog Act 1976 - Section 15 deals with the registration periods and fees:-

*"(1) Subject to the provisions of this section, the registration fee payable in relation to a dog shall be such amount as is prescribed by regulation."*

The Dog Regulations 1976 – Regulation 4 sets out those fees to be charged.

*".....(2) For the purposes of section 15(1) of the Act, the amount of the registration fee is set out in item 1 of the Table."*

*(3) For the purposes of section 15(3) of the Act, the concessional rates of registration fee set out in item 2 of the Table are payable."*

The Cat Act 2011 – Section 76 deals with the fees and charges payable:-

*".....(1) The Governor may make regulations prescribing all matters that are required or permitted by this Act to be prescribed, or that are necessary or convenient to be prescribed for giving effect to the purposes of this Act."*

- (2) *Without limiting subsection (1), regulations may be made as to one or more of the following —*  
 (a) *registration tags;*  
 (b) *fees and charges payable in respect of any matter under this Act."*

The Cat Regulations 2012 – Schedule 3 sets out those fees to be charged:-

".....(2) *The fees specified in the Table are payable for the matters set out in the Table....."*

Where Local Governments are authorised under separate heads of power to provide discrete services, and fees and charges for service delivery are set by Regulation authorised by Parliament, there is no legislative requirement to amend the Fees and Charges Schedule through a decision of Council or to give local public notice when these fees and charges are altered. The Gazettal of the relevant fees and charges set under Regulation effectively publicises the altered fees and charges.

As the City's current Fees and Charges Schedule specifies the previous fees, for clarity it is intended to amend the Fees and Charges Schedule to reflect the gazetted fees and charges for the registration of dogs and to include the new fees and charges for cats as shown below:-

Item	Description of Fee	Current Fee (\$)	Revised Fee (\$)
1.	Registration of unsterilised dog for one year (unless owned by a pensioner)	30.00	50.00
2.	Registration of unsterilised dog for one year (50% pensioner concession)	15.00	25.00
3.	Registration of sterilised dog for one year (unless owned by a pensioner)	10.00	20.00
4.	Registration of sterilised dog for one year (50% pensioner concession)	5.00	10.00
5.	Registration of unsterilised dog for three years (unless owned by a pensioner)	75.00	120.00
6.	Registration of unsterilised dog for three years (50% pensioner concession)	Note (1)	60.00
7.	Registration of sterilised dog for three years (unless owned by a pensioner)	18.00	42.50
8.	Registration of sterilised dog for three years (50% pensioner concession)	9.00	21.25
9.	Concessional rate for the registration of dogs kept in an approved and licenced kennel establishment (charge per establishment for one year)	Note (2)	200.00

#### Notes

1. The pensioner concession rate for an unsterilised dog for three years was omitted in error from the 2013/14 Fees and Charges.
2. The concessional rate for the registration of dogs kept in an approved and licenced kennel establishment has not been included in previous Fees and Charges.

The following table shows the new registration fees for cats as published in Government Gazette Number 156.

Item	Description of Fee	New Fee (\$)
1.	Fee for the grant or renewal of the registration of a cat for one year	20.00
2.	Fee for the grant or renewal of the registration of a cat for three years	42.50
3.	Fee for the grant or renewal of the registration of a cat for life	100.00
4.	Fee for the grant or renewal of approval to breed cats for one year (per breeding cat – male or female)	100.00

It is recognised that the above circumstance also applies to other fees and charges advertised in the Fees and Charges Schedule and it is intended to address this issue through the next budget process i.e. by listing all those Fees and Charges that are set by legislation other than the Local Government Act 1995 and which provides no discretion for Council to either adopt or amend the charges, in a separate addendum to the Schedule of Fees and Charges.

### Statutory Compliance

Dog registration fees have been prescribed by the *Dog Amendment Regulations 2013*, whilst cat registration fees have been prescribed by the *Cat Amendment Regulations (No. 2) 2013*.

### Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

“4 *Civic Leadership - Working with others to ensure the best use of our resources.*

4.3 *A Strong and Progressive Organisation - You will recognise the hard work and professionalism delivered by your council through your interactions and how our community is developing.”*

### Policy Implications

Nil

### Financial Implications

The table shown under the "Comment" section of this report shows the changes to the dog registration fees as currently promulgated in the City's Fees and Charges for 2013/14; and the new fees as published in Government Gazette Number 156 for both cats and dogs.

Effective 31 May each year, half the normal fee is applicable on annual registrations.

Registration fees for dogs and cats are prescribed in the *Dog Regulations 1976* and the *Cat Regulations 2012* respectively. These fees are determined by the State Government and are subject to periodic change. In line with the publication of other prescribed fees in the City's Fees and Charges, the itemised registration fees for dogs and cats will reference the applicable part of the applicable legislation. The monetary amount of the registration fees will show on the City's web-page and registration forms.

Income from the registration of dogs in 2013/14 has been budgeted at \$200,000 (GL 617841-8999-121). An increase in registration costs will result in an increase in revenue of approximately \$120,000 (\$320,000 total).

Income from the registration of cats in 2013/14 has been budgeted at \$50,000 (GL 617846-8999-121). This is an estimate only as the full impact of the *Cat Act 2011* is currently unknown.

Both of these GL's will be reviewed during the budget review process in February 2014 and if necessary, amended accordingly.

## Voting Requirements

Simple Majority

## Recommendation

**That Council NOTES the following amendments to the City of Wanneroo 2013/14 Fees and Charges Schedule to reflect the revised fees and charges for dogs and the new fees and charges for cats as gazetted in *Government Gazette* Number 156 dated Friday, 23 August 2013;**

### Dogs

Item	Description of Fee	Current Fee (\$)	Revised Fee (\$)
1.	Registration of unsterilised dog for one year (unless owned by a pensioner)	30.00	In accordance with Item 1, of Section 4(3) of Dog Regulations 1976
2.	Registration of unsterilised dog for one year (50% pensioner concession)	15.00	In accordance with Item 2(a), of Section 4(3) of Dog Regulations 1976
3.	Registration of sterilised dog for one year (unless owned by a pensioner)	10.00	In accordance with Item 2(b)(ii), of Section 4(3) of Dog Regulations 1976
4.	Registration of sterilised dog for one year (50% pensioner concession)	5.00	In accordance with Item 2(b)(i), of Section 4(3) of Dog Regulations 1976
5.	Registration of unsterilised dog for three years (unless owned by a pensioner)	75.00	In accordance with Item 2(d)(ii), of Section 4(3) of Dog Regulations 1976

6.	Registration of unsterilised dog for three years (50% pensioner concession)	-	In accordance with Item 2(d)(i), of Section 4(3) of Dog Regulations 1976
7.	Registration of sterilised dog for three years (unless owned by a pensioner)	18.00	In accordance with Item 2(c)(ii), of Section 4(3) of Dog Regulations 1976
8.	Registration of sterilised dog for three years (50% pensioner concession)	9.00	In accordance with Item 2(c)(i), of Section 4(3) of Dog Regulations 1976
9.	Concessional rate for the registration of dogs kept in an approved and licenced kennel establishment (charge per establishment for one year)	-	In accordance with Item 2(e), of Section 4(3) of Dog Regulations 1976

**Cats**

Item	Description of Fee	New Fee
1.	Fee for the grant or renewal of the registration of a cat for one year	In accordance with Item 1, of Schedule 3 of the Cat Regulations 2012
2.	Fee for the grant or renewal of the registration of a cat for three years	In accordance with Item 2, of Schedule 3 of the Cat Regulations 2012
3.	Fee for the grant or renewal of the registration of a cat for life	In accordance with Item 3, of Schedule 3 of the Cat Regulations 2012
4.	Fee for the grant or renewal of approval to breed cats for one year (per breeding cat – male or female)	In accordance with Item 4, of Schedule 3 of the Cat Regulations 2012

Attachments: Nil

## **Chief Executive Office**

### **Office of the CEO Reports**

#### **CE01-09/13 Yanchep Active Open Space - Deed of Agreement**

File Ref: 5642V02 – 13/145690  
Responsible Officer: Chief Executive Officer  
Disclosure of Interest: Nil  
Attachments: 1

### **Issue**

To update Council on the progress of the Deed of Agreement between Yanchep Beach Joint Venture (YBJV) and the City of Wanneroo (City) for delivery of the Yanchep Active Open Space Project (YAOSP).

### **Background**

At the Ordinary Council Meeting on 28 May 2013, Council considered Report CS04-05/13 Yanchep Active Open Space – Deed of Agreement and resolved as follows :

- "1. In respect of Condition 1, Council:
  - a) *REAFFIRMS* that in accordance with Council's resolution 5 from 10 April 2013, the results of the public consultation on the Charnwood Park proposal will only be considered by Council following gazettal of Amendment No. 122 to District Planning Scheme No. 2. At that stage, it will be known whether the land component for the YAOS is included in the DCP and, if it is, then the YAOS project will proceed (subject to acceptance of the Deed) and there will be no need to continue advancing the Charnwood Park proposal. In the interim, no further action will be taken in respect to the Charnwood Park Proposal; and
  - b) *AGREES* to defer investigating alternative active open space sites in Yanchep-Two Rocks, pending the conclusion of negotiations with YBJV on the draft Deed of Agreement.
2. In respect of Condition 2, *ADVISES* YBJV that the Department of Sport and Recreation has acknowledged that the grant funding for the Yanchep Active Open Space project is still current and available, and is awaiting further advice from the City when the position on the project is finalised;
3. In respect of Condition 3, *ADVISES* YBJV that:
  - a) *It is considered premature, prejudicial and contrary to orderly and proper planning for Council to provide any form of "guarantee" to YBJV, along the lines it has requested;*
  - b) *Council will consider the scope, timing and inclusion of all facilities incorporated in the Draft Yanchep-Two Rocks Developer Contribution Plan under Amendment No. 122 to District Planning Scheme No. 2, including the proposed Yanchep Active Open Space facility, when it considers that Amendment for final adoption scheduled for 25 June 2013, in light of submissions received; and*
  - c) *Final determination of Amendment No. 122 to District Planning Scheme No. 2 will rest with the Minister for Planning, not the City of Wanneroo.*
4. In respect of Condition 4, *ADVISES* YBJV that:

- a) *The draft Deed dated 8 May 2012 is the recognised version received prior to 16 October 2012 as suitable to be used as the basis for further negotiations, subject to review by the City's appointed legal advisers; and*
  - b) *Council AGREES to its previously adopted deed principles (from its meetings on 13 December 2011 – Item CR01-12/11, 26 June 2012 – Item CR03-06/12 and 16 October 2012 – Item CR02-10/12) forming the basis for further negotiations with YBJV to finalise a draft Deed of Agreement.*
5. *In respect of Condition 5, ADVISES YBJV that it is premature for Council to consider releasing the findings of an audit to YBJV, or any other party, given that Council has not yet set the terms of reference for the audit referred to in its decision of 10 April 2013, or appointed an auditor to conduct the audit, nor has Council determined how or when it will consider the findings of that audit;*
  6. *REAFFIRMS its commitment to recommence negotiations with YBJV and ADVISES YBJV that the Chief Executive Officer (assisted by the City's legal advisors as required) is authorised by Council to negotiate on its behalf the terms of the draft Deed of Agreement in conjunction with YBJV's Chief Executive Officer (and legal advisors as required); and*
  7. *AGREE that the three month period to negotiate and finalise the Deed of Agreement will commence from the date of agreement to recommence negotiations between the City and YBJV".*

Pursuant to the 18 May 2013 Resolution 7, the three month period commenced on 21 June 2013, being the date YBJV confirmed its Board's decision to resume negotiations, expires on 21 September 2013.

On 26 June 2013, the City provided written instructions, supported by documentary evidence, to Squire Sanders comprising of a chronology of events from the initial consideration of Lot 9025 in early 2010 to notification from YBJV on 21 June 2013 of its preparedness to recommence negotiations with the City in respect to concluding a Deed of Agreement relating to the YAOSP. The chronology instructions were provided in order that Squire Sanders understand the developments as they occurred for the purposes of drafting the deed principles set down by Council and the further matters agreed between the parties.

Pursuant to the 18 May 2013 Resolution 6, on 10 July, 16 July, 25 July and 1 August 2013, the CEO and the Chief Executive Officer of YBJV (Mr Ang) met to negotiate the terms to be included in a draft Deed of Agreement. As a consequence of those meetings and subsequent consideration thereof by relevant Administration staff, on 7 August 2013 the City provided the draft concluded negotiated position of both the City and YBJV (agreed principles) to Squire Sanders in addition to the draft Deed of Agreement of 8 May 2012, pursuant to the 18 May 2013 Resolution 4(a). A copy of the spreadsheet containing the agreed principles is **Attachment 1**.

On 8 August 2013, Squire Sanders provided the City with a draft Deed of Agreement for review in respect to the agreed principles contained in Attachment 1 and consideration of any ancillary matters which required inclusion or amendment in the draft Deed of Agreement.

Between 13 and 16 August 2013, Administration compared the draft Deed of Agreement with the agreed principles of Council, the 8 May 2012 draft Deed of Agreement and the matters contained in Attachment 1 to ensure compliance and raised some issues with Squire Sanders in respect thereto. As a consequence of the issues raised, a further draft Deed of Agreement was provided to the City on 19 August 2013 for further review by Administration.

On 22 August 2013, the draft Deed of Agreement was provided to YBJV's nominated legal representative, Ashurst Australia for review by YBJV.

On 3 September 2013, Ashurst Australia advised Squire Sanders that it is reviewing the draft Deed of Agreement for the purposes of convening a meeting with YBJV. At this point in time, the City is unable to estimate how long YBJV will take to further instruct Ashurst Australia and whether or not those instructions will include further matters to be negotiated between the parties.

## **Detail**

On the basis of the discussions with YBJV, YBJV confirmed that it would construct earthworks for two ovals therefore the requirement for consideration of one versus two ovals is no longer applicable to the negotiations between the parties.

The negotiations between the City and YBJV progressed well and both parties undertook that process in good faith.

The essential terms of the draft Deed of Agreement (including the principles adopted by Council) and matters YBJV required to be included, the subject of the discussions during negotiations were in respect of :

1. *Gazettal of Amendment No 122 as a condition precedent to the operation of the Deed of Agreement.*
2. *If Amendment 122 is not gazetted within 12 months, then the Deed of Agreement will terminate.*
3. *If the Deed of Agreement terminates because Amendment 122 is not gazetted within 12 months, the City will reimburse YBJV the reasonable design costs subject to the Agreed Structure Plan 68 (ASP68) not being amended in respect to the YAOS site, the YAOS site always being available for development of the ovals and the contours and the land surrounding the YAOS site not changing from the contours and levels applicable at the date of adoption of ASP68.*
4. *Ground works for two ovals related to cost sharing of Marmion Avenue extension to second entry point*
5. *Treatment of cost of groundworks by YBJV*
6. *Acquisition by the City of the YAOS Site and mechanism for payment to the YBJV for the YAOS Site.*
7. *Tender issues*
8. *Dealing with Grants for groundworks/infrastructure costs by the City*

## **Consultation**

Consultation between the City and YBJV has taken place on 6 July, 10 July, 16 July, 25 July and 1 August 2013.

The Squire Sanders draft Deed of Agreement was provided to Ashurst Australia, as and by way of further consultation, on 22 August 2013.



## **Comment**

The negotiations and further consideration of issues raised by each of the parties at the meetings undertaken have progressed in a positive and productive way and concluded with the drafting of a Deed of Agreement by the City's appointed legal panel representative, Squire Sanders. That draft is being considered by YBJV and Ashurst Australia and it is anticipated that some minor issues may be raised by YBJV for further consideration by the City.

Given the complexity of matters agreed between the parties and those which may require further negotiation, the City is of the view that tabling a draft Deed of Agreement within the three month timetable set by Council at the meeting on 28 May 2013 may put unreasonable pressure on YBJV to form a view on the draft Deed of Agreement provided to Ashurst Australia on 22 August 2013, any additional matters it wishes to raise with the City or in respect to the outstanding matters agreed between the parties to be further considered.

In consideration of the above, it is the City's view that the time for negotiating, finalising and tabling a draft Deed of Agreement for Council's consideration should be extended for a further two months so as to ensure that YBJV is not unreasonably required to form a final view on the currently outstanding matters for its consideration and in order that all essential matters are contained within the draft Deed of Agreement. In the event that the draft Deed of Agreement is agreed between the parties and finalised prior to this time, the Deed will be presented to Council at the next, first opportunity.

## **Statutory Compliance**

The comments contained in this report and the actions arising from Council's consideration of this report are subject to the provisions of the *Local Government Act 1995*, the *Local Government Financial Management (Audit) Regulations* and the *Planning and Development Act 2005*.

## **Strategic Implications**

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

“3 *Economic*

3.3 *Provision of timely and coordinated regional infrastructure*”

## **Policy Implications**

Nil

## **Financial Implications**

There are no direct financial costs associated with Council's consideration of this report. Squire Sanders has been retained through the City's Legal Panel to negotiate the terms of the draft Deed of Agreement and a provisional sum has been included in the 2013/2014 Annual Budget for the associated legal fees. Further, all costs associated with the YAOS are linked to the DCP.

## **Voting Requirements**

Simple Majority

## **Recommendation**

### **That Council:-**

- 1. NOTES the positive progress between the City and Yanchep Beach Joint Venture in respect to negotiating the terms to be included in a draft Deed of Agreement; and**
- 2. AGREES that the time consideration included in Council Recommendation 7 adopted at the Ordinary Council meeting held on 28 May 2013 (CS04-05/13) be extended to allow a further two months for negotiation, finalisation and presentation to Council of a draft Deed of Agreement between the City and YBJV.**

#### *Attachments:*

- 1. Summary of Issues dated 1/8/20 13/152192*

**City of Wanneroo ('City')**  
**Yanchep Active Open Space Project (YAOS\*) - Deed of Agreement with St Andrews Private Estate Pty Ltd & New Orion Investments Pty Ltd ('YBJV')**

Item no.	Issue	City of Wanneroo Original 'position'	Landowner position	City's Position for Agreement	Agreed/Not Agreed Y/N	Meeting on 1 August 2013
	Definitions:	<p><b>YAOS Project</b> means the development of the YAOS Site as shown on the YAOS Site Plan.</p> <p><b>YAOS Site</b> means that part of Lot 602 that is required for the delivery of the YAOS Project.</p> <p><b>YAOS Site Plan</b> means the plan annexed to this document.</p>				
1	Gazettal of Amendment No 22 a condition precedent to the operation of the Deed of Agreement	1.1 The Gazetting of Amendment No 122 to District Planning Scheme No 2 – Northern Coastal Growth Corridor Development Contributions is to be a 'condition precedent' to the operation of the Deed of Agreement, so that whilst the key principles in respect to the YAOS Project are agreed, they only become operational once the Amendment is gazetted.	1.1 YBJV concurs that key principles can be concluded and that a Deed of Agreement can be concluded prior to an operational clause or other precedent clauses taking effect. YBJV understands that the City will not fund the project prior to the gazettal of Amendment No 1222 to DPS No 2. But does not agree to this approach as it is not consistent with the commercial terms previously agreed with the City.	1.1 As demonstrated in the City's letter dated 17/07/13, provision of land has always been negotiated on the basis of either being given up by YBJV (as part of 10% POS) or paid through the DCP. 1.1 reflects that Council's approved position is to only pay for the land acquisition cost if it is included in the DCP. If the Agreement is executed before DCP Gazettal, clause required to define implications (i.e. Project ceases and YBJV reimbursed for design costs etc - as outlined in 1.3). Council would need to endorse a principle of supporting reimbursement of these costs in the (unlikely) event the DCP does not provide for the development of the YAOS.	1.1 Condition precedent agreed by all, that land acquisition is linked to gazettal of Scheme Amendment and DCP and CFP adoption by Council within 90 days of scheme gazettal.	
		1.2 If the Amendment is not gazetted with [12/24] months, then the Deed of Agreement will terminate.	1.2 Agree to a sunset clause but have not determined timing – we would want to include a provision to renew the Deed by mutual agreement if the Amendment is not gazetted. Perhaps allow 24 months for approval and then provide if not approved within the time frame either party can elect to extend the period by a further 6 months.	1.2 Extension by mutual agreement appears appropriate. Agree on 18 months, effective from 21 September 2013 (commencing 3 months from YBJV confirmation to resume negotiations – 21 June 2013). Don't agree with either party then electing.	1.2 Both parties agreed 12 months with an option that both parties may mutually agree on an extension if required. This timeline to be conveyed to Minister in support of urgency of the matter.	
		1.3 If the Deed of Agreement terminates because the Amendment is not gazetted within [12/24] months, then the City will reimburse YBJV the reasonable design costs for the ovals, subject to:  (a) the Agreed Structure Plan 68 not being amended in respect to the YAOS Site;  (b) the YAOS Site always being available for the purpose of the YAOS Project; and	1.3 ALTERNATE – Should the Amendment remain ungazetted, City of Wanneroo will need to provide YBJV with a bank guarantee to cover cost of construction prior to funds being available through the DCP mechanism, or otherwise confirm and guarantee the manner in which CoW will cover costs through another funding mechanism. Should the project be terminated, YBJV is to be reimbursed full costs expended and the type of costs and method of determinat upfront.	1.3 Previously specified that the land acquisition being included in the DCP is a Condition Precedent. 1.3 relates to current agreed position, which reflects a low risk that the DCP will not provide for the active facilities (land acquisition component is higher risk).  YBJV alternate position where construction occurs in the absence of the DCP gazettal will require Council approval. If under those circumstance, it is agreed (up front in the Agreement) that the City will not bear any responsibility for the land acquisition (if ultimately not approved and gazetted), then	1.3 An alternative was discussed because the agreed condition precedent means that no construction:  (a) can happen until decision on Amendment DCP and CFP is reached; and  (b) if scheme amendment goes without land acquisition, project terminates and then there is no back-up plan.	1.3 YBJV further advised that an alternative was not supported and they held the view that it may delay the gazettal of the Scheme Amendment by the Minister.

Item no.	Issue	City of Wanneroo Original 'position'	Landowner position	City's Position for Agreement	Agreed/Not Agreed Y/N	Meeting on 1 August 2013
		(c) the contours and the land surrounding the YAOS Site not changing from the contours and levels applicable at the date of adoption of Agreed Structure Plan 68 in respect to the YAOS Site.		suitable funding arrangements for the design & construction are feasible given low risk of development not being in DCP.	1.4 YBJV does not wish to include an Alternative option within the Deed of Agreement but would like Council to be aware that they are prepared to work together to explore other options. This was based on YBJV's concern that other Developers may support an alternative that does not require the City to acquire that land or this have an influence on the way the Minister may consider the Scheme Amendment.	
2	Ground works for one or two ovals related to cost sharing of Marmion Avenue extension to first or second entry points	<p>2.1 If YBJV undertakes at YBJV's cost, all of the groundworks for two ovals on the YAOS Site, then, subject to 2.3 to 2.5 below (inclusive), the City will pay 50% of the cost of the extension of the road fronting the YAOS Site, from Yanchep Beach Rd up to the second access point as highlighted in red on the YAOS Site Plan (Extension Costs to Second Access Point). However, the amount paid by the City will be capped at \$850,000.</p> <p>2.2 If YBJV undertakes at YBJV's cost, all of the groundworks for only one oval on the YAOS S, then, subject to 2.3 to 2.5 below (inclusive), the City will pay 50% of the cost of the extension of the road fronting the YAOS Site, from Yanchep Beach Rd up to the first access point as highlighted in blue on the YAOS Site Plan (Extension Costs to First Access Point). However, the amount paid by the City will be capped at \$500,000.</p>	<p>2.1 and 2.2 – YBJV is concerned that the City proposes to cap expenditure without providing clarity that variations can be managed in a 50/50 manner.</p> <p>Costs not to be capped and to be shared equally.</p>	2.1 We have agreed that providing an appropriate governance framework in place that deals with the project scoping and approval process, then joint funding (without capping) is achievable. Framework will reflect partnership relationship and joint participation in scoping to keep project within budget and on time.	2.1 & 2.2  Lawyers to draft suitable clause to deal with this through governance framework.	

Item no.	Issue	City of Wanneroo Original 'position'	Landowner position	City's Position for Agreement	Agreed/Not Agreed Y/N	Meeting on 1 August 2013
		2.3 YBJV will be responsible for reconfiguring the intersection treatment where the road to the Yanchep Sun City Centre intersects with Marmion Avenue, to form a T-section in accordance with the ultimate road design for those roads.	2.3 Disagree	2.3 That requirement was a condition of Council 28/06/12 – no further update in subsequent Council resolution 16/10/12 (subsequent resolutions revoked).  The City conveyed this position to YBJV on 28/06/12. Whilst YBJV stated in writing on 30/07/12 that they held the view that the full 'Marmion Ave extension' should be included, YBJV did not at that time raise an objection to the T component.  The Issues Notes indicate significant discussion on topic, however no clarity that City supported any other outcome. YBJV to provide evidence to the contrary. Council would need to endorse, given its current stated Resolution (Principle).	2.3 YBJV to further review correspondence from City and YBJV response in this regard.	2.3 YBJV do NOT support this condition. CEO advised that as it was a condition of Council, Council would need to consider this change in position by YBJV. CEO further advised that he would request Len Kosova and Dennis Blair to review the rationale behind condition to determine if it was supported by the Scheme. YBJV and City agreed that the drafting of the new Deed could occur whilst this is being investigated.
		2.4 On or before <b># 2013</b> , YBJV is to provide the City with details of the Extension Costs to the Second Access Point and the Extension Costs to the First Access Point. That information will be treated by the City as 'commercial in confidence' and will only be used by the City to verify the reasonableness of those costs and to ascertain the quantum of the City's 50% contribution to those costs. Those costs and the City's 50% contribution amount will be provided by the City's CEO to the Council for acceptance or otherwise by the Council. If the City and the YBJV cannot reach agreement in respect to any matter related to the Extension Costs or the scope of work involved, then that dispute will be resolved by mediation at first instance and if that fails, then by expert determination. It is intended that the timeframes for dispute resolution should be kept to a minimum.	2.4 YBJV agrees to provide these documents to the City of Wanneroo. YBJV will retain the IP of the information.		2.4 Agreed by both parties.	



Item no.	Issue	City of Wanneroo Original 'position'	Landowner position	City's Position for Agreement	Agreed/Not Agreed Y/N	Meeting on 1 August 2013
		2.5 The City will at the City's cost pay for the incorporation of rubberised speed cushions at such locations as the City determines within the Marmion Ave extension.	2.5 No issue		2.5 Agreed.	
		2.6 The City may apply for grants with respect to the costs of any road works associated with the YAOS Project, and any grants received shall be used to offset the City's contribution to the Extension Costs, being costs related to the public good. Grant funds will not be off-set against the total Extension Costs.	2.6 No issue		2.6 Agreed.	
3	Treatment of cost of groundworks by YBJV (whether or not the groundworks are done for one or two ovals)	3.1 Subject to 3.2 below, all of the YBJV's reasonable costs for the design and physical works directly associated with the groundworks for either one or two ovals on the YAOS Site ( <b>Groundworks Costs</b> ), indexed as described in 3.3 below ( <b>Groundworks Set-Off Amount</b> ), will be set-off against the YBJV's future developer contribution obligations in respect to the remainder of Lot 602, under the proposed Developer Contribution Plan ( <b>DCP</b> ) as contained in Amendment No 122 to District Planning Scheme No 2 – Northern Coastal Growth Corridor Development Contributions. Note that if the YBJV does not undertake the groundworks for a second oval, then the City will not itself undertake those groundworks and build a second oval.			3.1 Both parties agree on indexing in accordance with DCP.	
		3.2 On or before [## 2013], the YBJV must provide the City with an itemised account of the Groundworks Costs for the City's approval and acceptance. The City's decision with respect to scope of work and therefore the amount of the Groundworks Cost that is to comprise the Groundworks Set-Off Amount, is final.	3.2 If the City does not approve either the scope of works or the itemized costs then the agreement will be at end with the City being required to pay YBJV the design costs-otherwise the costs and scope of works is to be determined by an independent QS appointed by the parties	3.2 Detail to be defined in Agreement (Governance framework), including specify the sequence of events that are to be followed in order to approve scope of works, tender and appointment. If the City pays for the design, then we would need to obtain benefit (designs)	3.2 City agreed position. Agreed by both parties.	
		3.3 The Groundworks Set-Off		3.3 Deed to incorporate method by which costs will be dealt with as	3.3 City agreed position. Agreed by both parties.	

Item no.	Issue	City of Wanneroo Original 'position'	Landowner position	City's Position for Agreement	Agreed/Not Agreed Y/N	Meeting on 1 August 2013
		Amount will be indexed at CPI and in the manner prescribed by the DCP, in the same manner as all other DCP costs in the DCP.		established within the DCP text.		
4	Acquisition by the City of the YAOS Site and mechanism for payment to the YBJV for the YAOS Site.	4.1 Subject to 4.2 to 4.4 below (inclusive), the value of the YAOS Site is to be determined using the 'englobo' land valuation methodology applicable under the DCP (YAOS Site Value). NOTE: the timing of the transfer of the YAOS Site prior to the completion of the ground works by YBJV could be problematic for the City and this aspect needs to be further discussed with the YBJV.	4.1 The valuation model and process applicable under the DCP to be explained in detail to YBJV. YBJV to approve the valuer and provide formal approval for the valuation to occur – and to receive and remain custodian of the valuation documentation (which will be shared with the CoW)	4.1 City to confirm the valuation process outlined in the DCP (it may refer to the Scheme process).	4.1 Subject to Condition Precedent – land acquisition being included in gazetted Scheme Amendment, DCP and CFP. YBJV would like either DCP credit or payment within 5 years. However, both parties agreed to further explore this as YBJV advised they did not want to place the City under undue pressure. This was in the context of scheme contributions being received and the impact of super lot sales. In particular the City needs to further examine how to ensure that it is not exposed to a risk in relation to the advanced payment or DCP Credit provided to YBJV and the landholdings owned by YBJV not being developed within the DCP timeframe, and therefore not subject to the collection of contributions.	4.1 Agreed that both parties would consider this issue further and provide a suitable clause for further consideration by both parties. Suggested Clause for discussion between Lawyers: "YBJV may elect either to receive a DCP credit applied to its other future developer obligations or for payment in cash.  In the event of election by YBJV for payment in cash, YBJV shall only be eligible to receive payment of the YAOS payment at the end of the 5 <sup>th</sup> year from gazettal of the DCP AND the YAOS land value payment shall be calculated as being : the englobo land value as at [date] less the YBJV DCP contribution "
		4.2 Once the YAOS Site Value has been determined pursuant to 4.1 above, the YBJV will be required within [8 days] to elect to either: (a) be paid the YAOS Site Value by the City; or (b) have the YAOS Site Value set-off against the YBJV's future developer contribution obligations in respect to the remainder of Lot 602, under the DCP (YAOS Site Set-Off Amount).			4.2 Refer to 4.1.	
		4.3 If the YBJV makes the election under 4.2(a) above, then the YAOS Site Value will be paid by the City to the YBJV once there are sufficient funds available in the DCP scheme to make that payment, noting that any funds in the DCP scheme will first be used to improve the YAOS Site (e.g. building facilities and appropriate works on the oval or ovals) and secondly to pay	4.3 This payment condition is unacceptable. City of Wanneroo is to provide a bank guarantee in the absence of having available funds. The amount to be paid by the City under 4.2(a) must also be indexed in accordance with the DCP	4.3 Condition Precedent – if land acquisition gazetted in the DCP, Cash flow is an issue for the City. Check on agreement previously reached on 5 years Indexing is appropriate as it would be costed against the DCP. Payment term to be negotiated.	4.3 Refer to 4.1.	

Item no.	Issue	City of Wanneroo Original 'position'	Landowner position	City's Position for Agreement	Agreed/Not Agreed Y/N	Meeting on 1 August 2013
		for the acquisition of the land. The amount ultimately paid for the acquisition of the YAOS Site will not be indexed at the rate and in the manner prescribed by the DCP.				
	4.4	If the YBJV makes the election under 4.2(b) above, then the YAOS Site Set-Off Amount will be indexed at the rate and in the manner prescribed by the DCP, in the same manner as all other DCP costs in the DCP		4.4 Deed to incorporate method by which costs will be dealt with as established within the DCP text.	4.4 City agreed position. Agreed by both parties.	
	4.5	Given 4.2 above, the acquisition of the YAOS Site by the City will not be taken into account as satisfying any present or future obligation of the YBJV to contribute 10% in respect to public open space associated with any land being developed by the YBJV pursuant to the Local Structure Plan.	4.5 Incorrect YBJV has discharged this obligation through the planning approval process-that is YBJV has already contributed more than 10% POS excluding the YAOS Site Can the City clarify the meaning of 4.2	4.5 YBJV either gets paid (including DCP credit) for the land or give it up and in that instance it is taken into account as contributing to their 10%.	4.5 City agreed position. Agreed by both parties	
	4.6	<u>Note that the following issues will need to be covered in the Deed of Agreement:</u> (a) <u>Transfer of part of the water licence from YBJV to the City, so the City can irrigate the ovals; and</u> (b) <u>Compliance with the WAPC approval conditions in respect to the subdivision of the YAOS Site</u>			4.6 Agreed that these matters to be addressed in Deed of Agreement.	



Item no.	Issue	City of Wanneroo Original 'position'	Landowner position	City's Position for Agreement	Agreed/Not Agreed Y/N	Meeting on 1 August 2013
5	Tender	<p>5.1 The YBJV acknowledges that depending on the timing of the transfer of the YAOS Site by the YBJV to the City, the City may be required to comply with the tendering requirement in Section 3.57 of the Local Government Act in respect to the groundworks and will be bound by those requirements in respect to the contribution to the Marmion Avenue extension costs. In light of that, subject to the dispute resolution mechanisms set out in 2.4 above, once the scope of the works is agreed, the parties will conduct a joint tender process with respect to the groundworks and roadworks:</p> <p>(a) the tender is to be conducted in accordance with the City's statutory obligations;</p> <p>(b) YBJV shall manage the contract and the construction aspect after the tender process is complete.</p>	<p>5.1 (a) The City will need to immediately provide YBJV with advice of its constraints in this respect. (b) YBJV agrees to project manage construction on the City's behalf in exchange for a project management fee. If a third party is appointed to carry out the ground works and roadworks the City is then responsible for those third party payments</p>	<p>5.1 We will need to explore this. Will depend on process that we wish to implement in respect to works – YBJV or City to undertake. If YBJV, then land should remain in their ownership until after earthworks, with approval granted for City to access to undertake necessary prelim works on ovals/clubrooms.</p> <p>A Deed principle required that both the road and oval project together with the movement and treatment of sand should be dealt with as a joint project to maximise the economies of scale in this regard. Consideration and agreement required on the Project Administration/Management costs.</p>	<p>5.1 City agreed position. Agreed by both parties.</p>	

#### New Issues Raised

It was agreed by both parties to include in the Deed of Agreement for consideration the following:

1. Once the Deed of Agreement is executed but prior to the decision and gazettal of the Scheme Amendment that both parties agreed to undertake a Technical Peer Review of design, scope of works and tender documentation.
2. That a condition within the Deed will clarify that no earthworks will be undertaken until the gazettal of the Scheme Amendment and adoption of the Developer Contribution Plan by Council has occurred and that gazettal and adoption is within the parameters agreed within the Deed of Agreement. (ie. Land acquisition and facilities included).

#### Next Meeting

Subject to confirmation by YBJV, 8.30am next Thursday at YBJV Offices.

#### 31 July 2013

It was agreed by both parties that the Lawyers now meet to develop a new Deed of Agreement for review by the 24 August 2013 for review by both parties. It was noted that Gin may be away during August and therefore any issues that arise during this time will be managed by Tjorn and John.Paton.

**Item 9 Motions on Notice****MN01-09/13 Cr Rudi Steffens - Dualling of Wanneroo Road - Joondalup Drive to Menchetti Road**

File Ref: 3120V02 – 13/153263  
Author: Cr Rudi Steffens  
Action Officer: Director Infrastructure  
Disclosure of Interest: Nil  
Attachments: Nil

**Issue**

To consider requesting the State Government for a commitment on the 2014/2015 Budget to upgrade the section of Wanneroo Road between Joondalup Drive and Menchetti Road to dual carriageway standard.

**Background**

Council considers the upgrading of this section of Wanneroo Road to dual carriageway standard as a high priority for State Government funding and has written to both the Premier and Minister for Transport in the past two years seeking a financial commitment to this project. The State Government has acknowledged the need for the construction of a dual carriageway along this section of Wanneroo Road, however due to other priority infrastructure needs did not allocate funding in the 2013/2014 State Budget and has made no commitment to this project in the forward plans.

It has been confirmed that Main Roads WA has completed with project development work for the dual carriageway, with a ground survey and preliminary design undertaken. Any further works beyond preliminary design is subject to the availability of funds in the State Government's capital works budget.

**Detail**

Since the opening of Indian Ocean Drive from Cervantes through to Lancelin, there has been a significant increase in the sheer volume of traffic filtering onto Wanneroo Road.

In addition, the Neerabup Industrial Area is continuing to grow as other industrial areas are reaching development capacity. This will generate increased industrial and commercial traffic onto this section of Wanneroo Road.

The State Government funded Mitchell Freeway Extension Project includes an intermediate connection to Wanneroo Road via Neerabup Road. This project will require major upgrading to Wanneroo Road at this intersection point, including a section of dual carriageway to accommodate a four way intersection with the proposed realignment of Flynn Drive. It is considered that from a road network perspective that the Wanneroo Road dual carriageway project be completed in conjunction with these works.

**Consultation**

Nil

**Comment**

Dual carriageway construction and upgrading works on Wanneroo Road would be to the current road design standards and it would be expected that this would improve road safety along this road section.

The additional capacity created by the upgrade would accommodate the additional traffic generated by land development in the North West Corridor and the Neerabup Industrial Estate.

As part of the City's ongoing advocacy for the upgrade of Wanneroo Road, it is recommended that the Mayor writes to the Premier seeking a financial commitment to this project in the 2014/2015 State Budget.

### **Statutory Compliance**

Nil

### **Strategic Implications**

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

“3 *Economy - Progressive, connected communities that enable economic growth and employment.*

3.3 *Easy to Get Around - The community is well connected and accessible with an integrated transport approach for all.”*

### **Policy Implications**

Nil

### **Financial Implications**

The dual carriageway construction of Wanneroo Road from Joondalup Drive to Menchetti Road is the responsibility of the State Government and does not require the City to make any funding provisions.

### **Voting Requirements**

Simple Majority

### **Recommendation**

**That Council:-**

- 1. RECONFIRMS its support for the upgrading of Wanneroo Road to dual carriageway standard between Joondalup Drive and Menchetti Road as a high priority project for State Government funding; and**
- 2. REQUESTS the Mayor to write to the Premier, Hon. Colin Barnett, requesting a commitment to upgrade the section of Wanneroo Road between Joondalup Drive and Menchetti Road to dual carriageway standard in the 2013/2014 Budget.**

### **Administration Comment**

Administration supports the dualling of Wanneroo Road, between Joondalup Drive and Menchetti Road, as a high priority upgrade to the regional road network to support the ongoing development of the north west metropolitan corridor.

*Attachments: Nil*

**MN02-09/13 Cr Newton - Drovers Place - Request for Installation of Rubberised Speed Cushions**

File Ref: 8053 – 13/153913  
Author: Cr Dot Newton  
Action Officer: Director Infrastructure  
Disclosure of Interest: Nil  
Attachments: Nil

**Issue**

To consider the early installation of rubberised speed cushions in Drovers Place, Wanneroo to address increased traffic movements and vehicle speeds in this street.

**Background**

Council has received many complaints about the amount of traffic that is now passing the Regent Gardens Resort which is located on Drovers Place. This facility is a retirement village with independent living bungalows and a nursing home. When the village was constructed and populated, Drovers Place was a cul-de-sac terminating at the car park for Botanic Gardens and Golf tourist facility. This year the village hosted a forum where the Directors of Infrastructure and Planning and Sustainability were invited to address the concerns previously raised about vehicle movements to the current Drovers Development and the previously proposed high school development to the west of the village. 90% of issues raised were about vehicle movements and how difficult it is for pedestrians to safely cross Drovers Place and to cross to the other side of Joondalup Drive.

**Detail**

Drovers Place is located off Joondalup Drive which at the point of entry is an 80kph section of road. When entering Drovers Place vehicles should observe the 50kph zone, however this is not the case. With the Drovers Market development rapidly expanding, vehicles have to use Drovers Place to enter or leave the development, as there is only limited access via Wanneroo Road. When travelling south from the development, exiting from Wanneroo Road is inadequate and forces traffic to use Drovers Place and enter Joondalup Drive. During peak periods vehicles are cutting through the car park for the Drovers Market to avoid the traffic lights. A remedy needs to be put in place to ensure the safety of the residents of Regent Gardens and patrons entering and exiting Botanic Gardens. I am suggesting that the use of rubberised speed cushions could be a financially viable solution.

**Rubberised Speed Cushions**

- Reduces traffic speeds to 20-25km/h at the speed cushion location
- Reduces traffic speeds between the speed cushions when spaced appropriately
- Vehicles can straddle the speed cushion, unlike speed humps
- Relatively low cost
- May discourage through traffic

## Consultation

No formal consultation has yet been conducted on this matter.

## Comment

Due to the ongoing expansion to the Drovers Market development, the amount of vehicles using this once cul-de-sac is therefore expected to further increase. With surrounding roads having the posted speeds of 70k and 80k vehicles are not respecting the need to reduce their speed to 50k. There is a demonstrated need to install some form of traffic treatment in this road. Rubberised speed cushions strategically placed would slow traffic on approach to the Regent Gardens Resort in either direction to improve the safety of this road for residents, visitors and service personnel of the Regent Gardens Resort retirement facility.

## Statutory Compliance

Nil

## Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

*“2 Society - Healthy, safe, vibrant and active communities.*

*2.3 Safe Communities - We feel safe at home and in our local area.”*

## Policy Implications

Nil

## Financial Implications

The order of cost to install three rubberised speed cushions, associated line marking and signs, and upgrade to the adjoining street lights is \$20,000. The speed cushions are to be located in front of the retirement facility.

## Voting Requirements

Simple Majority

## Recommendation

That Council:

1. **SUPPORTS** the early installation of three rubberised speed cushions in Drovers Place, Wanneroo at an estimated cost of \$20,000; and
2. **LISTS** for consideration in the 2013/2014 Mid-year Budget Review, the sum of \$20,000 for the installation of three rubberised speed cushions, associated line marking and signs and upgrade to the adjoining street lights.

## Administration Comment

An amount of \$60,000 has been allocated in the 2016/2017 year of the 10 Year Traffic Treatments Capital Works Program for the construction of traffic treatments in Drovers Place.

The installation of rubberised speed cushions in other streets in the City has resulted in substantial decreases in traffic speeds. The installation of three such devices in Drovers Place adjoining the Regents Gardens Resort retirement facility will have the positive impact on reducing traffic speeds.

It is noted that while the preparation of a construction drawing can be undertaken in a timely manner, the design and quotation for the street lighting upgrade by Western Power will take 6-9 months based on current experience with similar traffic treatment projects.

*Attachments: Nil*

**MN03-09/13 Cr Laura Gray – Signalisation of the Marmion Avenue/Peony Boulevard/Lagoon Drive Intersection at Yanchep and Installation of School Zone Signage and Associated 40kmh speed Limit in the same vicinity**

File Ref: 8697 – 13/151387  
Author: Cr Laura Gray  
Action Officer: Director, Planning and Sustainability  
Disclosure of Interest: Nil  
Attachments: Nil

## **Issue**

To consider the signalisation of the Marmion Avenue/Peony Boulevard/Lagoon Drive intersection at Yanchep and support for the installation of School Zone and related reduced speed signage, and appointment of a traffic warden in the vicinity.

## **Background**

Yanchep District High School experiences parking problems and road safety issues at peak drop-off and pick-up times associated with the school hours of operation. The primary access to the school is Lagoon Drive. The intersection of Lagoon Drive and Marmion Avenue has in the past year been impacted by the opening of Peony Boulevard accessing the Yanchep Central Shopping centre. This has created a four-way intersection and caused traffic management and safety concerns for many residents. The issue is not only pertinent to the vehicular traffic, but the school students who cross Marmion Avenue between the school on the west side and the shopping centre on the east side, particularly around peak school times.

A petition with approximately 500 signatures was recently presented to Council calling for signalisation of the intersection, and to my knowledge the City Administration is now investigating the matter as a result.

On 19 August the Northwest Metro Joint Development Assessment Panel (JDAP) granted planning approval for a McDonalds drive through takeaway food outlet on the southeast corner of the intersection; on the south side of Peony Boulevard and immediately east of Marmion Avenue. A condition of that approval required McDonalds to pay a contribution to the City for the future signalisation of the intersection.

The advent of McDonalds will further exacerbate many residents' concerns regarding the traffic movements and pedestrian safety at this intersection, as the frequency and numbers of vehicle movements is only expected to increase once McDonalds begins operating.

## **Detail**

It is essential that Council lobby the State Government for it to commit or contribute to the signalisation of this intersection, in order to address the community's concerns regarding vehicle and pedestrian safety. In the meantime, and as an immediate priority, school zone signage and 40kmh speed limit signage should be installed, together with appointment of a traffic warden to operate at a dedicated pedestrian crossing point in the vicinity, before and after school hours, to stop traffic and ensure the safe passage of pedestrians from one side of Marmion Avenue to the other.

## Consultation

Consultation will be required with the State Government, to advocate for the community's interests on this matter.

## Comment

I am advised this intersection was always intended to be signalised in future and has been designed and constructed to readily accommodate the installation of traffic signals, when the City and Main Roads WA consider that necessary. Many residents of Yanchep and Two Rocks believe the time for signalisation of the intersection is now, due to:

- The potential for accidents involving vehicles and pedestrians trying to navigate this four-way intersection;
- Increased traffic movements following the opening of the Yanchep Shopping Centre, which will only be magnified once McDonalds begins operating;
- Increased pedestrian movements (particularly school students) across Marmion Avenue, due to the destination now offered by the Yanchep Shopping Centre and, in the near future, McDonalds. Before the development of the Shopping Centre, there was practically no reason for pedestrians to ever cross to the eastern side of Marmion Avenue at this location; and
- Many residents simply feel unsafe driving through this intersection across Marmion Avenue, or making a right-turn into Marmion Avenue out of Lagoon Drive or Peony Boulevard due to the apparent speed and volume of traffic along Marmion Avenue and confusion among some motorists as to 'right of way' rules at this type of intersection.

It is considered only fair that the State Government commit or contribute to the signalisation of this intersection, just as it did along Wanneroo Road outside the Lake Joondalup Lifestyle Village. I understand in that instance, the signalisation was not required for any significant traffic or safety reasons, and was not previously included in Main Roads WA's forward works plan or budget. By stark contrast, there is a demonstrable need and far broader community demand for signalisation of this intersection, to address the community's safety concerns.

It is recommended that Council lobby the State Government for signalisation of this intersection, for the benefit of the local community and other road users and pedestrians. In the meantime, school zone and associated reduced speed signs should be installed and policed in the vicinity, and a traffic warden appointed to stop traffic and usher pedestrians safely from one side of Marmion Avenue to the other immediately before and after core school hours. This may require the installation or upgrading of a suitable pedestrian crossing point across Marmion Avenue.

## Statutory Compliance

Nil

## Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2013 – 2023:

“4 *Civic Leadership - Working with others to ensure the best use of our resources.*

4.2 *Working With Others - The community is a desirable place to live and work as the City works with others to deliver the most appropriate outcomes.”*



## **Policy Implications**

Local Planning Policy 3.8 – Marmion Avenue Access depicts the ultimate design standard of this intersection as a full-movement signalised intersection.

## **Financial Implications**

There are not expected to be any costs involved in lobbying the State Government for it to install traffic signals at this intersection, although some costs may need to be borne by the City for installation of School Zone and associated reduced speed signs and installation or upgrading of a suitable pedestrian crossing point across Marmion Avenue at this location, if one is not already provided.

Traffic wardens are generally requested and hosted by a school or parent organisation, and are then supported by that school or organisation. Some of the costs which can be associated with providing the warden/children's crossing guard can include – providing or employing a traffic warden, providing an approved uniform, providing worker's compensation insurance cover, arranging for the necessary training to occur, providing and maintaining a traffic warden roster. If a traffic warden(s) is to be appointed, then the costs associated with that will need to be identified up-front, formally discussed with the Yanchep District High School and may need to be further considered by Council.

## **Voting Requirements**

Simple Majority

## **Recommendation**

### **That Council:-**

1. **AUTHORISES** the Mayor and Chief Executive Officer to request the Minister for Transport and Main Roads WA, respectively, to install traffic signals at the intersection of Marmion Avenue, Lagoon Drive and Peony Boulevard, Yanchep;
2. **SUPPORTS** the installation of School Zone and associated Reduced Speed Zone signage in and around the Marmion Avenue, Lagoon Drive, Peony Boulevard intersection, **SEEKS** approval for the same from Main Roads WA and **AUTHORISES** the Chief Executive Officer or his delegated to proceed with the installation of that signage once approved;
3. **AUTHORISES** the Mayor to request the Commissioner of Police to appoint a Traffic Warden at the Marmion Avenue, Lagoon Drive, Peony Boulevard intersection upon installation of the signage referred to in 2. above, to safely usher school children and pedestrians from one side of Marmion Avenue to the other, during operative School Zone times; and
4. **NOTES** that Administration will submit a further report to Council in future, to present the findings of the technical studies being commissioned, in relation to signalisation of the Marmion Avenue, Lagoon Drive, Peony Boulevard intersection.

## **Administration Comment**

Administration supports the Recommendation.

The intersection in question was created at the time of subdivision of the land on the eastern side of the junction of Marmion Avenue and Lagoon Drive, Yanchep. That subdivision approval resulted in the creation of (among other things) the lot for the Yanchep Shopping Centre and required a round-a-bout to be constructed at the intersection of Marmion Avenue, Lagoon Drive and the new Peony Boulevard.

In discussions between the City and the subdivider at the time, the view was expressed that construction of a round-a-bout at the intersection would be entirely sacrificial, as the City would then (at a later date and at the City's cost) need to remove the round-a-bout and reconstruct the intersection as a four-way intersection with traffic signals, when the demand arises. This in turn would have created significant disruption to road users and customers of the shopping centre and along and across Marmion Avenue. Therefore, it was agreed that the subdivider would, from the outset (and instead of a round-a-bout), construct the four-way intersection that now exists, in order to accommodate traffic signals in the future, when demand arises, thus avoiding the disruption and cost that would otherwise be associated with the City completely reconfiguring and reconstructing the round-a-bout intersection at a later date.

The intersection was designed by the subdivider's consulting engineer, approved by the City, and constructed by the subdivider's civil contractor, with signage and line-marking approved by MRWA. On this basis, it is assumed the intersection can function safely when motorists and pedestrians adhere to the road traffic rules of Western Australia.

Notwithstanding the above, it is agreed that traffic signals would achieve far greater control and coordination over traffic movements at this intersection, than the current signage and line-marking arrangements, and would therefore address the concerns raised by some residents about the perceived safety of the existing intersection. For this reason, Administration supports the recommendation to approach the State Government requesting that it commit to signalisation of this intersection, just as it did for the traffic signals installed along Wanneroo Road to provide access/egress for the Lake Joondalup Lifestyle Village.

In response to the petition of 499 signatures presented to Council on 23 July 2013 requesting signalisation of this intersection (Item PT03-07/13), Administration will soon be commissioning an independent road safety audit of the intersection. This will confirm (or otherwise) the acceptability of the intersection's design and construction from a safety perspective and highlight any changes required to improve any safety concerns. Additionally, Administration is reviewing recent traffic count data and a 'SIDRA' analysis prepared in 2010, to determine whether an updated analysis is required in order to justify installation of signals at this location.

Administration will submit a report to Council in future, to present the findings of the above-mentioned investigations and technical studies, for Council to consider and provide direction on this matter. Any responses received from relevant State Government bodies in response to Council's resolution will be addressed in that future report to Council.

*Attachments: Nil*

**Item 10 Urgent Business**

**Item 11 Confidential**

**CR01-09/13 Chief Executive Officer's Annual Performance Review - 2012/13**

File Ref: 2413 – 13/144590

Responsible Officer: Manager Human Resources

*This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:*

*(a) a matter affecting an employee or employees*

To be circulated under separate cover.

**Item 12 Date of Next Meeting**

The next Elected Members' Briefing Session has been scheduled for 6:00pm on 8 October 2013, to be held at Council Chambers, Dundobar Road, Wanneroo.

**Item 13 Closure**



City of  
Wanneroo

## Council Chamber Seating Diagram

