

BRIEFING PAPERS FOR ELECTED MEMBERS' BRIEFING SESSION

Draft Only

to be held at the Civic Centre, Dundebar Rd, Wanneroo on 27 January, 2015 commencing at 6.00PM

PROCEDURE FOR FULL COUNCIL BRIEFING

PRINCIPLES

A Council Briefing occurs a week prior to the Ordinary Council Meeting and provides an opportunity for Elected Members to ask questions and clarify issues relevant to the specific agenda items before council. The briefing is not a decision-making forum and the Council has no power to make decisions. The briefing session will not be used, except in an emergency, as a venue or forum through which to invoke the requirements of the Local Government Act 1995 and call a special meeting of Council.

In order to ensure full transparency the meetings will be open to the public to observe the process. Where matters are of a confidential nature, they will be deferred to the conclusion of the briefing and at that point, the briefing session closed to the public. The reports provided are the Officers' professional opinions. While it is acknowledged that members may raise issues that have not been considered in the formulation of the report and recommendation, it is a basic principle that as part of the briefing sessions Elected Members cannot direct Officers to change their reports or recommendations.

PROCESS

The briefing session will commence at 6.00 pm and will be chaired by the Mayor or in his/her absence the Deputy Mayor. In the absence of both, Councillors will elect a chairperson from amongst those present. In general, Standing Orders will apply, EXCEPT THAT Members may speak more than once on any item, there is no moving or seconding items, Officers will address the members and the order of business will be as follows:-

Members of the public present may observe the process and there is an opportunity at the conclusion of the briefing for a public question time where members may ask questions (no statements) relating only to the business on the agenda. The agenda will take the form of:

- Attendance and Apologies
- Declarations of Interest
- > Reports for discussion
- > Tabled Items
- Public Question Time
- Closure

Where an interest is involved in relation to an item, the same procedure which applies to Ordinary Council meetings will apply. It is a breach of the City's Code of Conduct for an interest to not be declared. The briefing will consider items on the agenda only and proceed to deal with each item as they appear. The process will be for the Mayor to call each item number in sequence and ask for questions. Where there are no questions regarding the item, the briefing will proceed to the next item.

AGENDA CONTENTS

While every endeavour is made to ensure that all items to be presented to Council at the Ordinary Council Meeting are included in the briefing papers, it should be noted that there will be occasions when, due to necessity, items will not be ready in time for the briefing session and will go straight to the Full Council agenda as a matter for decision. Further, there will be occasions when items are TABLED at the briefing rather than the full report being provided in advance. In these instances, staff will endeavour to include the item on the agenda as a late item, noting that a report will be tabled at the agenda briefing session.

AGENDA DISTRIBUTION

The Council Briefing agenda will be distributed to Elected Members on the FRIDAY prior to the Council Briefing session. Copies will be made available to the libraries and the Internet for interested members of the public. Spare briefing papers will be available at the briefing session for interested members of the public.

DEPUTATIONS

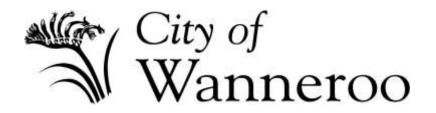
Deputations will generally not be heard prior to the Council Briefing session and are reserved for prior to the Ordinary Council meeting.

RECORD OF BRIEFING

The formal record of the Council Briefing session will be limited to notes regarding any agreed action to be taken by staff or Elected Members. No recommendations will be included and the notes will be retained for reference and are not distributed to Elected Members or the public.

LOCATION

The Council Briefing session will take place in the Council Chamber in the Civic Centre.



Briefing Papers for Tuesday 27 January, 2015

CONTENTS

<u>II EIVI I</u>	ATTENDANCES	
ITEM 2	APOLOGIES AND LEAVE OF ABSENCE	1
ITEM 3	REPORTS	1
PLANNING AN	D SUSTAINABILITY	1
POLICIES AND	STUDIES	1
3.1	RESCISSION OF LOCAL PLANNING POLICY 'RESIDENTIAL GUIDELINES MINDARIE'	1
3.2	EAST WANNEROO PLANNING PROCESS	11
TOWN PLANN	ING SCHEMES & STRUCTURE PLANS	49
3.3	ADOPTION OF LOCAL STRUCTURE PLAN NO. 92 - WOODLAND VISTA, CARRAMAR	49
3.4	ADOPTION OF AMENDMENT NO. 32 TO THE EAST WANNEROO CELL 4 AGREED STRUCTURE PLAN NO. 6 AND AMENDMENT NO. 2 TO THE HOCKING NEIGHBOURHOOD CENTRE AGREED STRUCTURE PLAN NO. 42	89
3.5	AMENDMENT NO. 119 TO DISTRICT PLANNING SCHEME NO. 2 LOCAL HOUSING STRATEGY	118
3.6	ADOPTION OF AMENDMENT No. 2 TO DROVERS PLACE PRECINCT AGREED STRUCTURE PLAN No. 80	126
3.7	PROPOSED AMENDMENT 1276/57 TO METROPOLITAN REGION SCHEME: LOTS 1, 2, 7, 12, 13, 36 - 38 CAPORN STREET, WANNEROO	157
3.8	RECONSIDERATION OF AMENDMENT No. 3 TO THE DROVERS PLACE PRECINCT AGREED STRUCTURE PLAN NO. 80	168
OTHER MATTE	≣RS	181
3.9	PROPOSED ROAD RESERVE CLOSURE – UNNAMED ROAD RESERVE ADJOINING LAKE JOONDALUP FORESHORE RESERVE, WANNEROO	181
3.10	PROPOSED PEDESTRIAN ACCESSWAY CLOSURE - PEDESTRIAN ACCESSWAY BETWEEN FEATHERTOP RISE AND THE AVENUE, ALEXANDER HEIGHTS	187

CITY BUSIN	ESSES	<u> 236</u>
PROPERTY		236
3.11	PROPOSED DEED OF AGREEMENT IN RELATION TO LOT 501, RESERVE 45553, HIDDEN VALLEY RETREAT, CLARKSON AND PROPOSED DEED OF EASEMENT IN RELATION TO LOT 608 (24K) HIDDEN VALLEY RETREAT, CLARKSON	236
3.12	PROPOSED NEW LEASE OF OFFICE ONE TO THE WANNEROO BUSINESS ASSOCIATION (INC.) OVER A PORTION OF LOT 90 AND LOT 91, WANNEROO ROAD, WANNEROO	247
3.13	PROPOSED LEASE OF TENANCY NORTH TO TRACEY COTTRELL, PORTION OF LOT 101 (3) ROCCA WAY, WANNEROO	253
INFRASTRU	CTURE	258
TRAFFIC M	ANAGEMENT	258
3.14	AMENDMENTS TO BUS SHELTER INSTALLATION PROGRAM 2014/2015	258
3.15	PROPOSED SPEED LIMIT CHANGE - OCEAN KEYS BOULEVARD	267
3.16	PARKING PROHIBITIONS - HEADINGLY CRESCENT, BUTLER	273
COMMUNIT	Y DEVELOPMENT	278
CORPORAT	E STRATEGY & PERFORMANCE	278
FINANCE		278
3.17	WARRANT OF PAYMENTS FOR THE PERIOD TO 31 DECEMBER 2014	278
GOVERNAN	CE	329
3.18	DONATIONS TO BE CONSIDERED BY COUNCIL - FEBRUARY 2015	329
OTHER MA	TTERS	335
3.19	CONSIDERATION OF MOTIONS PRESENTED AT THE ANNUAL GENERAL MEETING OF ELECTORS	335
CHIEF EXE	CUTIVE OFFICE	344
OFFICE OF	THE CEO REPORTS	344
3.20	DELEGATED AUTHORITY TO MAKE DECISIONS ON BEHALF OF THE CITY DURING COUNCIL RECESS	344
ITEM 4	MOTIONS ON NOTICE	360
ITEM 5	LATE REPORTS (TO BE CIRCULATED UNDER SEPARATE COVER)	360
5.1	FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED NOVEMBER 2014	360
5.2	FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED DECEMBER 2014	360
5.3	Motion on Notice – Cr Parker – Aderbar Lane Butler	360
5.4	MOTION ON NOTICE - CR ZAPPA - AMENDMENT TO WASTE MANAGEMENT SERVICES POLICY	360
5.5	MOTION ON NOTICE - MAYOR ROBERTS - REQUEST FOR WAIVER OF FEES - FRIENDSHIP GAMES, KINGSWAY	360
ITEM 6	PUBLIC QUESTION TIME	360
ITEM 7	CONFIDENTIAL	360
ITEM 8	DATE OF NEXT MEETING	<u> 360</u>
ITEM 9	CLOSURE	360

AGENDA

Good evening Councillors, staff, ladies and gentlemen, we wish to acknowledge the traditional custodians of the land we are meeting on, the Whadjuk people. We would like to pay respect to the Elders of the Nyoongar nation, past and present, who have walked and cared for the land and we acknowledge and respect their continuing culture and the contributions made to the life of this city and this region 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 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

3.1 Rescission of Local Planning Policy 'Residential Guidelines Mindarie'

File Ref: 4090 – 14/186320

Responsible Officer: Director Planning and Sustainability

Disclosure of Interest: Nil Attachments: 3

Issue

For Council to consider the rescission of Local Planning Policy 'Residential Guidelines Mindarie' (Policy) that applies to Lots 61-66 Toulon Circle, Mindarie and Lots 67-72 Anchorage Drive, Mindarie (policy area).

Background

The Policy was initially prepared to provide built form guidelines for residential development on 12 lots located at Lots 61-66 Toulon Circle, Mindarie and Lots 67-72 Anchorage Drive, Mindarie. The extent of the Policy area is shown on the plan included as **Attachment 1**.

The status of the 12 lots located within the Policy area is as follows:

- Seven of the 12 lots within the Policy area contain dwellings that are completed;
- One lot contains a dwelling that is under construction; and
- Four lots are vacant, and are not subject to any current approvals.

The Policy was initially adopted on 1 July 1999; and after review in 2004, was again adopted by Council at its meeting of 14 December 2004 (PD01-12/04). This Policy is now scheduled for review.

Detail

The Policy is included as **Attachment 2**. Rather than undertake a further review of this Policy, Administration has considered that this Policy should be rescinded and replaced with a Detailed Area Plan.

Should Council resolve to rescind the Policy, Administration intends to certify the Detailed Area Plan included as **Attachment 3** under Delegated Authority. It would then be the Detailed Area Plan that would enforce built form provisions; the same built form requirements as outlined in the existing Policy.

Consultation

Under the City's District Planning Scheme No. 2 (DPS 2), no consultation is required prior to Council rescinding a Local Planning Policy. However, once Council resolves to rescind a Local Planning Policy, it is required under Clause 8.11.4 of DPS 2 to publish notice of the rescission in two consecutive editions of a local newspaper circulating in the Scheme Area.

Given that the landowners within and surrounding the existing policy area may be affected by possible rescission of the Policy and the introduction of a Detailed Area Plan, Administration advertised the Detailed Area Plan for a period of 28 days as prescribed under the City of Wanneroo's 'Local Planning Policy 4.2: Structure Planning'. Letters were sent to landowners within the proposed Detailed Area Plan area, as well as landowners of land adjacent to the proposed Detailed Area Plan area. The advertising process advised these landowners that Administration are proposing to transfer the Policy requirements to a Detailed Area Plan, with the intention of rescinding the Policy. Submissions were invited from 4 November 2014 to 1 December 2014. In that time, no submissions were received.

Comment

Administration recommends that the Policy not be further reviewed, but rather rescinded so that a Detailed Area Plan can be certified. This is for the following reasons:

- Administration has concluded that most of the Statement Items could be implemented
 as provisions of a Detailed Area Plan. Statement Items that relate to the subdivision are
 not required to be included on the Detailed Area Plan, as there is no potential to further
 subdivide the lots situated in the Policy area.
- At the time the Policy was initially prepared, there were no provisions in the City's (then) Town Planning Scheme No. 1 (TPS 1) for the preparation of Detailed Area Plans. Therefore, at that time, the most appropriate method of achieving specific built form outcomes in a particular area was through a local planning policy. Similarly, during the review of the Policy in 2004, District Planning Scheme No. 2 (DPS 2), which at that stage had replaced TPS 1, did not contain provisions for the preparation of Detailed Area Plans. It was upon the adoption of Amendment No. 37 to DPS 2 in March 2006 (after the most recent review of the Policy) that introduced Clause 9.14 to DPS 2, which incorporated provision for DAP's to be considered and certified under DPS 2.
- A DAP is a plan which enhances, elaborates and expands on the details or provisions contained in a proposed Structure Plan or Agreed Structure Plan and which provides a framework for future development. Therefore, a DAP is considered to be a more appropriate way of achieving the built form outcomes that the Policy currently attempts to achieve.

The certification of the Detailed Area Plan is not the subject of this Report, as Administration has Delegated Authority to certify the Detailed Area Plan.

Elected Members will be briefed on Administration intentions to certify the Detailed Area Plan in due course, should Council resolve to rescind this Policy.

Statutory Compliance

Rescission of Local Planning Policy 'Residential Guidelines Mindarie' is proposed to be carried out in accordance with Clause 8.11.4 of DPS 2.

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."

Risk Management Considerations

Nil

Policy Implications

Local Planning Policy 'Residential Guidelines Mindarie' will have no further effect once it is rescinded.

Financial Implications

The costs associated with advertising the rescission of Local Planning Policy 'Residential Guidelines Mindarie' can be met from the Planning and Sustainability existing operational budget.

Voting Requirements

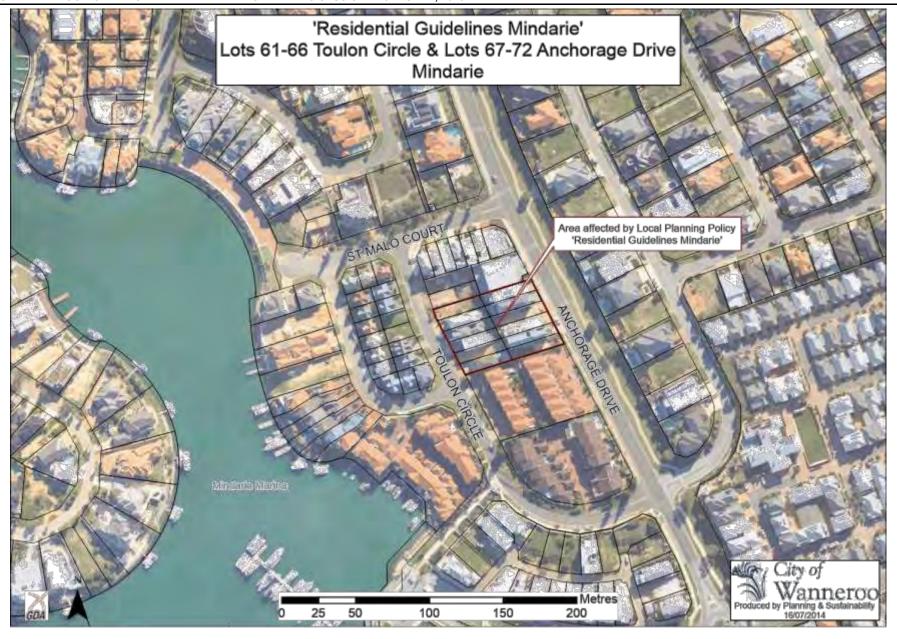
Simple Majority

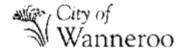
Recommendation

That Council, pursuant to Clause 8.11.4 (b) of District Planning Scheme No. 2, RESCINDS Local Planning Policy 'Residential Guidelines Mindarie' as contained in Attachment 2, and PUBLISHES a formal notice of Council's rescission of this Policy in all local newspapers circulating within the Scheme Area for two consecutive editions.

Attachments:

1.	Attachment 1 - Location Plan - Rescission of Local Planning Policy 'Residential Guidelines	14/195031	
	Mindarie'		
2.	Attachment 2 - Residential Guidelines for Subdivision of Lot 52 - 20 Toulon Circle Mindarie	14/190427	Minuted
3.	Attachment 3 - FINAL Detailed Area Plan for Certification - DAP No.9 - Mindarie Harbourside	14/394315	
	Village		





Residential Guidelines Mindarie

Owner: Planning and Development

Distribution: All Employees
Implementation: 1 July 1999

Reviewed: 14 December 2004, Item No: PD01-12/04

Next Review: December 2006

Objective

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

Statement

Site

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

Building Form

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

Building Envelope

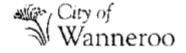
The building shall be contained within the designated building envelope shown in diagrams 2.1 and 2.2 except for minor projections such as chimneys, awnings, pergolas and small portions of balconies and dormer or bay windows.

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

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

2. Height Limits - Toulon Circle

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



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

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

Ileight Limits - Anchorage Drive

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

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

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

4. Setbacks - Toulon Circle

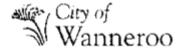
The following front and rear setbacks shall apply to allots fronting Toulon Circle:

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

Setbacks - Anchorage Drive

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

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



Side Setbacks (Zero Lot Line)

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

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

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

7. Excavation to Rear Boundary Retaining Wall - Toulon Circle

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

8. Roof

Where pitched roofs are proposed, they shall have a minimum pitch of 261/20 degrees.

Responsibility for Implementation

Manager Development and Health Services

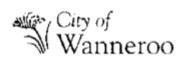


FIGURE 1.1: SUBDIVSION PLAN FOR LOTS 67-72 ANCHORAGE DRIVE, MINDARIE

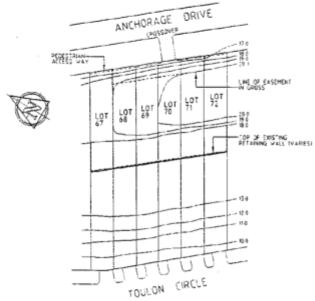
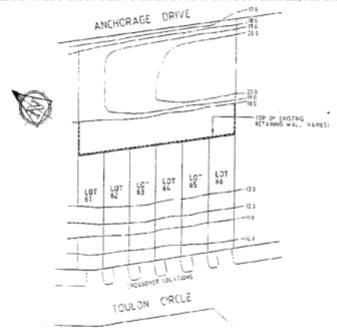


FIGURE 1.2: SUBDIVISION PLAN FOR LOTS 61-66 TOULON CIRCLE, MINDARIE



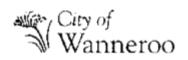


FIGURE 2.1: BUILDING ENVELOPE AND HEIGHT RESTRICTIONS FOR LOTS 67-72 ANCHORAGE DRIVE, MINDARIE

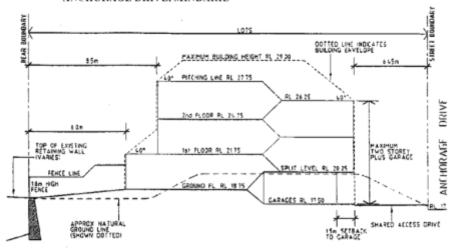
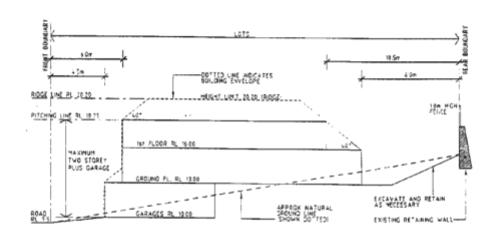


FIGURE 2.2: BUILDING ENVELOPE AND HEIGHT RESTRICTIONS FOR LOTS 61-66 TOLLON CIRCLE, MINDARIE



Detailed Area Plan Operation.

All lots subject to this DAP are coded R40 under Agreed Structure Plan No. 13 - Mindare Keys Harbourside Village. The following slandards are deemed to meet the relevant Dasign Principles of the Residential Dasign Codes, and do not require consultation with adjoining landawners. Unless provided for below, the provisions of the City of Wanneroo District Planning Schems No. 2 and the Residential Design Codes apply.

DAP Standards

1. Building Envelope

All buildings shall be contained within the building envelope (on the horizontal and vertical plane) shown in Figure 2 and Figure 3

- a) Miner projections such as chimneys and awnings;
- b) Where a flat roof is provided, the building parapet wall height may be increased by 0.5 metres above the prescribed maximum wall height in Section 4.
- wall height in Section 4 c) Floor levels indicated on Figure 2 and Figure 3 may vary provided the dwalling does not exceed the applicable building height.

2. Setback Provisions		
	Minimum Setback Lots 61-66	Minimum Setback - Lots 67-72
Front Setback - Carport	3.0 metres	8.0 metres
Front Setback - Garage	4.5 metres	8.0 metres
Front Setback - Dwelling	6.0 metres	6.5 metres
Rear Setback - Ground Level	6.0 metres	6.0 metres
Rear Setback - Above Ground Level	10.5 metres	8.5 metres

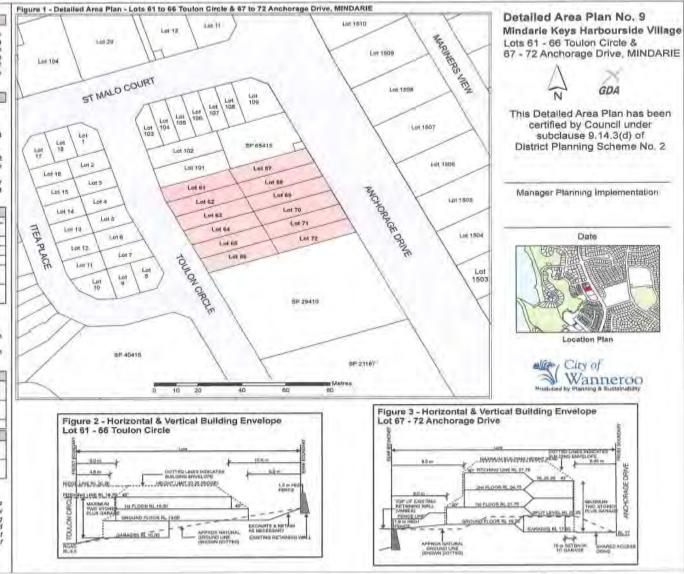
3. Buildings on the Boundary

- a) Buildings are permitted to both side boundaries;
- b) Buildings on the boundary are limited to the heights prescribed in Section 4 below;
- c) Otherwise, side boundary setbacks shall be in accordance with the Residential Design Codes.

4. Building Heights	-	
	Lots 61-66 Touton Circle	Lots 67-72 Anchorage Drive
Maximum wall height (top of the eaves level)	18.75 RL	27.75 RL
Maximum Roof Height	20.20 RL	29.00 RL
5. Garage Floor Lavels		
	Lots 61-66 Touton Circle	Lots 67-72 Anchorage Drive
Garage Level (Approximate)	10.00 RL	17,50 RL

Note, (applicable for Lots 61-66 only)

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



3.2 East Wanneroo Planning Process

File Ref: 2079 – 15/2711

Responsible Officer: Director Planning and Sustainability

Disclosure of Interest: Nil Attachments: 5

Issue

To consider a proposed amendment to Local Planning Policy 5.3: East Wanneroo.

Background

Council adopted Local Planning Policy 5.3: East Wanneroo (LPP 5.3) at its meeting of 27 May 2014 (item PS01-05/14). **Attachment 1** of this report is a copy of LPP 5.3. LPP 5.3 includes an eight step process for how the planning of the East Wanneroo area should be progressed (refer **Attachment 2**).

The first step in that process entails rezoning of the land designated as 'potential urban' under the East Wanneroo Structure Plan (EWSP) to Urban under the Metropolitan Region Scheme (MRS). At the same time, step two in the process sees that land being rezoned to Urban Development under District Planning Scheme No. 2 (DPS 2), and Special Control Areas placed over the land under DPS 2.

At its Meeting of 16 September 2014 (item PS05-09/14), Council considered proposed Amendment 1263/57 to the MRS, which the Western Australian Planning Commission (WAPC) had resolved to prepare and advertise for public comment. This MRS Amendment was proposing to rezone nine properties on Dundebar Road, Wanneroo from Rural to Urban Deferred.

Council resolved to make a submission to the WAPC opposing the proposed MRS amendment, as it was contrary to the planning process proposed under LPP 5.3.

Council also resolved to seek to work with the WAPC and Department of Planning (DoP) to arrive at a shared approach for the planning of East Wanneroo based on LPP 5.3.

Detail

In accordance with Council's above resolution, Administration has undertaken discussions with representatives of the WAPC, DoP, as well as the Water Corporation, which has a key role in respect to infrastructure provision for the area.

The outcome of these discussions has been the preparation of a proposed modified, nine step planning process (refer **Attachment 3**).

The proposed modified process is described in further detail in Table 1 of a proposed amended LPP 5.3 (refer **Attachment 4**).

The main differences from the current LPP 5.3 process are described below:

- 1. Step 1 involves consideration of rezoning land to Urban Deferred instead of Urban.
- 2. The applications for rezoning to Urban Deferred would be prepared and made to the WAPC by the City, instead of by the landowners and/or developers.

- 3. Rezoning to Urban at Step 5 (involving lifting of Deferment) would be on a 'Precinct'/Local Structure Plan (LSP) area basis, with the Precincts having been delineated in the District Structure Plans (DSP).
- 4. Urban Development zoning under DPS 2 would occur later in the process (at the same time as lifting of Deferment) and would also be Precinct-based, rather than applying over the whole area at the outset.
- 5. There would be no Special Control Areas (SCA) proposed, as the purpose of the SCAs would be met by the nature of the Urban Deferred zone itself (which is to recognise that though the land is identified for future urban use, this will only occur following the extension of urban services, the progressive development of adjacent urban areas, and the resolution of any environmental and planning requirements relating to development).

Consultation

Ongoing consultation is occurring with DoP and Water Corporation.

The proposed amendment to LPP 5.3 will be required to be advertised for public comment. Letters and information sheets are intended to be sent to all affected landowners. The proposed amendments to the MRS will also be advertised for public comment, subject to the Minister for Planning's consent. This will be arranged by the WAPC.

Comment

The DSPs will provide the information such as environmental constraints and information required by the servicing agencies such as Water Corporation to prepare their infrastructure planning for the area, which will inform proposals for staging of development, and therefore also staging of lifting of Urban Deferment.

The proposed modified process should still adequately achieve the City's objective of LPP 5.3 in establishing a planning framework which will enable urban development to be able to occur in the area in an orderly and proper manner. It is therefore recommended that Council adopt the proposed amended LPP 5.3 for the purpose of advertising.

While the main proposed changes to current LPP 5.3 relate to Table 1 of the LPP (which deals with the planning process), a number of other minor changes are also proposed to the initial parts of the LPP, and these are shown as 'tracked changes' in **Attachment 5**, and summarised below:

- 1. Changes required as a result of the proposed Table 1 changes. This relates to the changes proposed to the following clauses:
 - 2.1.1: to reflect the Table 1 references to 'What is involved in the undertaking of the Step'; 'Who is to do it'; 'When is it to be done'; and 'Any prerequisites which may be involved'.
 - 2.1.2 a): to reflect the proposal in Steps 3 and 8 of Table 1 for landowners / developers/consultants to also prepare Development Contribution Plans (DCP).
 - 2.1.2 b): To change the Step numbers referred to, to accord with the relevant steps in proposed new Table 1.
 - 2.1.2 b) : to refer to DCP at both District and local levels (rather than just District level).

- 2.2.1: to refer to 'requirements', in addition to 'prerequisites'.
- Deletion of several paragraphs in the 'Application and Purpose' section of Part 1 which
 provide unnecessary background. This relates to the second and third paragraphs of
 that section which refer to early Council resolutions dating back to December 2007 and
 April 2011.
- 3. Deletion of Appendices 1 and 2 which are not really necessary. These appendices showed examples of DSP and LSP maps which may be appropriate to this area.

Staging of Development

Ongoing discussion is occurring with DSP and servicing agencies in regard to staging of development.

It should also be noted in this regard that LPP 5.3 cannot in any way commit the WAPC in any of its decision making processes.

Information for East Wanneroo Landowners

It is intended that when the proposed amended LPP 5.3 is advertised for public comment, a letter and comprehensive information sheet be sent to all landowners to ensure that they are properly informed on the matter.

Statutory Compliance

Clause 8.11.3 of DPS 2 sets out the process for amending LPPs. This starts with Council adopting the proposed amended LPP for advertising for public comment for a period of at least 21 days. Given the high level of public interest in this matter, a comment period of 42 days is recommended in this instance.

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."
- "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 in partnership with others to deliver the most appropriate outcomes."

Risk Management Considerations

The amendment proposed to LPP 5.3 would mean that the City be the applicant/proponent for the two MRS amendments to rezone East Wanneroo to Urban Deferred. While proposed LPP 5.3 assumes that those applications be prepared at a high/'desk-top' level, there is a risk that the relevant State approval agencies might require that the applications be supported by a more detailed level of information, requiring possible further technical studies. This would have resource implications for the City. Given that it is considered unlikely that these events will occur, and that even if they did, the City is able to withdraw the applications and no longer be the proponent, the significance of this risk is considered low.

There is a reputational risk to the City if it seeks to implement a planning process for this area which is not able to proceed due to it not having the required support of the State planning agencies. The amended process proposed by this report will mitigate this risk by involving a process which aims to have the support of those agencies.

Should the above events eventuate, then the City can either consider allocating resources (which can subsequently be recouped through the proposed Development Contribution Plans) to the completion of the necessary studies, or it can withdraw the applications and its role as proponent for them; and leave the landowners/developers to undertake this role.

Policy Implications

LPP 5.3 forms part of the City's Local Planning Policy Framework so any modifications to LPP 5.3 will mean a change to that Framework.

Financial Implications

The advertising costs associated with amending LPP 5.3 can be met from the Planning and Sustainability operational budget.

The proposed changes to LPP 5.3 should not mean any changes in respect to the financial implications which are associated with current LPP 5.3, other than in relation to the proposal for the City to prepare the two MRS amendment applications for rezoning to Urban Deferred. However, those applications are intended to be prepared at a high level, not involving any additional technical studies, and the small cost involved will be able to be met from the Planning and Sustainability operational budget.

Voting Requirements

Simple Majority

Recommendation

That Council, pursuant to Clause 8.11.3.1 (a) of District Planning Scheme No. 2, ADOPTS the draft amendments to Local Planning Policy 5.3: East Wanneroo as contained in Attachment 4 for the purpose of advertising, and ADVERTISES it for public comment for a period of 42 days by way of:

- 1. Advertisement in all local newspapers circulating with the City of Wanneroo for two (2) consecutive editions;
- 2. Display at the City's Administration Centre Building, City Libraries and on the City's website; and
- 3. Written notification to all affected landowners and other relevant stakeholders and government agencies, as determined by the Director, Planning and Sustainability.

Attachments:

1.	Attachment 1 - Adopted LPP 5.3	14/165107	
2.	Attachment 2 - Flow Chart - Planning Process for East Wanneroo	15/6174	
3.	Attachment 3 - Proposed Modified Wanneroo Planning Process	15/6108	
4.	Attachment 4 LPP 5.3 East Wanneroo	15/18857	Minuted
5.	Attachment 5 - LPP 5.3	15/18849	



AUTHORISATION Adopted 27 MAY 2014

REVIEW Following completion of step 3 of planning process in Table 1 of this

Policy.

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 (DPS 2).

Application and Purpose

This Policy applies to the area located within the 'study boundary' shown on Figure 1. This Policy refers to this area as the 'Policy Area'.

At its meeting of 11 December 2007, Council endorsed a process prepared by Administration to progress planning of the Policy Area, and determined that it will not support any independent planning proposals which may be viewed as premature in relation to the endorsed planning process.

At its meeting of 5 April 2011, Council required the preparation of a Local Planning Policy to define the City's expectations and requirements for progressing planning proposals in the Policy Area, and reaffirmed its resolution of 11 December 2007 as the City's interim position on planning proposals for the Policy Area, until such time as an alternative policy position is adopted by Council.

The purpose of this Policy is to meet the above requirement of Council, by defining the City's expectations and requirements for progressing planning of the Policy Area, having regard for the State Government's Planning Framework which is relevant to this area, in particular:

- The 'East Wanneroo Structure Plan', January 2011;
- 'Structure Plan Preparation Guidelines', August 2012;
- 'State Planning Policy 3.6: Development Contributions for Infrastructure'.

The Policy sets out:

- Provisions relating to the planning process proposed for the Policy Area which will establish a planning framework which will enable urban and related development to occur in an orderly and proper manner.
- Provisions relating to consideration of planning proposals of an urban or related nature submitted within the Policy Area, during the course of undertaking of the proposed planning process.
- Provisions relating to consideration of applications for planning approval of a rural nature submitted within the Policy Area.

The Policy does not allocate timeframes or resources for the undertaking of the tasks required. These matters shall be addressed during the course of undertaking of the planning process set out in this Policy.



Objectives

The objectives of this Policy are to:

- 1.1 Set out a planning process which will result in the establishment of the planning framework required for urban and related development to be able to occur in the Policy Area in an orderly and proper manner. The key aims of the proposed planning process are to:
 - a) Identify what steps need to be taken to establish the required planning framework.
 - Ensure that the establishment of the required planning framework is adequately informed on, and has regard to, all relevant planning issues which may have arisen since the release of the final East Wanneroo Structure Plan (EWSP).
 - Have regard for other relevant policies of the Council, particularly Local Planning Policy 4.2 (Structure Planning), and similar policies and guidelines of the State planning agencies.
 - Enable certainty to be provided as soon as possible, to landowners in the Policy Area regarding the future use of land in the Policy Area.
- 1.2 Guide Council as to how it may deal with planning proposals ¹ of an urban or related nature, or a rural nature, submitted for land within the Policy Area.

Structure

This Policy is made up of two parts:

Part 1 Policy Operation: This includes the policy context and objectives.

Part 2 Policy Provisions: This sets out the policy measures to achieve the policy objectives.

PART 2 - POLICY PROVISIONS

- 2.1 Planning Process
- 2.1.1 The planning process to be undertaken is set out in Table 1.

Table 1 includes the following information:

- The steps to be undertaken.
- · For each of the steps:
 - Any conditions which may be applicable, including the applicable study area
 - The prerequisites for undertaking of each step, and whether it may be undertaken concurrent with previous steps.

¹ 'Planning proposals' includes proposals for DPS 2 amendment, Structure Plan approval and amendment, development and subdivision.



- 2.1.2 a) Except for the preparation of Development Contribution Plans (Steps 4 and 7) which are to be prepared by the City, subject to 2.1.2 b) below, it is expected that the steps in the planning process shall be undertaken by developing landowners.
 - b) The City shall only consider planning proposals submitted by landowners in the undertaking of Steps 1, 2, 3 and 5 of the planning process, providing the City gives prior approval to the undertaking of this work by the developing landowners, having regard for:
 - · their capability to do this work;
 - the adequacy of the proposed work program, including proposals for consultation with all landowners in the area and the City and other relevant agencies.

Costs incurred by developing landowners in undertaking the above work will be proposed for inclusion as an administration cost in the proposed District-level Development Contribution Plan (Step 4 of process), and able to be claimed as a 'credit' by the developing landowners who met this cost. (This will result in an equitable sharing of this cost by all developing landowners). This is the main reason why it is considered appropriate that developing landowners not undertake this work unless the City gives its prior approval.

- 2.1.3 It is intended that once Step 5 of the proposed planning process has been completed, this Policy shall be reviewed and amended (if necessary) to provide additional detail regarding matters to be addressed in the undertaking of the steps following Step 5.
- 2.2 Consideration of Planning Proposals of an Urban or Related Nature
- 2.2.1 Planning proposals of an urban or related nature which are submitted for land within the Policy Area and which involve the undertaking of one of the 'Steps' included in **Table 1**, shall not be entertained by the City unless the 'Prerequisites' to that step, as indicated in **Table 1**, have been completed.
- 2.2.2 Planning proposals of an urban or related nature which are submitted for land within the Policy Area and which do not involve the undertaking of one of the 'Steps' included in Table 1, shall only be entertained by the City if they will not prejudice the effective undertaking of the planning process set out in Table 1, and the ability for urban and related development to be able to occur in the Policy Area in an orderly and proper manner.
- 2.3 Consideration of Applications for Planning Approval of a Rural Nature
- 2.3.1 a) In considering applications for planning approval of a rural nature which are submitted for land located within the Policy Area and where the land is:
 - Considered at that time to have future urban or industrial potential, and



ii) zoned General Rural or Rural Resource under DPS 2;

the City shall have regard for the possibility of future urban or industrial use of that area and the desirability of facilitating that possible future urban or industrial use. No further subdivision of that land shall be supported unless the purpose of that subdivision is to facilitate possible future urban or industrial use.

- b) Should the type of rural use proposed be a 'permitted' use under DPS 2 in the General Rural or Rural Resource zone, then the City shall consider the imposition of conditions of approval aimed at minimizing the impacts of the proposed use on possible future urban or industrial use in the area concerned.
- 2.3.2 In considering applications for planning approval of the type referred to in 2.3.1 above, but where the zoning of the land concerned under DPS 2 is Urban Development, and a Precinct Local Structure Plan is still to be approved (and therefore a zoning plan with associated use permissibility provisions is not in effect) the City shall have regard for:
 - a) the provisions of clause 9.11 of DPS 2, and
 - the proposed future urban use of that area, and the desirability of facilitating that proposed future urban use.
- 2.3.3 In considering applications for planning approval of a rural nature which are submitted for land located within the Policy Area and which is considered at that time to not have future urban potential, the City shall have regard to whether the proposal may have any possible impacts on the possible future urban use of land in the general area which may be considered at that time to have future urban potential, and the desirability of mitigating those impacts.
- 2.3.4 In considering applications for planning approval of a rural nature under 2.3.1, 2.3.2 or 2.3.3 above, the City shall consider the possible impacts the proposal may have on possible future urban or industrial use of land in the vicinity of the proposal, including:
 - Odour
 - Noise
 - Chemical spray drift
 - Vibration
 - Light spill
 - Visual impact
 - Traffic
 - · Fragmentation of land
 - · Any other impacts on possible future urban uses

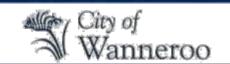


Figure 1: East Wanneroo Structure Plan

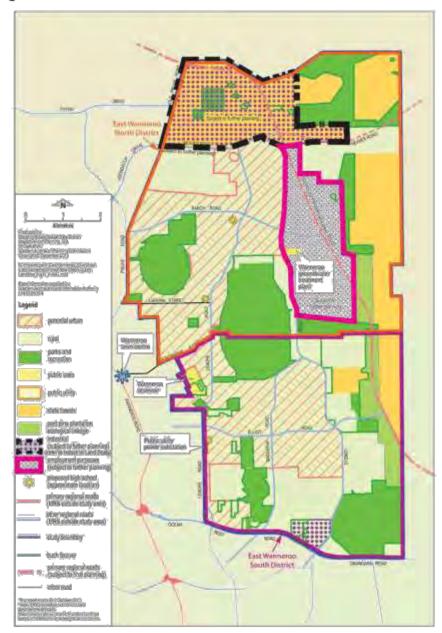




TABLE 1: EAST WANNEROO PLANNING PROCESS

Steps	Conditions	Prerequisites This step is subject to and dependent on the following:
Preparation of Applications for Rezoning under MRS	1.1 To involve. a) Two MRS Amendments to rezone to Urban based on the EWSP. b) MRS Amendment Reports including. • Planning report • Engineering servicing report • Environmental opportunities and constraints review report. • Non-spatial indicative guidance for community infrastructure required c) Advice in MRS Amendment Reports that • District Structure Plans (DSP), Local Structure Plans (LSP), and district and local-level Development Contribution Plans (DCP) will need to be prepared and approved prior to any urban subdivision or development being able to occur. • DSP preparation will identify	City approval as required under 2.1.2 b) of this Policy.



Steps	Conditions	Prerequisites This step is subject to and dependent on the following:
	regional reserve requirements (eg for regional roads, and parks and recreation and public use reserves) which will be subject to subsequent MRS Amendment proposals. DSP preparation will also identify any buffer requirements (eg. to poultry and mushroom farms). Special Control Areas (SCA) shall be proposed for inclusion in District Planning Scheme No. 2 (DPS 2) to give statutory effect to these requirements of 1.1 c). Applicable study area: An MRS Amendment for the 'potential urban' areas shown on the EWSP for each of the two 'Districts' shown on Figure 1. Responsibility for preparation of applications: developing landowners.	
Preparation of Applications for DPS 2 Amendments.	2.1 To involve two DPS 2 Amendments to: Rezone to Urban Development the areas proposed to be rezoned to Urban under Step 1. Create a Special Control Area	City approval as required under 2.1.2 b) of this Policy. (Note: to be prepared concurrent with Step 1)



Steps	Conditions	Prerequisites This step is subject to and dependent on the following:
	(SCA) over each District shown on Figure 1, with each SCA being subject to Special Provisions as per the matters addressed in 1.1 c) above.	
	2.2 Applicable study area; a DPS 2 Amendment for each of the two Districts shown on Figure 1.	
	2.3 Responsibility for preparation of applications: developing landowners.	
3. Preparation of District Structure Plans (DSP)	3.1 To be in accordance with Local Planning Policy (LPP) 4.2 (Structure Planning), and WAPC Structure Plan Preparation Guidelines, and also to include a) Proposed land requirement plans for: Regional and district roads; Other regional infrastructure (e.g., water and sewer pumping stations and other storage and distribution infrastructure, power substations) Parks and recreation reserves which may be required for Regional and district active	3.1 Completion of Steps 1 and 2 3.2 Confirmation of Future Use of Key Adjacent Areas: Key adjacent areas are those shown as employment purposes and industrial on figure 1. 3.3 Confirmation of Subregional Planning Framework: To include consideration of implications of: 3.2 above Relevant Directions 2031 and Beyond initiatives North West Subregion Structure Plan preparation Strategic Assessment of matters of



Steps	Conditions	Prerequisites This step is subject to and dependent on the following:
	and passive recreation and conservation areas - Wetland buffers - Heritage sites	national environmental significance Key elements of the Subregional planning framework to be confirmed:
	b) identification of buffers required to uses such as poultry and mushroom farms. c Delineation of Precincts for preparation of Local Structure Plans (LSP's) and Local-level Development Contribution Plans. d) Responses to any other outstanding matters identified in the EWSP. e) An example of DSP map is shown in Appendix 1 of this policy. 3.2 Applicable study area: a DSP for each of the Districts shown on Figure 1, with the detailed delineation of each DSP area determined from prerequisite 3.3. 3.3 The two DSP to be prepared collaboratively in respect to matters	Extent of future urban areas Location and extent of industrial and other key employment areas Regional transport network, including the regional road and public transport networks. Main activity corridors Proposed high schools 3.4 Detailed delineation of Area for DSP Preparation: To particularly review status of proposals in the eastern part of the Policy Area which may be subject to Gnangara Sustainability Strategy (GSS) recommendations involving review of Priority 1 (P1) groundwater protection boundaries. 3.5 City approval as required under 2.1.2 b) of this Policy.



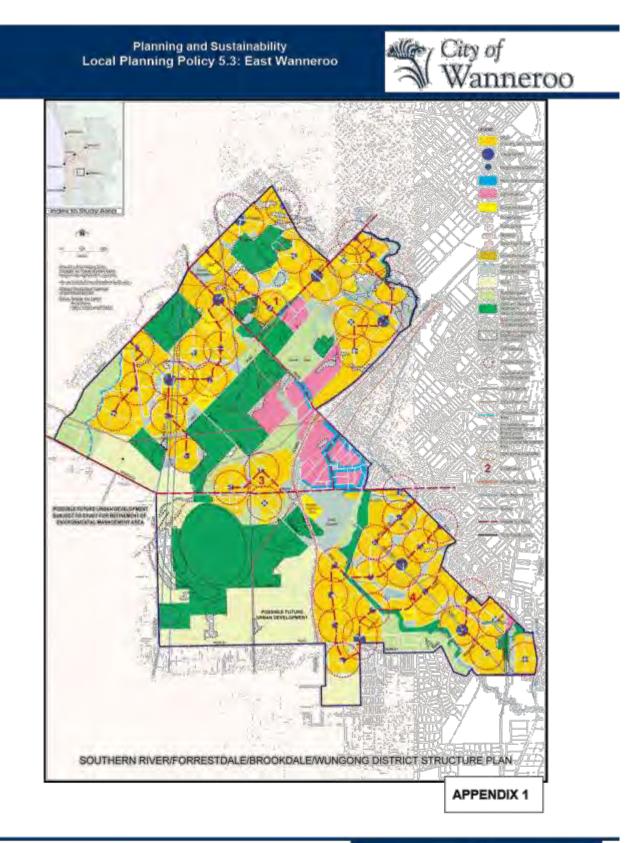
Steps	Conditions	Prerequisites This step is subject to and dependent on the following:
	which need to be addressed on a broader basis eg; regional transport modelling, planning of larger activity centres, high schools and other district-level facilities. 3.4 Responsibility for preparation; developing landowners	
Preparation of District-level Development Contribution Plans (DCP)	4.1 DPS 2 Amendments to implement DCPs also to be prepared concurrently. 4.2 Applicable study area: a DCP for each DSP area. 4.3 Responsibility for preparation: City 4.4 Note that it is possible that in the course of undertaking this Step, it may be found that some infrastructure might only be able to be equitably contributed to on a broader East Wanneroo basis.	As per Step 3 (Note: to be prepared concurrent with Step 3)
5. Preparation of Applications for MRS Amendments to Reflect Outcomes of Step 3.	5.1 To involve changes required to the MRS identified through Step 3,	5.1 Completion of Step 3. 5.2 City approval as required under 2.1.2 b)



Steps	Conditions	Prerequisites This step is subject to and dependent on the following:
	including regional reserves. 5.2 Applicable study area: an MRS Amendment for each DSP area. 5.3 Responsibility for preparation: developing landowners.	of this Policy.
6. Preparation of Local Structure Plans (LSP)	6.1 To be in accordance with LPP 4.2 (Structure Planning) and WAPC Structure Plan Preparation Guidelines, except that all proposed public open space areas are to be shown on the Part 1 Structure Plan Map An example of an LSP map is shown in Appendix 2 of this Policy. 6.2 Applicable study area: Precinct (see 3.1 c) above). 6.3 Responsibility for preparation developing landowners.	Completion of Step 5
7. Preparation of Local-level DCPs	7.1 DPS 2 Amendment to implement DCPs also to be prepared concurrently. 7.2 Applicable study area: Precinct 7.3 Responsibility for preparation: City	Completion of Step 5 (Note: to be prepared concurrent with Step 6)



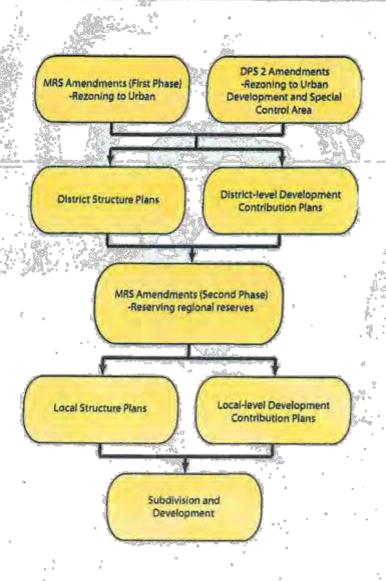
Steps	Conditions	Prerequisites This step is subject to and dependent on the following:
8. Preparation of Subdivision Applications	8.1 In accordance with relevant WAPC regulations and guidelines and any relevant LSP requirements. 8.2 Applicable study area: subdivision application area. 8.3 Responsibility for preparation: developing landowners.	8.1 Completion of Step 6 (involving adoption of LSP by Council and WAPC) and Step 7 (involving gazettal of DPS 2 Amendment). 8.2 In some cases, Detailed Area Plans may also be required by the relevant LSP.





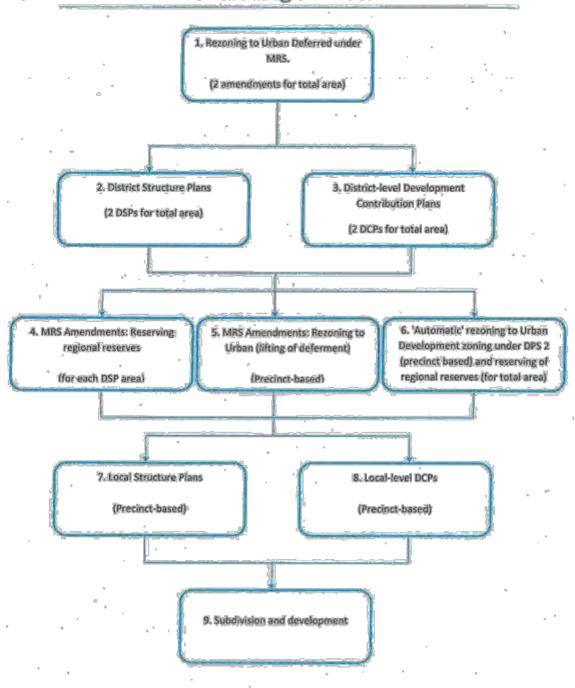


FLOW CHART: EAST WANNEROO PLANNING PROCESS



City of Wanneroo Planning Process for East Wanneroo Under Current LPP 5.3

Proposed Modified East Wanneroo Planning Process





AUTHORISATION

REVIEW

Following completion of step 6 of planning process in Table 1 of this Policy.

PART 1 - POLICY OPERATION

Policy Davelopment

This Policy has been prepared under the provisions of Section 8.11 of the City of Wenneron District Planning Scheme No. 2 (DPS 2).

Application and Purpose

This Policy applies to the area located within the 'study boundary' shown on Figure 1. This Policy refers to this area as the 'Policy Area'.

The purpose of this Policy is to set out the City's expectations and requirements for progressing planning of the Policy Area, having regard for the State Government's Planning Framework which is relevant to this area, in particular:

- The East Wanneroo Structure Plant, January 2011;
- Structure Plan Preparation Guidelines', August 2012;
- · 'State Planning Policy 3.6: Development Contributions for Infrastructure'.

The Policy sets out:

- Provisions relating to the planning process proposed for the Policy Area which will establish a planning framework which will enable urban and related development to occur in an orderly and proper manner.
- Provisions relating to consideration of planning proposals of an urban or related nature submitted within the Policy Area, during the course of undertaking of the proposed planning process.
- Provisions relating to consideration of applications for planning approval of a rural nature submitted within the Policy Area.

The Policy does not allocate timeframes or resources for the undertaking of the tasks required. These matters shall be addressed during the course of undertaking of the planning process set out in this Policy.

Objectives

The objectives of this Policy are to:

- 1.1 Set out a planning process which will result in the establishment of the planning framework required for urban and related development to be able to occur in the Policy Area in an orderly and proper manner. The key aims of the proposed planning process are to:
 - identify what steps need to be taken to establish the required planning framework.



- Ensure that the establishment of the required planning framework is adequately informed on, and has regard to, all relevant planning issues which may have arisen since the release of the final East Wanneroo Structure Plan (EWSP).
- c) Have regard for other relevant policies of the Council, particularly Local Planning Policy 4.2 (Structure Planning), and similar policies and guidelines of the State planning agencies.
- Enable certainty to be provided as soon as possible, to landowners in the Policy Area regarding the future use of land in the Policy Area.
- 1.2 Guide Council as to how it may deal with planning proposals. ¹ of an urban or related nature, or a rural nature, submitted for land within the Policy Area.

Structure

This Policy is made up of two parts:

Part 1 Policy Operation: This includes the policy context and objectives.

Part 2 Policy Provisions: This sets out the policy measures to achieve the policy objectives.

PART 2 - POLICY PROVISIONS

- 2.1 Planning Process
- 2.1.1 The planning process to be undertaken is set out in Table 1.

Table 1 includes the following information:

- · The steps to be undertaken.
- For each of the steps;
 - What is involved in the undertaking of the step
 - Who is to do it
 - When is it to be done
- Any pre-requisites which may be involved
- 2.1.2 The City shall only consider planning proposals submitted by landowners in the undertaking of Steps 2 to 5, 7 and 8 of the planning process, providing the City gives prior approval to the undertaking of this work by the developing landowners, having regard for:
 - their capability to do this work;
 - the adequacy of the proposed work program, including proposals for consultation with all landowners in the area and the City and other relevant agencies;
 - demonstrated 'value for money';

¹ 'Planning proposals' includes proposals for DPS 2 amendment, Structure Plan approval and amendment, Development Contribution Plan approval, development and subdivision.



 proposed procedures for ensuring that all relevant financial matters are documented in a manner which facilitates the proposed future ability for recoupment of costs through development contribution credits.

Costs incurred by developing landowners in undertaking the above work will be proposed for inclusion as an administration cost in the proposed Development Contribution Plans (Steps 3 and 8 of process), and able to be claimed as a 'credit' by the developing landowners who met this cost. (This will result in an equitable sharing of this cost by all developing landowners). This is the main reason why it is considered appropriate that developing landowners not undertake this work unless the City gives its prior approval.

- 2.1:3 It is intended that once Step 6 of the proposed planning process has been completed, this Policy shall be reviewed and amended (if necessary) to provide additional detail regarding matters to be addressed in the undertaking of the steps following Steps.
- 2.2 Consideration of Planning Proposals of an Urban or Related Nature.
- 2.2.1 Planning proposals of an urban or related nature which are submitted for land within the Policy Area and which involve the undertaking of one of the 'Steps' included' in Table 1, shall not be entertained by the City unless the requirements relating to when that step is to be undertaken and any pre-requisites relating to that step, have been met.
- 2.2.2 Planning proposals of an urban or related nature which are submitted for land within the Policy Area and which do not involve the undertaking of one of the 'Steps' included in Table 1, shall only be entertained by the City if they will not prejudice the effective undertaking of the planning process set out in Table 1, and the ability for urban and related development to be able to occur in the Policy Area in an orderly and proper manner.
- 2.3 Consideration of Applications for Planning Approval of a Rural Nature
- 2.3.1 a) In considering applications for planning approval of a rural nature which are submitted for land located within the Policy Area and where the land is:
 - Considered at that time to have future urban or industrial potential, and
 - ii) zoned General Rural or Rural Resource under DPS 2:

the City shall have regard for the possibility of future urban or industrial use of that area and the desirability of facilitating that possible future urban or industrial use. No further subdivision of that land shall be supported unless the purpose of that subdivision is to facilitate possible future urban or industrial use.

Should the type of rural use proposed be a 'permitted' use under DPS 2
in the General Rural or Rural Resource zone, then the City shall
consider the imposition of conditions of approval aimed at minimizing

3



the impacts of the proposed use on possible future urban or industrial use in the area concerned.

- 2.3.2 In considering applications for planning approval of the type referred to in 2.3.1 above, but where the zoning of the land concerned under DPS 2 is Urban Development, and a Precinct Local Structure Plan is still to be approved (and therefore a zoning plan with associated use permissibility provisions is not in effect) the City shall have regard for:
 - a) the provisions of clause 9.11 of DPS 2, and
 - the proposed future urban use of that area, and the desirability of facilitating that proposed future urban use.
- 2.3.3 In considering applications for planning approval of a rural nature which are submitted for land located within the Policy Area and which is considered at that time to not have future urban potential, the City shall have regard to whether the proposal may have any possible impacts on the possible future urban use of land in the general area which may be considered at that time to have future urban potential, and the desirability of mitigating those impacts.
- 2.3.4 In considering applications for planning approval of a rural nature under 2.3.1, 2.3.2 or 2.3.3 above, the City shall consider the possible impacts the proposal may have on possible future urban or industrial use of land in the vicinity of the proposal, including:
 - Odour
 - Noise
 - · Chemical spray drift
 - Vibration
 - Light spill
 - Visual impact
 - Traffic
 - Fragmentation of land
 - Any other impacts on possible future urban uses

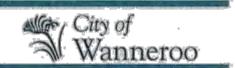


Figure 1: East Wanneroo Structure Plan

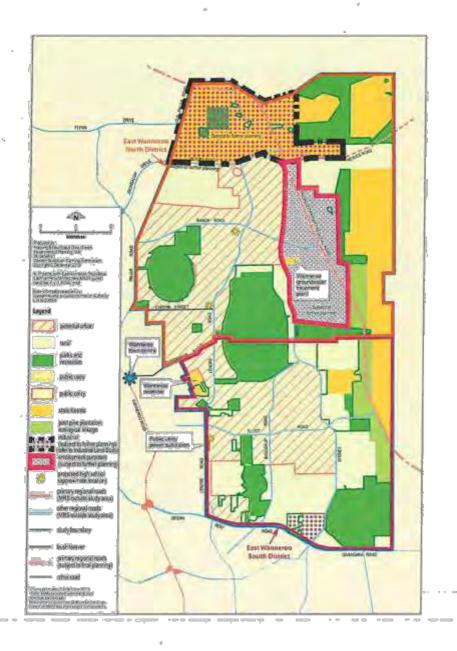
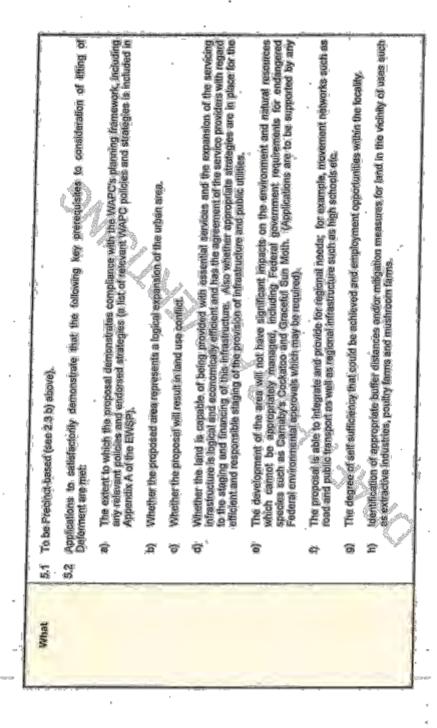


TABLE 1:		ENDY MAIN STOO FLAM TO PROCESS
Step 1: Rezoning to	305	Step 1: Rezoning to Urban Deferred under MRS
What	Į	To involve two amendments covering the total EWSP 'potential urban' area; one for area north of Dundebar Road and one for area south of that toad.
	द	Applications to be prepared at a high, desk-top level, drawing upon existing information, mainly being that provided in the EWSP. To include an overview of the following matters:
		Planning context Engineering servicing Environmental opportunities and constraints Community intrastructure requirements (non-spellal description)
	10g.	neu
		 The intended planning process set out in the City's East Wanneroo LPP, and The main environmental and planning requirements to be resolved prior to lifting of deferment, particularly a requirement for prior approval of a District Structure Plan and District level Development Contribution Plan for the land concerned.
	2	Applications to WAPC for the amendments to be prepared, to be made by the City.
Step 2: District Structure Planning	cture	Planning
What	Ž,	To involve two District Structure Plans (DSP); a DSP for each of the two 'Districts' shown on Figure 1.
	23	
Day of the last of	ľ	

		Water Corporation to undertake their infrastructure planning for these areas. This will in turn inform the development staging proposals to be included in the DSPs.
	28	Applications to the City for approval of the DSPs, to be made by landowners/developers/consultants.
	es .	The two DSP to be prepared by landowners/developers/consultants:
When	2.8	To be undertaken following completion of Step 1.
Pre-requisite	(D) (N)	Prospective applicants to seek and obtain prior City acceptance to proceed as applicant, to enable subsequent claims to be made for development contribution credits in respect to costs incurred.
Step 3: District-leve.	/ Dev	Step 3: District-level Development Contribution Plans (DCP)
What	77	To involve a district-level DCP for each DSP area.
	ėz ej	To also involve preparation and undertaking of two amendments to DPS 2 to implement each DCP. Amendments to require approval of the City and Minister (on advice of WAPC).
	405 405	Possible that in the course of undertaking this Step, it may be found that some infrastructure might only be able to be equilably contributed to on a broader East Wannerdo basis. If this is the case, then a third, broader DCP may also need to be prepared.
	3.4	Preparation of each DCP and DPS 2 amendment to be undertaken by either the City or landowners/developers/ consultants.
Wanjen	60 R3	To be undertaken concurrent with Step 2, and to be informed by the relevant DSP,
63.0		

Pre-requisite	3.6	If DCP and DPS 2 amendment to be undertaken by landowners/developers/consultants, prospective applicants to seek and obtain prior City approval similar to 2.9 above.
tep 4: Reserving o	f Prop	Step 4: Reserving of Proposed MRS Reserves
What	2 4	To involve amendments being made to the MRS to introduce the regional reserves proposed by the DSPs, and being informed by the proposed detailed land requirement plans prepared under 2.3 a) above. To involve a MRS amendment covering each DSP area.
	6.3	To be subject to applications to be made to WAPC, to be prepared by landowners/developers/consultants.
When	4.4	To be undertaken following completion of Steps 2 and 3.
Pre-requisite	AL.	Prospective applicants to seek and obtain prior City approval similar to 2.8 above.
Step 5: Litting of Deferment under the MRS	ferme	nt under the MRS
		ther (B) and

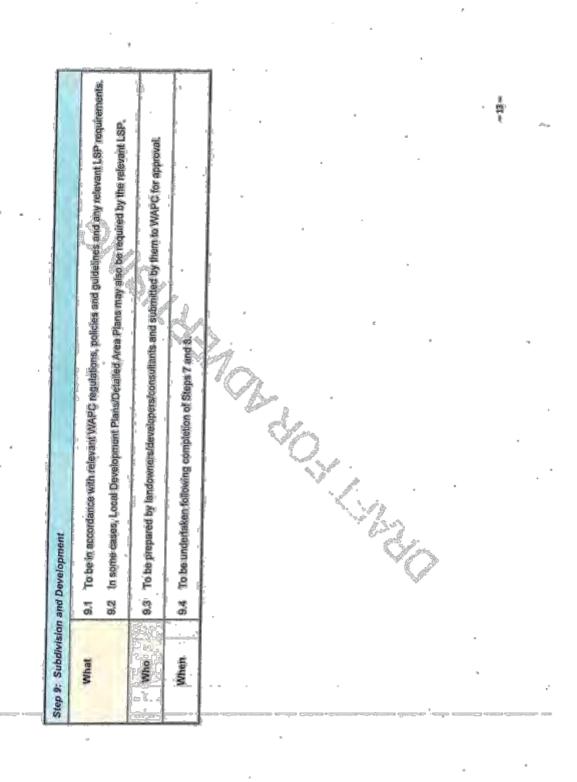
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	e u	The best of the confidence of
(4 -P) 12-50 12-13-13-13-13-13-13-13-13-13-13-13-13-13-		to be student to appropriate to be made to WAPC, to be prepared by landowners/developers/foorsultants.
When	10 4	Only to occur once the relevant DSP and district-level DCP have been approved.
9 ·	5,55	To be staged according to the DSP infrastructure provision and staging proposals (see 2.5 above).
	99	First stage applications to be concurrent with Step 4.
Pre-requisite	60	Prospective applicants to seek and obtain prior City approval similar to 2.9 above.
Step 6: Rezoning to	Urba	Rezoning to Urban Development under DPS 2
What	Ĉ.	To be Precinct based.
When	- KI 10	To be done as 'automatic' amendments to DPS 2 under Section 126 of the Planning and Development Act, when Step 5 is undertaken for each Precinct.
	qu S	(Note that the MRS reserves introduced under Step 4 will automatically be shown on DPS 2 under Section 126 of the Act).
Step 7: Local Structure Planning	turo F	lanting
What	K	Local Structure Plans (LSP) to be Precinct-based (see 2.3 b)) and to be consistent with the approved DSPs.
	7.2	LSPs to be prepared in accordance with the same requirements as 2.2 above, except with 2.2 d) relating to the EWSP requirements for LSPs for Each Wannerco.
	1	

	100	To be prepared by landowners/developers/consultante.
	7.4	Applications to the City/WAPC for approval of LSPs, to be made by landowners/developers/consultants.
When	23	To be prepared following completion of Steps 4, 5 and 8,
Pre-requisite	2,6	Prospective applicants to seek and obtain prior City approval similar to 2.9 above.
Step 8: Local-level C	Jevelo	Step 8: Local-level Development Contribution Plans (DCP)
What	 1.0	To involve a local-level DCP for each Precinct
	φ. 	To also involve preparation and undertaking of amendments to DPS 2 to implement each DCP. Amendments to require approval of the City and Minister (on advice of WAPC).
	8.3	Preparation of each DCP and DPS 2 amendment most likely to be undertaken by the City, however in some circumstances could possibly also be undertaken by landowners/developers/consultants.
Whien	8,	To be undertaken concurrent with Step 7, and to be informed by the relevant LSP.
Pre-requisite	10	If DCP and DPS 2 amendment to be undertaken by landowners/developers/consultants, prospective applicants to seek and obtain prior City approval similar to 2.9 above.

3.2 – Attachment 4





AUTHORISATION

Adopted 27-MAY 2014

REVIEW

Following completion of step 36 of planning process in Table 1 of this Policy.

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 (DPS 2).

Application and Purpose

This Policy applies to the area located within the 'study boundary' shown on Figure 1. This Policy refers to this area as the 'Policy Area'.

At its meeting of 11 December 2007, Council endersed a process prepared by Administration to progress planning of the Policy Area, and determined that It will not support any independent planning process which may be viewed as premature in relation to the endorsed planning process.

At its meeting of 5 April 2011, Council required the preparation of a Local Planning Policy to define the City's expectations and requirements for progressing planning proposals in the Policy Area, and reaffirmed its resolution of 11 December 2007 as the City's Interim position on planning proposals for the Policy Area, until such time as an alternative policy position is adopted by Council.

The purpose of this Policy is to set culmest the above requirement of Council, by defining the City's expectations and requirements for progressing planning of the Policy Area, having regard for the State Government's Planning Framework which is relevant to this area, in particular:

- The East Wanneroo Structure Plan, January 2011;
- Structure Plan Preparation Guidelines', August 2012;
- State Planning Policy 3.6: Development Contributions for Infrastructure.

The Policy sets out:

- Provisions relating to the planning process proposed for the Policy Area which will establish a planning framework which will enable urban and related development to occur in an orderly and proper manner.
- Provisions relating to consideration of planning proposals of an urban or related nature submitted within the Policy Area, during the course of undertaking of the proposed planning process.
- Provisions relating to consideration of applications for planning approval of a rural nature submitted within the Policy Area.

The Policy does not allocate timeframes or resources for the undertaking of the tasks required. These matters shall be addressed during the course of undertaking of the planning process set out in this Policy.



Objectives '

The objectives of this Policy are to:

- 1.1. Set out a planning process which will result in the establishment of the planning framework required for urban and related development to be able to occur in the Policy Area in an orderly and proper manner. The key aims of the proposed planning process are to:
 - a) Identify what steps need to be taken to establish the required planning framework.
 - Ensure that the establishment of the required planning framework is adequately informed on, and has regard to, all relevant planning issues which may have arisen since the release of the final East Wanneroo Structure Plan (EWSP).
 - c) Have regard for other relevant policies of the Council, particularly Local-Planning Policy 4.2 (Structure Planning); and similar policies and guidelines of the State planning agencies.
 - Enable cartainty to be provided as soon as possible, to landowners in the Policy Area regarding the future use of land in the Policy Area.
- 1.2 Guide Council as to how it may deal with planning proposals ¹ of an urban or related nature, or a rural nature, submitted for land within the Policy Area.

Structure

This Policy is made up of two parts:

Part 1 Policy Operation: This includes the policy context and objectives.

Part 2 Policy Provisions: This sets out the policy measures to achieve the policy objectives.

PART 2 - POLICY PROVISIONS

- 2.1 · Planning Process
- 2.1.1 The planning process to be undertaken is set out in Table 1.

Table 1 includes the following information:

- · The steps to be undertaken.
- For each of the steps:
 - What is involved in the undertaking of the step
 - Who is to do it
 - When is it to be done

Q

¹ 'Planning proposals' includes proposals for DPS 2 amendment, Structure Plan approval and amendment, (Scrateging of Contribution Plan approval) development and subdivision;



- Any pre-requisites which may be involved any conditions which may
- be applicable, including the applicable study clear. The prerequisites for undertaking of each step, and whether it may be undertaken concurrent with previous steps.
- Except for the preparation of Development Contribution Plans (Steps 4) 2.1.2 -8 and 7) which are to be prepared by the City, subject to 2.1.2 b) below. it is expected that the steps in the planning process shall be undertaken by developing landowners.

The City shall only consider planning proposals submitted by landowners in the undertaking of Steps 2 to 5. 7 and 81, 2, 3 and 5 of the planning process, providing the City gives prior approval to the undertaking of this work by the developing landowners, having regard

- their capability to do this work;
- the adequacy of the proposed work program, including proposals for consultation with all landowners in the area and the City and other relevant agencies:
- demonstrated value for money.
- proposed procedures for ensuring that all relevant financial; matters are documented in a manner which facilitates the proposed future ability for recomment of costs through development contribution credits.

Costs incurred by developing landowners in undertaking the above. work will be proposed for inclusion as an administration cost in the proposed District level Development Contribution Plans (Steps 3 and 8 4 of process), and able to be claimed as a 'credit' by the developing landowners who met this cost. (This will result in an equitable sharing of this cost by all developing landowners). This is the main reason why it is considered appropriate that developing landowners not undertake this work unless the City gives its prior approval.

- 2:1.3 It is intended that once Step 50 of the proposed planning process has been completed, this Policy shall be reviewed and amended (if necessary) to provide additional detail regarding matters to be addressed in the undertaking of the steps following Step 56.
 - 2.2 Consideration of Planning Proposals of an Urban or Related Nature.
 - Planning proposals of an urban or related nature which are submitted for land within the Policy Area and which involve the undertaking of one of the 'Steps' included in Table 1, shall not be entertained by the City unless the "Prerequisites" to that step, as indicated in Table 1, have been completed requirements relating to when that slep is to be undertaken and any pre-requisites relating to that step, have been met.
 - Planning proposals of an urban or related nature which are submitted for landwithin the Policy Area and which do not involve the undertaking of one of the 'Steps' included in Table 1, shall only be entertained by the City if they will not



prejudice the effective undertaking of the planning process set out in Table 1, and the ability for urban and related development to be able to occur in the Policy Area in an orderly and proper manner.

- 2.1 Consideration of Applications for Planning Approval of a Rural Return
- 2.3.1 a) In considering applications for planning approval of a rural nature which are submitted for land located within the Policy Area and where the land le:
 - Considered at that time to have future urban or industrial potential, and
 - ii) zoned General Rural or Rural Resource under DPS 2;

the City shall have regard for the possibility of future urban or industrial use of that area and the desirability of facilitating that possible future urban or industrial use. No further subdivision of that land shall be supported unless the purpose of that subdivision is to facilitate possible future urban or industrial use.

- b) Should the type of rural use proposed be a 'permitted' use under DPS 2 in the General Rural or Rural Resource zone, then the City shall consider the imposition of conditions of approval aimed at minimizing the impacts of the proposed use on possible future urban or industrial use in the area concerned.
- 2.3.2 In considering applications for planning approval of the type referred to in 2.3.1 above, but where the zoning of the land-concerned under DPS 2 is Urban Development, and a Precinct Local Structure Plan is still to be approved (and therefore a zoning plan with associated use permissibility provisions is not in effect) the City shall have regard for:
 - a) the provisions of clause 9.11 of DPS 2, and
 - the proposed future urban use of that area, and the desirability of facilitating that proposed future urban use.
- 2.3.3 In considering applications for planning approval of a rural nature which are submitted for land located within the Policy Area and which is considered at that time to not have future urban potential, the City shall have regard to whether the proposal may have any possible impacts on the possible future urban use of land in the general area which may be considered at that time to have future urban potential, and the desirability of mitigating those impacts.
- 2.3.4 In considering applications for planning approval of a rural nature under 2.3.1, 2.3.2 or 2.3.3 above, the City shall consider the possible impacts the proposal may have on possible future urban or industrial use of land in the vicinity of the proposal, including:
 - Odour
 - Noise
 - Chemical spray drift
 - Vibration

4



- Light spill Visual impact
- Traffic
- Fragmentation of land Any other impacts on possible future urban uses

Town Planning Schemes & Structure Plans

3.3 Adoption of Local Structure Plan No. 92 - Woodland Vista, Carramar

File Ref: 7535 – 14/358939

Responsible Officer: Director Planning and Sustainability

Disclosure of Interest: Nil Attachments: 4

Issue

To consider submissions on the proposed Woodland Vista, Carramar Local Structure Plan No. 92 (LSP 92) to determine its acceptability for final approval and forwarding to the Western Australian Planning Commission (WAPC) for endorsement.

Applicant	Burgess Design Group
Owner	Woodland Consortium Pty Ltd
Location	Lot 51 (575) Flynn Drive, Carramar
Site Area	3.0302ha
MRS Zoning	Urban
DPS 2 Zoning	Urban Development

Background

Proposed LSP 92 was originally submitted on 22 May 2012, but as the structure plan area was subject to a pending Metropolitan Region Scheme (MRS) amendment to rezone the site from Rural to Urban at the time, consideration of the structure plan prior to the finalisation of the MRS amendment was considered premature.

The structure plan area was rezoned from Rural to Urban under the MRS upon gazettal on 1 October 2013. Concurrently, the site was rezoned from Special Rural to Urban Development under the City's District Planning Scheme No. 2 (DPS 2). The Urban Development zone requires the preparation of a structure plan to guide the subdivision and development of the land, in accordance with Clause 3.13.3 of DPS 2, and as such it was appropriate to consider the lodged structure plan at this time.

The structure plan, as originally lodged, required additional information and format changes prior to consideration of advertising. These changes were subsequently made, and the proposal was deemed sufficient for the purposes of advertising.

On 12 June 2014, the former 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 LSP 92 commenced on 15 July 2014 in accordance with Clause 9.5 of District DPS 2 and closed on 26 August 2014.

Detail

Site

The structure plan covers Lot 51 (575) Flynn Drive, Carramar, a triangular shaped lot encompassing a total area of approximately 3 hectares. The site is bound by Wanneroo Road to the west, Flynn Drive (in its existing alignment) to the north, and Lots 1 and 2 Flynn Drive to the east, which are subject to Agreed Structure Plan No. 61 (ASP 61). The subject land is zoned Urban under the MRS and Urban Development under DPS 2. A location plan is included as **Attachment 1**.

Wanneroo Road is classified as a Primary Distributor Road where it abuts the structure plan area. Flynn Drive is classified as a Regional Distributor Road, however, future realignment of Flynn Drive will result in a signalised intersection with Wanneroo Road approximately 600m to the north of the site and the existing alignment of Flynn Drive, which is subsequently intended to be converted to a cul-de-sac.

Proposal

The draft LSP 92, as shown in **Attachment 2**, has been prepared to provide the broad planning framework to facilitate development of the area and to satisfy the requirements of DPS 2. The site is proposed to be zoned Residential, with a density code range of R20 to R30.

LSP 92 will guide the subdivision and development of the land, by providing the framework for the creation of the following:

- Residential zoned lots at R20 and R30 densities;
- Proposed public open space (POS), equating to 10% or greater of the subdivisible area; and
- Drainage area proposed at the southernmost point of the site.

Consultation

The draft LSP was advertised for public comment for a period of 42 days by means of an onsite sign, an advertisement in the Wanneroo Times newspaper, a notice on the City's website and letters written to adjoining landowners. The submission period closed on 26 August 2014, with seven submissions being received. A summary of submissions received and Administration's responses to these is included in **Attachment 3**.

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

- The proposed structure plan format;
- Proposed densities across the site; and
- The provisions and mitigation measures contained within the associated Bushfire Management Plan, which was submitted by the proponent as Appendix 5 to Part 3 of draft LSP 92.

A more detailed discussion of the major issues considered in the assessment of draft LSP 92 is provided in the Comment section.

Comment

Structure Plan Format

The format of the proposed structure plan Part 1 (Statutory Section) is in line with that set out in the City's Local Planning Policy 4.2: Structure Planning (LPP 4.2). Notwithstanding, it is considered appropriate to bring the format of the proposed structure plan in line with that of the Western Australian Planning Commission's (WAPC) Structure Plan Preparation Guidelines, which will provide continuity with other recently endorsed structure plans within the City. It is noted that the City's LPP 4.2 is currently under review to update the policy and bring it in line with the WAPC's Structure Plan Preparation Guidelines.

Further to the format of Part 1, Administration recommends detailed information be removed from the structure plan map, in accordance with the WAPC's Structure Plan Preparation Guidelines.

Such information to be removed includes, but is not limited to, road layouts, POS location, and drainage. The removal of these details at the structure plan stage will allow for a more flexible and adaptable design approach at the subdivision stage, rather than designating specific road locations and lot layouts at this stage of the planning process. In the past, other structure plans proposing a high level of detail on the structure plan map have been subject to structure plan amendments subsequently, as a result of minor inconsistencies or design changes at the subdivision stage.

These modifications to the proposed structure plan, as well as Administration's reasons for these modifications are further detailed in **Attachment 4**.

Proposed Density

Draft LSP 92 currently proposes specific residential density codes (R-Codes) over the site; predominantly R20, with an area of R30 adjacent to the proposed POS and indicative laneway lots. Several submissions received raised concerns regarding the appropriateness of the proposed densities.

The subject site was rezoned from Rural to Urban as part of Amendment 1244/57 to the MRS. As part of this amendment process, it was indicated in the amendment report that the intended density of the site would range between R20 and R40. As the site was concurrently zoned Urban Development (which requires a structure plan to be in place to guide development and subdivision) under the City's DPS 2 rather than a zoning such as Residential, no density code was allocated under the amendment process.

Having due regard to the intended density throughout the amendment process, the proposed density is also considered appropriate in the context of the urban nature of the site, and the density range of the adjoining ASP 61 area (Special Residential R5, and Residential R20 – R50). The proposed densities of R20 and R30 are also consistent with the general density requirements of the WAPC's Directions 2031 and Beyond plan which recommends aiming for 15 dwellings per gross hectare; the current proposal has the potential to achieve approximately 14 dwellings per urban zoned hectare.

Notwithstanding Administration's support of the densities proposed by draft LSP 92 as detailed above, it is considered appropriate to remove the specific R-Code densities shown, which are delineated by the proposed road network, and instead incorporate an overall zoning and R-Coding of Residential R20/R30 over the structure plan area. The overall R-Coding will allow for a flexible detailed design approach of the site at the subdivision stage. The proposed modification will enable site-responsive design and densities at the subdivision stage, having due regard to the final road layouts, POS location and other design details.

As part of recommended Administration modifications within **Attachment 4**, guidance on the proposed split coding of R20/R30 will be provided in Part 1, with a base density of R20, and R30 being permitted where lots directly abut or are located adjacent to POS.

Bushfire Management Plan

A Bushfire Management Plan (BMP) was included as Appendix 5 of the Part 3 Technical Appendices of LSP 92, which provide supporting documentation for the statutory provisions contained within Part 1 of the LSP. A BMP is a detailed document that sets out medium to long-term mitigation strategies for managing bushfire hazards and risk which is ongoing for the life of the development, and generally includes a Bushfire Hazard Assessment (BHA). A BHA provides a measure of the likely intensity of a bushfire – whether from within or from outside the subject area – and the likely level of bushfire attack on a subdivision and related development by categorising and mapping land as having a low, moderate or extreme bushfire hazard level.

The draft BMP submitted, including the BHA contained within, is largely dependent upon the clearing of vegetation from adjacent sites (being ASP 61 and the Neerabup National Park). This dependency on third party clearing and development does not provide any certainty for the BHA and potential bushfire attack levels. Further to this, the draft BHA as submitted does not provide sufficient detail regarding emergency access provision onto Wanneroo Road. It is a requirement under draft State Planning Policy 3.7 – Planning for Bushfire Risk Management (SPP 3.7) and the WAPC's Planning for Bushfire Protection Guidelines that two different vehicular access routes, both of which connect to the public road network, are available to all residents/the public at all times. The emergency access has not been detailed adequately in regards to specific location and minimum requirements of physical construction (e.g. width, provision of gates etc) within the BHA. As such, Administration and the Department of Fire and Emergency Services (DFES) do not support the draft BMP as submitted.

Given that Administration and DFES are not satisfied with the current content of the BMP, Administration considers it appropriate to designate the entire structure plan area, through a provision contained within Part 1 of LSP 92 and a designation on the structure plan map, as a 'Bushfire Prone Area'.

A Bushfire Prone Area is one identified either by a Local Government Bushfire Map, a State Bushfire-Prone Area Map or, in the absence of either of these maps, any land within 100 metres of an area of bushfire-prone vegetation equal to or greater than one hectare. Given that the site is within 100m of Neerabup National Park and the retained vegetation within ASP 61, it is considered appropriate to classify the structure plan area as Bushfire Prone. Identification of an area as being bushfire-prone is not in itself an indication of bushfire risk. Rather, it will initiate the need for a landowner to further assess the level of risk through a BMP, BHA and/or Bushfire Attack Level (BAL) assessment.

This process will allow for more appropriate bushfire mitigation measures and actions to be detailed in a revised BMP to be submitted to the City and DFES prior to subdivision occurring, once detailed designs are known and alternative bushfire mitigation measures are able to be considered. This approach is considered to be consistent with the requirements of SPP 3.7.

Conclusion

Considering the above comments, the draft LSP 92 is considered to be acceptable, subject to modifications contained in **Attachments 3** and **4**, as the proposal provides the broad planning framework to facilitate future development and subdivision of the structure plan area.

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. It is recommended that LSP 92 be approved with 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."

Risk Management Considerations

No risks are associated with the adoption of draft LSP 92.

Policy Implications

Administration's assessment of draft LSP 92 has been undertaken in accordance with the requirements of the City's Local Planning Policies, in particular Local Planning Policy 4.2 – Structure Planning (LPP 4.2), Local Planning Policy 4.3: Public Open Space (LPP 4.3), Local Planning Policy 3.1: Local Housing Strategy (LPP 3.1) and Local Planning Policy 4.4: Urban Water Management (LPP 4.4)

Financial Implications

Nil

Voting Requirements

Simple Majority

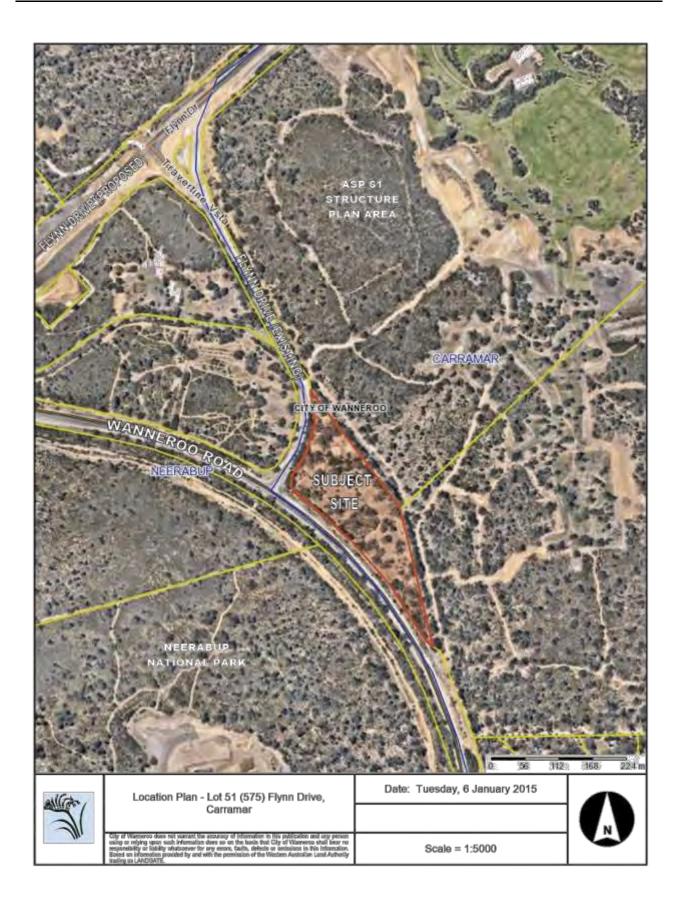
Recommendation

That Council:-

- Pursuant to Clause 9.6.1 of the City of Wanneroo District Planning Scheme No. 2
 RESOLVES that the proposed Woodland Vista, Carramar Local Structure Plan
 No. 92 dated April 2014 submitted by Burgess Design Group on behalf of
 Woodland Consortium Pty Ltd included as Attachment 2 is SATISFACTORY
 subject to the recommended modifications contained within Attachments 3
 and 4;
- 2. FORWARDS the duly modified Woodland Vista, Carramar Local Structure Plan No. 92 to the Western Australian Planning Commission for its adoption and certification pursuant to 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 Woodland Vista, Carramar Local Structure Plan No. 92 documents once certified by the Western Australian Planning Commission and AUTHORISES the Director, Planning and Sustainability to SIGN the documents; and
- 4. NOTES the Schedule of Submissions received in respect of the Woodland Vista, Carramar Local Structure Plan No. 92 included as Attachment 3, ENDORSES Administration's response to those submissions and ADVISES submitters of its decision.

Attachments:

1	. Attachment 1 - Location Plan (LSP 92)	15/2720	
2	Attachment 2 - LSP 92 Part 1 - Statutory Section	15/2722	Minuted
3	Attachment 3 - Schedule of Submissions - LSP 92	15/13406	Minuted
4	Attachment 4 - Administration's Recommended Modifications LSP 92	15/13410	Minuted



LOCAL STRUCTURE PLAN NO. 92 – PART ONE

'WOODLAND VISTA' ESTATE
LOT 51 FLYNN DRIVE
CARRAMAR

CITY OF WANNEROO

VOLUME NO. 1



'Woodland Vista' Estate Lot 51 (No. 575) Flynn Drive, Carramar

City of Wanneroo

LOCAL STRUCTURE PLAN No.92 PART ONE

Issue 2: April 2014

Prepared for: Woodland Consortium Pty Ltd

Prepared by: Burgess Design Group

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Project Planner: M.Szabo Job code: LAK CAR

File reference: 140505RLGA_Local Structure Plan - V1 - Part One

Revision No: 2

Quality Assurance

Issue/Version:	Date:	Author:	Reviewer:
1	18 May 2012	J. Pírone	M. Szabo
2	7 April 2014	M.Blsby	M.Szabo

TABLE 1: TABLE OF VARIATIONS TO PART ONE AND STRUCTURE PLAN MAP WOODLAND VISTA ESTATE, LOT 51 FLYN DRIVE, CARRAMAR, CITY OF WANNEROO

VARIATION NO:	DESCRIPTION OF VARIATION	DATE RESOLVED TO BE ADOPTED BY CITY OF WANNEROO	DATE ENDORSED BY WAPC
Variation 1			

EXECUTIVE SUMMARY

This Local Structure Plan (LSP) comprises a single landholding, being Lot S1 (No.575) Flynn Drive, Carramar, of 3.0302ha within the municipal boundary of the City of Wanneroo. On its eastern boundary, the LSP abuts Agreed Structure Plan No.61 adopted by the City of Wanneroo on 22 September 2009.

A summary of all key statistics and planning outcomes of the LSP is provided in Table 2 below.

TABLE 2: STRUCTURE PLAN SUMMARY

ITEM	DATA
TOTAL AREA COVERED BY STRUCTURE PLAN	3.0302ha
AREA OF EACH LAND USE:	
I. RESIDENTIAL	1.8418ha
ii. PARKS, RECREATION AND DRAINAGE	0.4157ha
ESTIMATED LOT YIELD	41 lots
ESTIMATED NUMBER OF DWELLINGS	41 du
ESTIMATED RESIDENTIAL SITE DENSITY	22du/site ha
ESTIMATED POPULATION	107 persons @2.6 persons per household (ABS 2013)
PUBLIC OPEN SPACE - ESTIMATED AREA AND NUMBER OF:	
1. LOCAL PARKS	1 @ 0.3416 ha

TABLE OF CONTENTS

EVECUTE	E CLIMANA DV			
EXECUTIVE SUMMARY				
PART ONE				
STATUTO	RY SECTION 5			
1.	PPLICATION1			
2.	DBJECTIVES			
3.	UBDIVISION AND DEVELOPMENT1			
LICT OF	****			
LIST OF				
Image 1	the Subject Land			
Image 2	the Subject Land			
LIST OF	LANS			
Plan A	Structure Plan Map			
LIST OF				
Figure 1	Location Plan			
Figure 2	Aerial Site Plan			
Figure 3	Opportunities and Constraints Map			
LIST OF	ABLES			
Table 1:	Table of Variations			
Table 2:	Structure Plan Summary Table			
PART OF	E:			
Table A	General Planning Requirements for Structure Plan Area			
Table B	Planning Requirements for Precincts			
Table C	Strategic Public Open Space Schedule			
Table D	Reports, Surveys, Strategies and Plans			
PART TV				
Table E	DSP2 'Urban Development' Zone Objectives			
Table F	Local Structure Plan Summary Table			
Table G	Public Open Space Schedule			
LIST OF	APPENDICES			
Appendi				
Appendi				
Appendi	•			
Appendi				
Appendi				
Appendi	¥			
Appendi	•			
Appendi				
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PART ONE | STATUTORY SECTION

Local Structure Plan | STATUTORY SECTION

1. APPLICATION

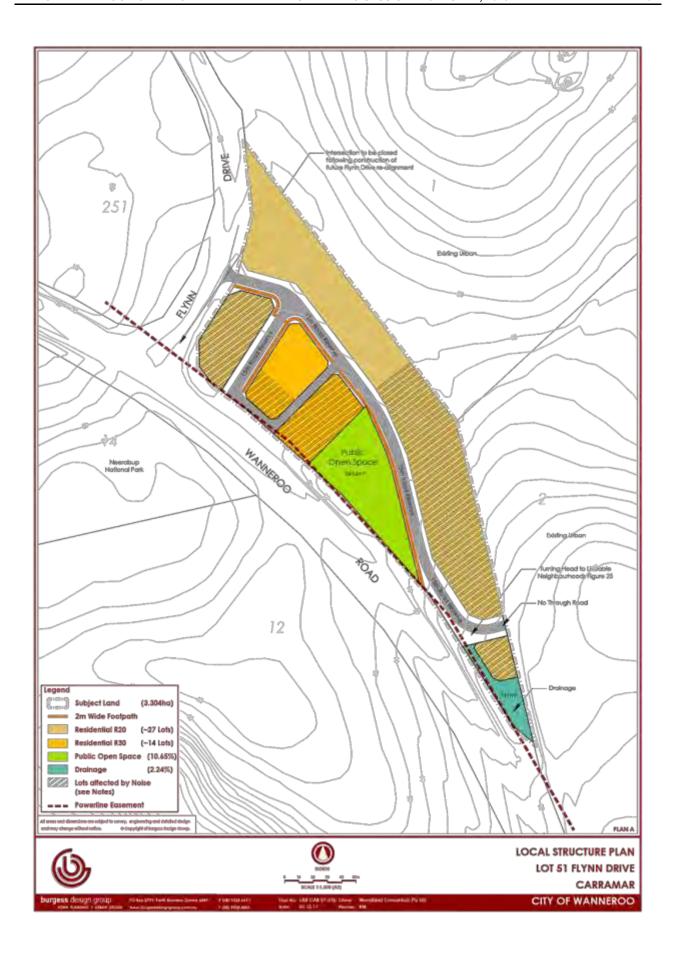
- 1.1 This Part applies to Local Structure Plan No.92, being Lot 51 Flynn Drive Carramar and consisting of all land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (refer Plan A Structure Plan Map).
- 1.2 Unless otherwise specified in this part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the City of Wanneroo District Planning Scheme No. 2.
- 1.3 Pursuant to subclauses 9.8.2 and 9.8.3 of the Scheme, the provisions of this part shall apply to land contained within the Structure Plan as follows:
 - a) the objectives, standards and requirements applicable to zones and residential design codings under the Scheme shall apply to the same extent to the areas having corresponding designations under the Structure Plan, unless specific provision is made to the contrary in this part.
 - any other provision, standard or requirement of this part that is not otherwise contained in the Scheme, shall apply to the land as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme;
 - Part 2 and 3 of this Structure Plan are for explanatory purposes only, to provide a descriptive analysis of the Structure Plan.
- 1.4 In accordance with subclause 9.8.1 of the Scheme, this Structure Plan shall come into operation on the later date when it is either certified by the Western Australian Planning Commission (WAPC) pursuant to subclause 9.6.3 of the Scheme or adopted, signed and sealed by the Council.

2. OBJECTIVES

- 2.1 The objectives of this Structure Plan are to:
 - Facilitate the subdivision the subject land;
 - b) Coordinate land uses within the Structure Plan area; and,
 - Ensure that future development considers the context and constraints as they relate to the subject land

3. SUBDIVISION AND DEVELOPMENT

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



Local Structure Plan | STATUTORY SECTION

- 3.2 Prior to any subdivision or development being supported, the City will require:
- a) The preparation and approval of the reports, surveys, strategies and plans listed in Table I at the stage specified in that table; and
- b) A report accompanying any application for subdivision or development that outlines the manner in which the findings and recommendations of the plans and strategies listed in Tables I and appended to this Structure Plan will be incorporated into or addressed by the proposed subdivision or development.

Table A – General Planning Requirements for Structure Plan Area

1. Structure Plan Map	1.1 Subdivision and development of land shall be in accordance with the Structure Plan Map.
2. Use Class Permissibility	2.1 Land Use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under the Scheme.
3. Residential Design Requirements	3.1Residential design codes shall be in accordance with those shown on Plan A, the Structure Plan Map.
	3.2 Subdivision and development within the Structure Plan area shall be in accordance with a Residential Design Code Plan endorsed by the WAPC.
	3.3 A Residential Design Code Plan (three copies) shall be lodged with the WAPC for its endorsement in conjunction with any application for subdivision, unless the WAPC determines that the subdivision is for one or more of the following:
	3.3.1 The amalgamation of lots or part lots;
	3.3.2 The consolidation of land for "superlot" purposes to facilitate land assembly for future development;
	3.3.3 The purpose of allowing access; and/or
	 3.3.4 The facilitation and provision of services or infrastructure.
	3.4 A Residential Design Code Plan

BURGESS DESIGN GROUP town planning + urban design

Local Structure Plan | STATUTORY SECTION

	shall show the specific Residential Design Coding of all lots proposed to be created by a subdivision, in accordance with the Clause 3.1 of this Table. 3.5 Following WAPC endorsement of the Residential Design Code Plan, the Residential Design Code Plan shall become part of Part 1 of this Structure Plan; one copy shall be retained by the WAPC, one copy shall be provided to
	Structure Plan, and one copy shall be provided to the proponent.
4. Public Open Space	4.1 Public Open Space (POS) shall be distributed generally in accordance with Plan A; Table H; City of Wanneroo Local Planning Policies; and State Planning Policies. A minimum of ten per cent of the gross subdivisible area shall be provided as POS, either as a ten per cent land component, or as a cash in lieu provision for the development of POS in the Structure Plan area, subject to the approval of the WAPC and the Minister for Planning.
5. Detailed Area Plans	5.1 Prior to any subdivision being supported for a particular area, the City will require:
	 a) Detailed Area Plans (DAPs) in accordance with Clause 9.1 of Local Planning Policy 4.2: Structure Planning, 'DAP'S are required for all lots accessed by a laneway'.
	5.2 The City will not consider planning approval for a lot accessed by a laneway, as illustrated on the Structure Plan Map, in the absence of a DAP, agreed by the City pursuant to clause 9.14 of the Scheme, unless the City is satisfied that the development is of a scale and permanence that would not prejudice the:

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Local Structure Plan | STATUTORY SECTION

- a) design of the DAP;
- b) timely provision of infrastructure and services to the area; or the
- c) development of the surrounding area in line with the Agreed Structure
- 5.3 The City will not accept a DAP for any area that is geographically smaller than each of the R30 cells accessed by a laneway, as illustrated on the Structure Plan Map.
- 5.4 A DAP shall be advertised for a period of 28 days prior to its consideration under subclause 9.14.3 of the Scheme.
- 5.5 In addition to any general matters required to be included within a Detailed Area Plan under subclause 9.14.2 of the Scheme, and the specific matters required to be included in each DAP under Tables B-C, all DAPs shall incorporate provisions and design elements addressing the following:
- a) Setbacks;
- b) Dwelling orientation;
- c) Uniform fencing;
- d) Vehicular access;
- e) Impact of the powerline easement (if any); and,
- f) Open space requirements

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Table B- Planning Requirements for lots abutting Public Open Space

Detailed Area Plan	In addition to any general matters		
	required to be included within a DAP		
	under Table A of this Structure Plan		
	and subclause 9.14.2 of the Scheme, a		
	DAP for any lots abutting Public Open		
	Space shall incorporate provisions and		
	design elements addressing the		
	following:		
	Tonounia.		
	 a) interface with Public Open Space; 		

Table C Strategic Public Open Space Schedule

Strategic POS Site	Size in hectares	
POS1	0.3416	

Table D - Reports, Surveys, Strategies and Plans

Documentation		Approval Stage	Approving Authority	
Bushfire Assessment Management Pla	Hazard and an	Structure Plan	City of Wanneroo	

CITY OF WANNEROO

WOODLAND VISTA, CARRAMAR LOCAL STRUCTURE PLAN NO. 92

SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

(Closed 26 August 2014)

NO	Department of Environmental Regulation (DER)		SUMMARY OF SUBMISSION	ADMINISTRATION RESPONSE	RECOMMENDED MODIFICATION N/A
1.		1.1	The DER has no comment to make.	Noted.	
2.	Roberts Day	2.1	Roberts Day, on behalf of Man O War Resources Pty Ltd (landowner of the adjoining development, Agreed Structure Plan No. 61 [ASP 61]), object to the Woodland LSP proposal.	Noted.	N/A
		2.2	Figure 4 of Appendix 5 (Bushfire Hazard Assessment) of the Woodland LSP identifies all lots that abut the eastern boundary of the site as having on extreme bushfire risk, necessitating a minimum Australian Standard construction requirement of BAL (Bushfire Attack Level) 40, subject to removal of the hazard identified in adjoining Lots 1 & 2 Flynn Drive.	It is Administration's intention to require the revision of the Bushfire Hazard Assessment (BHA) in the form of a full Bushfire Management Plan (BMP) prior to subdivision, as a result of the dependency of the BMP and associated bushfire attack levels (BAL) on clearing of adjacent sites (being ASP 61 and the Neerabup National Park).	Recommended Modifications No. 5, 15, 16 and 18 in Attachment
			It should be noted, the proponent of Lots 1 and 2 Flynn Drive, our client, does not intend	Further to this, the draft BHA as submitted does not provide sufficient detail regarding	

to remove the trees/vegetation identified as emergency access provision 'Extreme Risk' within the Bush Fire Hazard Wanneroo Road. It is a requirement under draft State Planning Policy 3.7 - Planning Assessment. One of the key objectives of the adjoining development is to 'retain valuable for Bushfire Risk Management (SPP 3.7) and the WAPC's Planning for Bushfire landscape and environmental values, in particular native and habitat trees'. As such, it Protection Guidelines that two different is intended that the identified 'Extreme Risk' vehicular access routes, both of which vegetation area will be generally retained connect to the public road network, are within the proposed approximately 2,000sqm available to all residents/the public at all lots abutting the Woodland LSP eastern times. The emergency access has not boundary. This is to ensure that on been detailed adequately in regards to appropriate natural visual and noise buffer location and minimum specific exists between the adjoining development, the requirements of physical construction (e.g. Woodland LSP area and Wanneroo Road, and width, provision of gates etc) within the maintains the semi-rural feel and nature of the BHA. adjoining development. Administration considers appropriate to designate the entire area. Accordingly, it is considered entirely inappropriate to create a plan which is through a provision contained within Part 1 fundamentally reliant on our client clearing of draft LSP 92, as a 'Bushfire Prone Area'. This will allow for more appropriate vegetation to allow development of the Woodland LSP to progress, It appears as bushfire mitigation measures and actions though this assumption of vegetation clearing to be detailed in a revised BMP to be in the adjoining development may restrict submitted to the City and DFES prior to approximately 65 - 70% of the lots within the subdivision occurring, once detailed Woodland LSP from being developed. This is designs are known and alternative an element which we consider to be a fatal bushfire mitigation measures are able to flaw of the Woodland LSP, and provides be considered. further rationale for the City to refuse the LSP for its inappropriate application of medium density residential lots. 2.3 The Woodland LSP leans on Directions 2031 The subject site was rezoned from Rural Refer to Administration's to justify the inclusion of small residential lots, including 27 lots of approximately 450m² and 14 lots of approximately 300m². While the overall strategic State Government objective for a consolidated city, averaging 15 dwellings per gross urban zoned hectare, is acknowledged; it is not the sole objective, and the document stresses that certain densities are only appropriate under particular circumstances. Namely, activity centres, areas of high amenity, and suitably located land are identified as areas most appropriate for development of smaller lots and intensified densification.

In light of the above, the Woodland LSP proposed density does not take into account the site's unique set of challenges, which are generally detailed within this submission (noise, amenity, bush fire etc.). Given the site's relatively small size in the context of the North-West Sub-Region, the application of a more appropriate and site-responsive lower density would not substantially hinder the sub-region's ability of achieving the overarching density objective of 15 dwellings per gross urban zoned hectare - particularly given the ability that higher densities surrounding activity centres have on smoothing out the sub-region's density objective.

to Urban as part of Amendment 1244/57 to the Metropolitan Region Scheme (MRS). As part of this amendment process, it was indicated in the amendment report that the intended density of the site would range between R20 and R40. As the site was concurrently zoned Urban Development (which requires a structure plan to be in place to guide development and suvbdivision) under the City's District Planning Scheme No. 2 rather than a zoning such as Residential, no density code was allocated under the amendment process.

Having regard to the intended density throughout the amendment process, the proposed density is also considered appropriate in the context of the urban nature of the site, and the density range of the adjoining ASP 61 area (Special Residential R5, and Residential R20 – R50). The proposed densities of R20 and R30 are also consistent with the general density requirements of Directions 2031 for greenfield and infill development, as the proposed densities would allow future subdivision to meet the objective of 15 dwellings per gross urban hectare.

Directions 2031 is a broad, high-level strategic document and does not provide

Recommended Modification No. 3 and 14 in Attachment 4.

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		specific locational criteria in which to assess the proposal against. Directions 2031 does not provide details of appropriate densities where sites are constrained by considerations such as bushfire, noise or amenity. Instead, the plan sets out broad objectives, which are to be further clarified and implemented through state strategies and statutory positions. Therefore, Administration considers that the proposed densities are appropriate in the context of Directions 2031. Notwithstanding the above, as part of Administration's Recommended Modifications it is proposed to remove the specific density areas proposed. Instead, it	
2.4	The application of urban densities (R20 and R30) is arbitrary considering the site's context, is not site responsive, and does not form a logical extension of any urban development or corridor.	to be further clarified and implemented through state strategies and statutory positions. Therefore, Administration considers that the proposed densities are appropriate in the context of Directions 2031. Notwithstanding the above, as part of Administration's Recommended	N/A
	The proposed densities will undermine and contradict the design intent for proper and orderly planning that has been done as part of		

	ASP 61, which applies a natural urban to semi-rural transition with higher densities surrounding higher levels of amenity.		
2.5	The Acoustic Report (Appendix 6) prepared as part of the Woodlands LSP recommends a 2.5 metre acoustic barrier and facade treatments to the majority of houses to mitigate the high levels of anticipated noise from Wanneroo Road. It would be far more desirable for 'soft' mitigation measures to be implemented, such as natural vegetation as an appropriate noise buffer. The Acoustic Report also notes that the inclusion of double storey dwellings, in some areas, would 'require further consideration'. Given the proposed density and lot sizes, double storey dwellings should be encouraged to provide architectural articulation to the street (particularly for lots abutting the northern boundary), and to avoid streets dominated by garages. It should be noted that noise is not referenced in any part of the text within the Part 1 - statutory section of the Woodlands LSP document. It is recommended, at a minimum, this is considered as a requirement to address noise as part of any subsequent Detailed Area Plan. In any case, the proposed mitigation approach	The Implementation Guidelines for State Planning Policy 5.4 state that a noise wall is an efficient form of noise amelioration, and is an acceptable alternative to spatial separation, which may be inefficient and impractical in urban developments such as this, where site size and/or shape is a major constraint. The detailed design of any future dwellings, including noise attenuation measures, will be considered at the subdivision through the provision of a Detailed Noise Assessment and/or Noise Management Plan, and again at the Detailed Area Plan (DAP) stage. The provision of the Detailed Noise Assessment/ Noise Management Plan and appropriate DAPs which address noise attenuation measures has been addressed through the inclusion of text within Part 1 as part of Administration's recommended Modifications to draft LSP 92. The recommended modification requires a Noise Report/Management Plan to be submitted to the City's satisfaction prior to subdivision, and also details specific matters which a DAP is required to	Refer to Administration's Recommended Modification No. 4e, and 15-17 in Attachment 4.

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		is evidence that the site is not conducive for urban development, and is simply on attempt	address as a requirement of subdivision.	
		to maximise yield with little regard to contextual amenity issues.	Having regard to the submittor's statement that the proposed noise attenuation	
		contextual amenity issues.	measures are an attempt to maximise	
			dwelling yield, see administration's	
\vdash	2.6	The Tree Assessment Statement (Appendix 2)	response to item 2.3 above. The detailed design of the site, including	Refer to Administration's
	~	prepared as part of the Woodlands LSP	vegetation, significant tree retention and	Recommended
		recognises that only 5 trees out of an identified	any potential re-vegetation of the site will	Modification No. 4, 15
		21 trees recognised as 'worthy of retention' will be contained within the proposed public open	be considered at the subdivision stage through the provision of a Vegetation and	and 16 in Attachment 4.
		space. As such, this threatens 16 trees of	Fauna Management Plan (VFMP). As part	
		significance that have not been adequately	of Administration's Recommended	
		considered in the site's design. The statement makes no mention of any fauna (particularly	Modifications, text has been included in Part 1 of draft LSP 92 require a VFMP to	
		bird life) that may inhabit the trees. In any	be submitted prior to subdivision, as well	
		case, application of a lower density would achieve higher rates of tree retention.	as any recommendations of the report being implemented as a condition of	
		achieve higher rates of tree retention.	subdivision.	
	2.7	The state of the s	The Karst Assessment Statement and the	Refer to Administration's
		and the Geotechnical Site Investigation (Appendix 9) prepared as part of the	Geotechnical Site Investigation were referred to the City's Environmental	Recommended Modification No. 16 in
		Woodlands LSP do not appropriately assess	planner for comment during the	Attachment 4.
		the state of karst on the site. The matter is	advertising period, who indicated that the	
		discussed with reference to desktop analysis and site observations. Given that the proposal	structure plan area is mapped in the City's Local Planning Policy 4.13: Caves and	
		is for urban development, it is recommended	Karstic Features (LPP 4.13) as having a	
		that the applicant provide further evidence that the site is in fact capable of accommodating	high risk of Karstic features. As such, a Karstic Features Management Plan	
		urban development without any karst issues.	(KFMP) is generally required to be	
		Specifically, a ground penetrating radar survey	provided as part of structure planning	

		should be completed at this LSP stage in order to confirm.	process. Notwithstanding this, LPP 4.13 allows for a KFMP to be submitted prior to subdivision, where medium to high risk Karstic features have been identified in previous planning stages, such as a local structure plan. Results of the Ground Penetrating Radar investigations, as recommended in the desktop Karst Assessment provided, should also be presented in the KFMP. Through a recommended modification to the Draft LSP by Administration, a KFMP will be required to be submitted prior to	
			subdivision of the structure plan area. This recommended modification is in line with the requirements of LPP 4.13.	
	2.8	The proposed 15 metre road reserve stops to the south of the proposal, although it is designed in a manner suggesting that the road continues into the adjoining development to the east. No access will be provided adjoining the end of the road abutting the eastern boundary within ASP 61. In this regard, the road design should incorporate a cul-de-sac to allow vehicles to turn around.	Administration proposes to remove all details of indicative road reserves and design from the structure plan map, in order to allow greater flexibility in design and layout of the road network at the detailed subdivision design stage.	Refer to Administration's Recommended Modification No. 4 in Attachment 4.
2	2.9	Only one entry/exit point exists to the north of the site. When Flynn Drive is realigned, this will further exacerbate the issue, as more than 41 lots will be exposed to a high level of bushfire risk with no quick escape to Wanneroo Road in the event of an	The provision of a revised Bushfire Management Plan prior to subdivision, to the satisfaction of the City of Wanneroo and DFES will ensure that all bushfire requirements are met and bushfire mitigation measures are acceptable.	Refer to Administration's Recommended Modification No. 5, 6, 15, 16 and 18 in Attachment 4.

		2.10	emergency. A low density response that provides adequate clear zones and buffers between buildings and vegetation within any proposed lots would be a better planning outcome, rather than exposing large numbers of people (particularly within the proposed eastern lots) to extreme levels of bushfire risk. Main Roads WA has plans to upgrade Wanneroo Road to a dual carriageway four lane highway. Upon review of the plans, it is noted that no provision for bicycle lanes or dedicated bus bays exist. Wanneroo Road is already identified as a 'Poor Road Riding Environment' by the Department of Transport's Perth Bike Maps. As such, the proposed 41 lots will have little alternate travel options beyond the site, and the development is likely to become a highly car centric and reliant environment.	The structure plan area abuts Wanneroo Road for a length of approximately 360m. Administration does not consider it feasible to request the provision of bicycle lanes or dedicated bus bays where there would be no continuity with the remainder of Wanneroo road. Further to this, the upgrade of Wanneroo Road, including the specific design requirements such as bicycle lanes and bus bays, is under the control of Main Roads. Draft LSP 92 was referred to Main Roads as part of the advertising process. Main Roads did not raise any concerns regarding the provision of bicycle lanes or bus bays within Wanneroo Road adjacent to the subject site.	N/A
3.	Water Corporation	3.1	A Water service is available to this Structure Plan, with a 250mm diameter water reticulation extension from a 375mm diameter water main at the intersection of Golf links Drive and Wanneroo Road at the developers cost.	Noted. The provision of a water service is the responsibility of the landowner/ developer and is to be provided in consideration of the Water Corporations comments.	N/A
		3.2	A Wastewater service is available to this	Noted. The provision of a wastewater	N/A

			Structure Plan, with the construction of a Wastewater reticulation gravity main to the existing wastewater sewer near the intersection of Golf links Drive and Wanneroo Road at the developers cost. If the route and cover aren't suitable a temporary pump station with appropriate buffer and pressure main will need to be constructed within the structure plan at the developers cost.	service is the responsibility of the landowner/ developer and is to be provided in consideration of the Water Corporations comments.	
4.	Department of Parks and Wildlife (DPaW)	4.1	The structure plan report outlines that the vegetation on Lot 51 is in 'degraded' to 'completely degraded' condition, however the site supports some large jarrah and tuart trees. It is possible that these trees meet criteria identified in the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) referral guidelines for three threatened Black Cockatoo species (Carnaby's Cockatoo, Baudin's Cockatoo and Forest red-tailed Black Cockatoo). The proponent can contact the Federal Department of the Environment to discuss referral requirements under the EPBC Act.	The landowner has been made aware of this obligation and will consider the requirements to refer the project to the DoE for potential significant impacts to the Black Cockatoos under the Environmental Protection and Biodiversity Conservation (EPBC) Act 1999. It is noted that this process is separate to the LSP assessment process and does not prevent the consideration of draft LSP 92 and accompanying technical information.	N/A
		4.2	DPaW recommends that the detailed planning for the area could seek to retain as many of the trees as possible and considers planting new trees within the structure plan area.	See response to item 2.6.	N/A
		4.3	Lot 14 Wanneroo Road, located to the west of Lot 51 on the western side of Wanneroo Road, is proposed to be added to Neerabup National park. It is DPaW's expectation that the planning system will ensure that the separation	See response to item 2.9.	N/A

			between future residences and the bushland		
			on Lot 14 is adequate for bushfire protection,		
			and that all bushfire protection requirements		
			are provided for on Lot 51 and do not place		
			reliance or impositions on the management of		
			the bushland on Lot 14.		
		4.4	The Structure Plan Report outlines that an	See response to item 2.7 above.	N/A
		7.7	investigation found no evidence of any karst	Coo responds to nome and above.	1.071
			formations under the site at shallow depths,		
			and that the investigation recommended that		
			further penetrating investigations be		
			undertaken to reveal any formations at greater		
			depth. It is DPaW's expectation that the		
			planning system will consider the requirement		
			for additional investigations.		
		4.5	It is DPaW's expectation that the planning	Noted.	N/A
			system will adequately address environmental		
			planning issues, including those not mentioned		
			in this advice.		
5.	Department of	5.1	The referral was returned with no comments.	Noted.	N/A
	Water				
6.	Main Roads	6.1	The introduction of lots intending to support	See response to item 2.3.	N/A
	WA		low density urban dwellings, as opposed to the		
			adjacent rural residential standard being	In regards to Main Road's concern	
			pursued by the neighbouring subdivision,	regarding a potential increase in	
			seems counter intuitive to the orderly planning	pedestrian movements on Wanneroo Road, it is noted that the structure plan	
			of the Flynn Drive locality. Main Roads does not object to the proposed density, in principle,	area does not provide direct access (either	
			but recognises the seeming disparity between	vehicular or pedestrian) to Wanneroo	
			adjacent residential areas and requests	Road. Any future development of the site	
			resolution of this potential inconsistency. Main	is also likely to result in a noise wall (or	
			Roads concern, derived from the above	similar noise attenuation measure) to	
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	rationale, is the potential for increased pedestrian movements adjacent to Wanneroo Road, especially considering that Wanneroo Road does not provide a satisfactory environment for pedestrians.	Wanneroo Road, further restricting pedestrian movements onto Wanneroo Road. In the upgrade of Wanneroo Road in this locality, Main Roads should consider the likelihood of future residents in the area and plan for the provision of pedestrian and shared paths appropriately to provide for a holistic approach to the upgraded length of Wanneroo Road.	
6.2	It is Main Roads understanding that the closure of the existing Flynn Drive/ Wanneroo Road intersection will occur once construction of the realigned Flynn Drive, currently underway, is completed and signals installed. It is noted that the Traffic Impact Assessment (TIA) submitted states that closure of this intersection is to occur once Wanneroo Road has been duplicated. This would appear to be incorrect and it is requested that the City confirm this detail regarding staging of the closure and require that the LSP is updated to reflect the correct staging.	Noted. The application was referred to the City's traffic and Transport engineers during the advertising period. The City's engineers can confirm that the closure of the existing Flynn Drive/ Wanneroo Road intersection will occur once construction of the realigned Flynn Drive, currently underway, is completed and signals installed. The closure of the Flynn Drive/Wanneroo Road intersection is not dependent upon the dualling of Wanneroo Road. The applicant has been made aware of this error in the TIA.	Assessment to reflect the correct staging for the realignment of Flynn
6.3	It is acknowledged that the existing Flynn Drive is planned to become a cul-de-sac, and has been planned this way for some time. However, given the location of the current LSP and its proposed access point (unnamed road, 15m road reserve) it may be appropriate to	See response to item 2.8.	N/A

		realign the existing Flynn Drive into the proposed LSP to become the future road		
		referenced (unnamed road), rather than cul-de-		
		sac existing Flynn Drive. This would further		
		reduce the amount of bitumen needed for		
		Flynn Drive, create a direct link to the		
		proposed LSP area and enable a larger portion		
		of vegetated area to be protected.		
	6.4	Table 3.5 of the Acoustic Assessment	The applicants have confirmed that the	
		undertaken by Lloyd George Acoustics 2011	'future' traffic volumes refer to 'post	
		indicates existing and future traffic volumes are	development' volumes (i.e. the existing	Modification No. 15 – 17
		very similar, if not identical. This may be an	traffic volumes, plus those predicted to	in Attachment 4.
		error, as the TIA developed by Transcore 2011 does not specify the year of 'future'	result from the proposed development), and are not a long-term forecast. As the	
		assessment. Main Roads requests that both	post-development volumes have been	
		the Acoustic Assessment and the TIA are	used (i.e. 5 year projected time frame) as	
		revised to clarify this potential error. If traffic	opposed to 'future' volumes (50 years+), it	
		volumes are adjusted this may require a further	has resulted in figures similar to that of	
		revision of the noise assessment. It is	current noise volumes.	
		requested that this issue be resolved prior to		
		full endorsement by the City and the WAPC for	As required through Administration's	
		the LSP in question.	Recommended Modifications, a Detailed	
			Noise Assessment and/or Noise	
			Management Plan will be required prior to	
			subdivision (see response to item 2.5). As part of the more detailed investigations	
			undertaken as part of the Detailed Noise	
			Assessment and/or Noise Management	
			Plan, the report would be expected to	
			incorporate ultimate traffic volumes and	
			noise volumes. The content of the Detailed	
			Noise Assessment and/or Noise	

	r			Management Disc is sequined to be to	
				Management Plan is required to be to satisfaction of the City of Wanneroo.	
		6.5	Specific lots requiring facade treatment and notifications on Certificate of Title(s) [as a result of the Acoustic Report] are not defined. It is requested that these aspects of noise control are clarified in an updated Acoustic Assessment to increase the clarity. Again Main Roads preference would be for this to occur prior to prior to full endorsement of the LSP.	determined, and are not the subject matter of the LSP. Notifications on titles in regards to noise attenuation may be required as a condition of subdivision based upon the recommendations of a Detailed Noise Assessment and/or Noise Management Plan required prior to subdivision.	Refer to Administration's Recommended Modification No. 4e, 15 and 16 in Attachment 4.
7. Department of Planning		7.1	It is recommended that the structure plan mapping be updated to reflect the mapping standards as set out in the WAPC Structure Plan Preparation Guidelines, Digital Data and Mapping Standards.	Agreed. Administration's Recommended Modifications in Attachments 4 require that the presentation and format of the structure plan, including the mapping components, are in line with the WAPC's Structure Plan Preparation Guidelines.	Refer to Administration's Recommended Modification No. 1 and 4 in Attachment 4.
		7.2	Plan 1 identifies fixed R-Codes, therefore Section 3 of Table A is not required. Further, R- Code plans are normally used for larger structure plans where the longer-term residential density layout is subject to more detailed planning associated with roads and open space. In this case the land area is relatively small and planning framework established, therefore the use of R-Code plans would not be supported in this instance.	Agreed.	Refer to Administration's Recommended Modification No. 1, 3 and 14 in Attachment 4.
		7.3	Proposed Clause 5.1a) requires Detailed Area Plans (DAPs) to be required prior to subdivision approval, however this should be undertaken subsequent to the subdivision	Agreed. Administration supports the provision of DAPs subsequent to the subdivision approval process.	Refer to Administration's Recommended Modification No. 1 and 17 in Attachment 4.
		. Department of Planning	Planning	notifications on Certificate of Title(s) [as a result of the Acoustic Report] are not defined. It is requested that these aspects of noise control are clarified in an updated Acoustic Assessment to increase the clarity. Again Main Roads preference would be for this to occur prior to prior to full endorsement of the LSP. 7.1 It is recommended that the structure plan mapping be updated to reflect the mapping standards as set out in the WAPC Structure Plan Preparation Guidelines, Digital Data and Mapping Standards. 7.2 Plan 1 identifies fixed R-Codes, therefore Section 3 of Table A is not required. Further, R-Code plans are normally used for larger structure plans where the longer-term residential density layout is subject to more detailed planning associated with roads and open space. In this case the land area is relatively small and planning framework established, therefore the use of R-Code plans would not be supported in this instance. 7.3 Proposed Clause 5.1a) requires Detailed Area Plans (DAPs) to be required prior to	6.5 Specific lots requiring facade treatment and notifications on Certificate of Title(s) [as a result of the Acoustic Report] are not defined. It is requested that these aspects of noise control are clarifled in an updated Acoustic Assessment to increase the clarity. Again Main Roads preference would be for this to occur prior to prior to full endorsement of the LSP. 7.1 It is recommended that the structure plan mapping be updated to reflect the mapping standards as set out in the WAPC Structure Plan Preparation Guidelines, Digital Data and Mapping Standards. 7.2 Plan 1 identifies fixed R-Codes, therefore Section 3 of Table A is not required. Further, R-Code plans are normally used for larger structure plans where the longer-term residential density layout is subject to more detailed planning associated with roads and open space. In this case the land area is relatively small and planning framework established, therefore the use of R-Code plans would not be supported in this instance. 7.3 Proposed Clause 5.1e) requires Detailed Area Plans (DAPs) to be required prior to subdivision approval process.

		approval process, generally at the subdivision clearance stage, based on the lots created and various elements identified on the structure plan such as land affected by noise or land abutting public open space. Accordingly, consideration should be given to either deleting all provisions relating to DAPs and addressing these issues at subdivision stage; or providing a general provision flagging the possible need to address structural elements through DAPs at subdivision stage. If the City chooses to retain DAP provisions in the structure plan, any provisions that are already required by District Planning Scheme No. 2 are not necessary.	Administration is supportive of providing a general provision outlining the need to address certain elements through DAPs at subdivision stage, and has requested modification to Part 1 requiring a DAP(s) to address requirements of any Bushfire Management Plan, Noise Management Plan or other requirements as necessary.	
	7.4	Provisions relating to R-Code variations are not supported as provisions of structure plans. Should the City wish to provide alternative residential design parameters to that set out in the R-Codes, the City may adopt a DAP independently from the structure planning process.	Agreed.	Refer to Administration's Recommended Modification No. 1 in Attachment 4.
	7.5	Public open space (POS) is identified in Plan 1 therefore section 4 of Table A would appear superfluous. Cash-in-lieu is not supported where land for POS can be provided.	As part of Administration's Recommended Modifications, it is proposed to remove the POS shown on Plan 1, and instead provide a section in Part 1 detailing the POS provision requirements, in accordance with the layout example provided in the WAPC's Structure Plan Preparation Guidelines. The removal of the POS shown on Plan 1 will allow	Refer to Administration's Recommended Modification No. 1 and 4 in Attachment 4.

			greater flexibility in design and layout of the POS at the detailed subdivision design stage, dependent upon the provision of a vegetation and Fauna Management Plan (see response to item 2.6). The City notes the DoP's non-support of Cash-in-lieu for the subject site. It is unlikely that the City would support Cash-in-lieu of POS within the structure plan area also, given the lack of nearby recreational POS within a standard walking radius of 400m, as set out by Liveable neighbourhoods.	
7	7.6	The Plan A title is not clearly identified.	Agreed.	Refer to Administration's Recommended Modification No. 2 in Attachment 4.
7	7.7	The Legend within Plan A refers to 'See Notes', however, it is unclear where these notes are.	Agreed.	Refer to Administration's Recommended Modification No. 4e in Attachment 4.
7	7.8	Clause 3.2a) and b) refer to Table 1 where the intention is to refer to Table A.	Agreed.	Refer to Administration's Recommended Modification No. 1 and 19 in Attachment 4.

Administration's Recommended Modifications Proposed Woodland Vista, Carramar Local Structure Plan No. 92

No.	Modification Required	Reason For Modification
Gene	eral	
1.	The format and content of the draft Local Structure Plan (LSP) 92 (including Statutory Planning Section - Part 1, Explanatory Report - Part 2 and Technical Appendices - Part 3) should be modified to be consistent with the Western Australian Planning Commission's (WAPC) Structure Plan Preparation Guidelines.	Administration considers that the draft LSP 92 as proposed should be consistent with the general format and content provided in the <i>Structure Plan Preparation Guidelines</i> . Administration's Recommended Modifications No. 2 – 20 as follows will facilitate adaptation of the existing structure plan Part 1 content into the format recommended by the <i>Structure Plan Preparation Guidelines</i> , and will provide consistency with other recently certified structure plans within the City.
		It is acknowledged that the current format of the proposed LSP is in accordance with the City's Local Planning Policy 4.2: Structure Planning, however, this policy is currently under review to bring it in line with the formatting requirements of the WAPC's Structure Plan Preparation Guidelines.
	ture Plan Map fy "Plan A: Local Structure Plan Lot 51 Flynn Drive, Carramar " as follows:	
2.	Replace "Plan A: Local Structure Plan Lot 51 Flynn Drive, Carramar" with "Woodland Vista, Carramar Structure Plan No. 92 Plan 1 - Structure Plan Map."	Naming a structure plan after a lot, which is subject to change upon future subdivision and/or development, is not considered appropriate.
3.	Replace the "Residential R20" and "Residential R30" area on the plan with one R-Code range – R20/30 and include in the legend. Remove the (~27 lots) and (~14 lots) within the legend.	Draft LSP 92 currently proposes specifically located R-Code densities over the site; predominantly R20, with an area of R30 adjacent to the proposed POS and indicative laneway lots. Whilst the proposed density range itself is considered to be acceptable, it is considered appropriate to remove the

No.	Modification Required	Reason For Modification
4.	Remove the following from Plan 1; a) Road Reservation as well as notations 'Turning Head to Liveable Neighbourhoods Figure 25' and 'No Through Road' b) Public Open Space from the plan and associated notations in the legend; c) Drainage from the plan and associated notations in the legend; d) 2m wide footpath from the plan and associated notations in the legend; e) Lots affected by Noise from the plan and associated notations in the legend; f) The area (3.304ha) following 'Subject lot' from the legend.	specific R-Code densities, which are delineated by the proposed road network, and instead incorporate an overall zoning and R-Coding of Residential R20/R30 over the structure plan area. The overall R-Coding will allow for a flexible detailed design approach of the site at the subdivision stage. The proposed modification will enable site-responsive design and densities at the subdivision stage, having due regard to the final road layouts, POS location and other design details. This modification has been recommended to remove detailed information from the structure plan map, in accordance with the WAPC's Structure Plan Preparation Guidelines. Such information to be removed includes, but is not limited to, road layouts, POS location, and drainage. The removal of these details at the structure plan stage will allow for a more flexible and adaptable design approach at the subdivision stage, rather than designating specific road locations and lot layouts at this stage of the planning process. In the past, other structure plans proposing a high level of detail on the structure plan map have been subject to structure plan amendments subsequently, as a result of minor inconsistencies or design changes at the subdivision stage.
5.	Include a note on the Plan 1 which states; "The site is a bushfire prone area and is subject to the requirements of a Bushfire Management Plan".	The note on the structure plan map will identify to those looking to purchase and develop within the lot that the area is prone to bushfire and is subject to a Bushfire Management Plan (BMP). This approach is consistent with requirements the draft State Planning Policy 3.7 – Planning for Bushfire Management.
6.	Illustrate an access restriction on the plan, cleans denoting no access from the site onto Wanneroo Road as well as including this within the legend with the note "(Emergency Vehicle Access permitted subject to Bushfire Management Plan)"	An access restriction to Wanneroo Road shown on Plan 1 will clearly indicate that vehicular access to the site must be obtained from internal roads via Flynn Drive. Early identification of the provision of emergency access to Wanneroo Road in accordance with any approved BMP will

No.	Modification Required	Reason For Modification		
		ensure that there are no conflicts between the provision of emergency access and the vehicular restriction to Wanneroo Road at later planning stages.		
Part	1 Text	·		
7.	Clause 1 to be renamed from 'Application' to 'Structure Plan Area' in accordance with the WAPC's Structure Plan Preparation Guidelines and Clause 1.1 to be retained under this heading.	In accordance with Administration's Recommended Modification No. 1.		
8.	Within Clause 1.1 rename the structure plan from "Lot 51 Flynn Drive, Carramar" to "Woodland Vista, Carramar Structure Plan No. 92".	In accordance with Administration's Recommended Modification No. 2.		
9.	Delete Clause 2. Objectives.	In accordance with Administration's Recommended Modification No. 1.		
10.	Insert the following text :	In accordance with Administration's Recommended Modification No. 1.		
	2. Structure Plan Content			
	This structure Plan Comprises:			
	a) Part 1 – Statutory Section			
	This section contains the structure plan map and statutory planning provisions and			
	requirements.			
	b) Part 2 – Non-Statutory (explanatory) Section This section to be used as a reference guide to interpret and justify the			
	implementation of Part 1.			
	c) Appendices – Technical Reports and supporting plans			
11.	Delete Clause 3. Subdivision and Development.	In accordance with Administration's Recommended Modification No. 1.		
12.	Insert the following text:	In accordance with Administration's Recommended Modification No. 1.		
	3. Interpretation and Relationship with the Scheme			
	Insert Clause 1.2, and the following text under this heading:			
	The structure plan map (Plan 1) outlines land use, zones and reserves applicable			
	within the structure plan area. The zones and reserves designated under this			
	structure plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.			

No.	Modification Required	Reason For Modification
	Insert Clause 1.3, and renumber clauses appropriately.	
13.	Insert the following text:	In accordance with Administration's Recommended Modification No. 1.
	4. Operation	
	Insert Clause 1.4, and renumber clause appropriately.	
14.	Insert the following text:	In accordance with Administration's Recommended Modification No. 1.
	5. Land Use and Subdivision	The blanket R-Coding will allow for a more flexible detailed
	The Structure Plan Map (Plan 1) outlines land use, zones and reserves applicable within the Structure Plan area. The zones and reserves designated under this Structure Plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.	design approach to the site at the subdivision stage, given the existing size and shape constraints of the site.
	5.1 Land Use Permissibility	
	Insert Clause 2.1 of Table A.	
	5.2 Residential	
	5.2.1 Dwelling Target a) Objective To provide for a minimum of 40 dwellings within the structure plan area.	
	5.2.2 Density Plan 1 - Structure Plan Map applies residential density codings within the Structure Plan area. Within the area designated R20/30 the R20 code generally applies except for those lots immediately abutting areas of Public Open Space, where the R30 code applies unless otherwise nominated.	
	5.3 Public Open Space	
	The provision of a minimum of 10 per cent public open space being provided in	

No.	Modification Required	Reason For Modification
	accordance with the WAPC's Liveable Neighbourhoods, 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.	
15.	Include the following text; 5.4 Reports/ Strategies Required Prior to Subdivision Prior to the lodgement of subdivisions the following management plans are to be prepared, as applicable, to the satisfaction of the relevant authority and provided at the time of subdivision: a) Bushfire Management Plan (City of Wanneroo / FESA); b) Detailed Noise Assessment and/or Noise Management Plan for noise sensitive land uses affected by Wanneroo Road in accordance with State Planning Policy 5.4 to be prepared in consultation with the relevant infrastructure provider as appropriate (Department of Environment Regulation) c) Vegetation and Fauna Management Plan (City of Wanneroo). d) Karstic Features Management Plan (City of Wanneroo).	This modification is requested to provide guidance on the strategies and reports required prior to subdivision of the site. This modification is in line with the WAPC's Structure Plan Preparation Guidelines.
16.	Include the following text; 5.5 Conditions of Subdivision Approval a) At the time of subdivision the following conditions may be recommended, as applicable, requiring the preparation and/or implementation of the following strategies: i. Urban Water Management Plan (City of Wanneroo/DoW); ii. Geotechnical Report (City of Wanneroo); iii. Landscaping Plan (City of Wanneroo).	This modification is requested to provide guidance on the strategies and reports required at the time of, or to be implemented as a condition of, subdivision of the site. This modification is in line with the WAPC's Structure Plan Preparation Guidelines.
	b) At the time of subdivision the City of Wanneroo shall recommend to the WAPC the implementation of the following strategies which has been prepared and approved as part of the Structure Plan or prior to lodgement of subdivision in accordance with clause 5.4 above, as conditions of subdivision: i. Bushfire Management Plan (City of Wanneroo) FESA); ii. Vegetation and Fauna Management Plan (City of Wanneroo). iii. Detailed Noise Assessment and/or Noise Management Plan	

No.	Modification Required	Reason For Modification
	(Department of Environment Regulation). iv. Karstic Features Management Plan.	
17.	Include the following text: 6. Detailed Area Plans A Detailed Area Plan(s) is to be prepared in accordance with Clause 9.14 of the Scheme, prior to any subdivision and/or development for any lot affected by an approved Bushfire Management Plan; any lot affected by an approved Detailed Noise Assessment and/or Noise Management Plan, and for any other matter required by the City of Wanneroo in accordance with Clause 9.14 of the Scheme.	The requirement of a detailed area plan(s) over any lot affected by a BMP or Detailed Noise Assessment and/or Noise Management Plan during the subdivision process ensures that the required bushfire mitigation and noise attenuation measures are implemented appropriately.
18.	Include the following text: 7. Bushfire and Emergency Access 7.1 Bushfire Prone Area In accordance with draft State Planning Policy 3.7, the structure plan area, as shown on Plan 1, is designated as a Bushfire Prone Area, and is subject to the provisions of a Bushfire Management Plan, to the satisfaction of the City of Wanneroo and FESA. 7.2 Emergency Access In accordance with the WAPC Planning for Bushfire Protection Guidelines Volume 2, two different vehicular access routes, both of which connect to the public road network, are to be available to all residents/the public at all times, and are to be detailed within a Bushfire Management Plan.	Administration considers it appropriate to designate the entire structure plan area, through a provision contained within Part 1 of draft LSP 92 and a designation on the structure plan map, as a 'Bushfire Prone Area'. This will allow for more appropriate bushfire mitigation measures and actions to be detailed in a BMP to be submitted to the City and FESA prior to subdivision occurring, once detailed designs are known and alternative bushfire mitigation measures are able to be considered. This approach is consistent with the requirements of the State Planning Policy 3.7: Planning for Bushfire Risk management (SPP 3.7). Clause 7.2 is required to provide for early identification of the provision of emergency access to Wanneroo Road in accordance with any approved BMP will ensure that there are no conflicts between the provision of emergency access and the vehicular restriction to Wanneroo Road at later planning stages.
19.	Delete Table A- General Planning Requirements for Structure Plan Area, Table B – Planning Requirements for lots abutting Public Open Space, Table C – Strategic Public Open Space Schedule, and Table D – reports, Surveys, Strategies and Plans.	In accordance with Administration's Recommended

No.	Modification Required	Reason For Modification	
	Part 2		
20.	Part 2 is to be updated in accordance with the modifications required in Modifications 1-19 above, where applicable.	This modification is editorial in nature and has been requested to provide consistency throughout the draft LSP 92 documents.	

3.4 Adoption of Amendment No. 32 to the East Wanneroo Cell 4 Agreed Structure Plan No. 6 and Amendment No. 2 to the Hocking Neighbourhood Centre Agreed Structure Plan No. 42

File Ref: 11474-02 – 14/272667

Responsible Officer: Director Planning and Sustainability

Disclosure of Interest: Nil Attachments: 5

Issue

To consider submissions received during public advertising of Amendment No. 32 to the East Wanneroo Cell 4 (Hocking and Pearsall) Agreed Structure Plan No. 6 (ASP 6) and Amendment No. 2 to the Hocking Neighbourhood Centre Agreed Structure Plan No. 42 (ASP 42), and the adoption of these Amendments.

Applicant	TPG Town Planning, Urban Design and Heritage
Owner	Wyatt Grove Development Pty Ltd
Location Lot 20 (100) Gungurru Avenue, Hocking	
Site Area	1.9882 hectares
MRS Zoning	Urban
DPS 2 Zoning	Urban Development
ASP 6 Zoning	Centre
ASP 42 Zoning	Commercial

Background

On 16 April 2014, TPG Town Planning, Urban Design and Heritage (the applicant), on behalf of Wyatt Grove Development Pty Ltd lodged proposed Amendment No. 32 to ASP 6 and Amendment No. 2 to ASP 42 with the City.

The Amendment area relates to the site commonly known as the Wyatt Grove Shopping Centre (WGSC). The site is bound by Gungurru Avenue to the north, Wyatt Road to the east, Nicholas Road to the south, and residential properties along Verteramo Way to the west. A location plan is included as **Attachment 1**.

The site is zoned Centre under ASP 6 and Commercial with a density coding of R40 under ASP 42. The site is subject to two Structure Plans as the site is zoned Centre under ASP 6, which under Clause 9.11.1 of District Planning Scheme No. 2 (DPS 2) requires the preparation and adoption of an Agreed Structure Plan prior to the commencement of development. As such ASP 42 was prepared and adopted by the WAPC on 20 May 2004.

There have been multiple Planning Approvals issued for the site, specifically being four stages of development which are outlined below.

- Stage 1 of WGCS (DA2012/1371) was approved by the City on 9 April 2013, incorporating the following:
 - 15 tenancies (can be retail or non-retail land uses);
 - Liquor store:
 - Supermarket (Woolworths);
 - Landscaping; and
 - Carparking and vehicle/pedestrian access ways.
- Stage 2 (DA2013/706) was approved by the City on 26 July 2013, incorporating the addition of a Medical Centre and an Office.

- Stage 3 (DA2013/823) was approved by the City on 6 August 2013, incorporating the addition of a Recreation Centre and a Medical Centre.
- Stage 4 (DA2014/894) was approved by the City on the 19 September 2014, incorporating four additional tenancies (which can be retail or non-retail land uses) and underground carparking.

Breach of Previous Planning Approval Conditions

In response to numerous enquiries and complaints received by the City, during and following the construction of the WGSC development, Administration has investigated alleged breaches and non-compliance with Planning Approval DA2012/1371. As part of this investigation, a compliance audit of the WGSC was undertaken to determine the extent of non-compliance with the conditions of Planning Approval DA2012/1371. Of the 28 conditions imposed as part of this Planning Approval, it was identified that 12 conditions had not been met and were outstanding.

These outstanding conditions of Planning Approval have since been addressed by the developer and resolved to the satisfaction of the City, with the exception of the following:

- The lodgement of a deposited plan which includes an easement in-gross for the carparking and vehicular access ways; and the provision of a truncation on the corner of Wyatt Road and Gungurru Avenue; and
- 2. The relocation of a lightpole which is currently within the footpath along Nicholas Road.

In regards to the first of these outstanding matters, a draft deposited plan has been provided to the City for its information. The developer is currently preparing the deposited plan and its supporting documents to submit to the City for review and execution. Following this, the deposited plan is required to be lodged by the developer with Landgate for approval.

In regards to the second outstanding matter, Western Power is required to approve the relocation of the lightpole. To relocate a lightpole, Western Power requires a letter of support from the City as part of its assessment process. The City has issued a letter of support for the relocation of the lightpole, and the developer is currently liasing with Western Power to obtain its approval.

In light of the above, the outstanding issues of non-compliance are currently being addressed by the developer. Once these matters have been resolved, the WGSC will be fully compliant with Planning Approval DA2012/1371. Notwithstanding this, these issues of non-compliance with Planning Approval DA2012/1371 do not have any bearing on the determination of the proposed Amendments.

Detail

Amendment No. 32 to ASP 6 and Amendment No. 2 to ASP 42 proposes to increase the permitted retail net lettable area (NLA) from 4,250m² to 5,500m². The proposed Amendments are included as **Attachment 2**.

As the permitted retail floorspace is reflected in both ASP 6 and ASP 42, it is necessary to simultaneously amend the retail floorspace allocated for the Hocking Neighbourhood Centre in both Agreed Structure Plans.

DPS 2 provides the following definition of retail net lettable area:

"retail net lettable area: means the nettable area used for any of the purposes listed in Planning Land Use Category 5 – Shop/Retail (excluding hotels, taverns and nightclubs) of the WA Standard Land Use Classification (WASLUC)."

The proposed Amendments are intended to allow for additional shop-retail (PLUC 5) land uses to be accommodated in the existing WGSC. Shop-retail is defined in the WASLUC as "any activity which involves the sale of goods from a shop located separate to and/or in a shopping centre." Currently the shop-retail land uses approved on the site that contribute to the retail NLA are Beauty Parlour, Hardware Store, Liquor Store, Pharmacy, Shop, and Supermarket.

The applicant has identified 996m² (five tenancies) of existing floorspace that was planned to accommodate commercial land uses. Commercial land uses are not defined in the WASLUC. However, based on the definitions within the WASLUC, commercial land uses would typically involve entertainment, administrative, clerical and professional activities. The approved commercial land uses on the site are Bank, Dry Cleaner, Laundromat, and Office.

It is intended that existing vacant tenancies on the site will accommodate additional shopretail land uses should the proposed Amendments be adopted.

Consultation

On 12 June 2014, the Manager, Planning Implementation, forwarded a memorandum to all Elected Members, providing the opportunity for members to request referral of the proposal to Council prior to advertising. No such requests were received and, as such, advertising of Amendment No. 32 to ASP 6 and Amendment No. 2 to ASP 42 commenced on 15 July 2014 in accordance with Clause 9.5 of District Planning Scheme No. 2 (DSP 2).

The Amendments were advertised for public comment for a period of 42 days by means of an on-site sign, an advertisement in the Wanneroo Times newspaper, notice on the City's website and letters written to adjoining landowners. The submission period closed on 26 August 2014, with six submissions being received; five of which objected to the proposed Amendments. A summary of submissions received and Administration's responses are shown in **Attachment 3**.

The main issues raised during the advertising period relate to the following:

- 3. Demand for additional retail floorspace; and
- 4. Impact of increased traffic in the locality.

A more detailed discussion of these main issues is provided in the Comment section.

Comment

<u>Demand for Additional Retail Floorspace</u>

A number of submissions were received during the public consultation period which objected to the increase in retail floorspace at the WGSC, on the basis that it is not necessary. The applicant's rationale for the proposed increased retail floorspace for the WGSC is based on a lack of interest in leasing commercial tenancies at the centre. The justification for the additional retail floorspace, and the impact that this additional retail floorspace may have on the surrounding centres, is discussed below.

A Retail Sustainability Assessment (RSA) has been prepared by Urbis on behalf of the applicant.

This RSA shows that between April and December 2013, 47 of total of 69 enquiries (68%) received by the leasing agent expressed interest for tenancies that can accommodate shop-retail land uses. The remaining enquiries were regarding non-retail land uses, including only one enquiry (less than 2%) regarding a commercial land use. Also, the majority of the retail floorspace, being 4,140m² of WGSC's permitted 4,250m² is already occupied. This demonstrates that there is a demand for additional shop-retail tenancies at the WGSC. The additional floorspace will allow for existing tenancies to be occupied with shop-retail land uses, rather than remain unoccupied due to the lack of market interest and demand, specifically for commercial tenancies.

In considering the proposed increased in retail floorspace at the WGSC, it is also prudent to consider the impact that this may have on other centres within the Main Trade Area (MTA). The MTA is the geographical area which is served by the WGSC. Aside from the WGSC, other shopping centres located within the MTA are Wanneroo Central, located approximately 2 km to the north, and Pearsall Neighbourhood Centre, located approximately 1 km to the south of WGSC (the MTA is shown in **Attachment 4**).

The RSA has projected that the potential impact of the additional retail floorspace will reduce the retail turnover of Wanneroo Central and Pearsall Neighbourhood Centre by less than 1%. These impacts have been independently tested by the City's external consultant. These impacts are negligible, and are not considered to adversely affect the performance of these other centres.

The RSA demonstrates that the proposed increase of retail floorspace is justified as there is currently a significant demand from businesses to occupy tenancies that can accommodate shop-retail land uses within the WGSC. In addition, the proposal will have a negligible impact on the surrounding centres within the MTA. Based on this, the demand to increase the retail floorspace is acknowledged and is supported by Administration.

The Impact of Increased Traffic

A number of submissions were received during the public consultation period regarding the impacts of increased traffic as a result of the proposed Amendments. As a result of these, a Transport Assessment Report (TAR) was prepared by Uloth and Associates on behalf of the applicant.

The TAR assesses the impacts of increased traffic on the surrounding road network as a result of the proposed Amendments. Currently, the WGSC generates an estimated 3,450 vehicle trips per day (vtpd) on a Thursday. Under the WAPC's Transport Assessment Guidelines for Developments, Thursday and Saturday mornings are considered to be the two peak times for residential and employment-based land uses. These guidelines advise that for developments close to schools, or where traffic from a development would pass close to a school, it may be appropriate for the assessment to be undertaken during the week, as this would have greater impact on traffic as opposed to a Saturday. As Hocking Primary School is located 70m to the west of the WGSC, it is considered appropriate that the survey was carried out on a Thursday.

A fully tenanted WGSC with 4,250m² of retail floorspace is projected to generate a total of 5,610 vtpd. As a result of the proposed Amendments, it is anticipated that the WGSC would generate an additional 670 vtpd. This would result in a total of 6,280 vtpd, and equates to an increase of 12% in vehicle movements on the surrounding roads. This is considered acceptable when assessing the capacity of the surrounding roads against the WAPC's Liveable Neighbourhoods Policy (LN), as detailed below.

The road network surrounding the subject site is made up of Gungurru Avenue (to the north), Wyatt Road (to the west) and Nicholas Road (to the south). For the purposes of the TAR, Gungurru Avenue has been separated into two sections (as shown in **Attachment 5**):

- The eastern section extends for 30m between Wyatt Road and the eastern crossover to the site along Gungurru Avenue. This section has only two dwellings which gain primary access from Gungurru Avenue; and
- The western section is located between the easternmost crossover to the WGSC along Gungurru Avenue and the intersection with Verteramo Way. This section includes traffic generated by the adjacent primary school, and eight dwellings which have their access onto Gungurru Avenue located opposite the WGSC.

The western section of Gungurru Avenue is considered the critical section due to the eight dwellings and the school generating higher levels of traffic in addition to the WGSC compared to the eastern section of Gungurru Avenue.

The current and proposed capacity of the surrounding roads is shown in the table below.

Road	LN Indicative Volume (VTPD)	Current VTPD	Estimated VTPD	Difference (VTPD)
Wyatt Road	7,000 (Neighbourhood Connector A)	4,800	4,850	+50
Gungurru Avenue (West)	3,000 (Access Street A)	1,670	2,070	+400
Gungurru Avenue (East)	3,000 (Access Street A)	3,150	3,550	+400
Nicholas Road	3,000 (Access Street A)	1,210	1,430	+220

As shown above, the estimated volume for Wyatt Road, Nicholas Road, and the western section of Gungurru Avenue remains within the LN indicative traffic volumes. Under LN, the indicative volume only provides a guide of acceptable traffic levels. Acceptable traffic volumes are also to be determined on a case-by-case basis depending on the traffic volume and through traffic requirements of the streets.

The eastern section of Gungurru Avenue has an estimated 3,550 vtpd, which exceeds the 3,000 vtpd indicative volume. The TAR indicates that the volume of traffic on this eastern section of Gungurru Avenue is primarily vehicles accessing the subject site via the easternmost crossover. As a result of this, only a small portion of vehicles travelling east along Gungurru Avenue will continue through to Wyatt Road. Similarly, only a small portion of vehicles travelling along Wyatt Road will travel through to the western section of Gungurru Avenue. Given this lack of through traffic, the additional vehicle movement as a result of the proposed Amendments are considered to have a negligible impact on the existing traffic movements along Gungurru Avenue. As such, the critical section of Gungurru Avenue remains within the LN indicative volume for an Access Street A.

State Planning Policy 4.2 – Activity Centres for Perth and Peel

The subject site is considered a Neighbourhood Centre under the Western Australian Planning Commission (WAPC) State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP 4.2).

The main function of a Neighbourhood Centre under SPP 4.2 is to provide for daily and weekly household shopping needs, community services and a small range of other convenience services.

The proposed Amendments are consistent with the objectives of SPP 4.2 and enable the WGSC to fulfil its function as a Neighbourhood Centre.

SPP 4.2 encourages a mix of land uses within centres to provide for a diversity and intensity of activity within the locality. A Neighbourhood Centre typically features supermarket/s, personal services and convenience shops. The WGSC provides a variety of land uses, such as those that have been previously approved for the centre under DA2013/1371.

The proposed Amendments enhance the ability of the WGSC to provide for diversity in activity. By increasing the permissible retail floorspace, additional shop-retail land uses will be able to occupy vacant tenancies, which can contribute to the diversity of activity within the WGSC. This is not currently possible, as the current maximum retail floorspace requirement has also been reached. As such, the proposed Amendments are considered to be consistent with SPP 4.2.

Local Planning Policy 3.2 – Activity Centres

The City of Wanneroo's Local Planning Policy 3.2 – Activity Centres, requires planning proposals for Centres to:

- Provide access to a range of employment opportunities;
- Not prejudice long term planning of centres; and
- Encourage centres to evolve over time to fulfil their role within the SPP 4.2 hierarchy.

In respect to these considerations, Administration provides the following comments:

- The RSA has demonstrated that the increased retail floorspace could provide an additional 83 jobs at the WGSC than if tenancies that were intended to accommodate commercial land uses remain vacant. In turn, this will provide additional employment opportunities within the locality.
- The additional retail floorspace proposed will not prejudice the long term planning of the centre, as commercial land uses are still capable of operating within the WGSC.
- The proposed Amendments encourage the evolution of the Neighbourhood Centre by allowing for flexibility in leasing of vacant tenancies. This will enable the WGSC to grow and mature in response to market demand.

Given this, the proposed Amendments are considered to be consistent with the objectives of LPP 3.2.

Conclusion

In light of the above, Administration considers the proposed Amendments are acceptable for the following reasons:

 It has been demonstrated that there is a significant demand for additional retail floorspace at the Wyatt Grove Shopping, while having a negligible impact on nearby centres;

- The surrounding road network is considered capable of supporting the additional vehicles, and will have a negligible impact on traffic within the area; and
- The proposed Amendments are compliant with the requirements of both SPP 4.2 and LPP 3.2.

Statutory Compliance

These Structure Plan Amendments have 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. 32 to the East Wanneroo Cell 4 (Hocking and Pearsall) Agreed Structure Plan 6 and Amendment No. 2 to the Hocking Neighbourhood Centre Agreed Structure Plan No. 42 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."

Risk Management Considerations

Nil

Policy Implications

This proposal has been assessed under the provisions of the City's LPP 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. 32 to East Wanneroo Cell 4 Agreed Structure Plan No. 6 (Hocking and Pearsall), included as Attachment 2, and Amendment No. 2 to Agreed Structure Plan No. 42 – Hocking Neighbourhood Centre, included as Attachment 2, as submitted by TPG Town Planning, Urban Design and Heritage on behalf of Wyatt Grove Development Pty Ltd, are SATISFACTORY;

- 2. Pursuant to Clause 9.6.1 of the City of Wanneroo District Planning Scheme No. 2, SUBMITS three copies of Amendment No. 32 to East Wanneroo Cell 4 Agreed Structure Plan No. 6 (Hocking and Pearsall) and Amendment No. 2 to Agreed Structure Plan No. 42 Hocking Neighbourhood Centre, to the Western Australian Planning Commission for its adoption and certification;
- 3. Pursuant to Clause 9.6.5 of the City of Wanneroo District Planning Scheme No. 2, AUTHORISES the Mayor and Chief Executive Officer to SIGN and SEAL Amendment No. 32 to East Wanneroo Cell 4 Agreed Structure Plan No. 6 (Hocking and Pearsall), included as Attachment 2, and Amendment No. 2 to Agreed Structure Plan No. 42 Hocking Neighbourhood Centre, included as Attachment 2, once adopted by the Western Australian Planning Commission; and
- 4. NOTES the Schedule of Submissions received in respect of Amendment No. 32 to East Wanneroo Cell 4 Agreed Structure Plan No. 6 (Hocking and Pearsall), and Amendment No. 2 to Agreed Structure Plan No. 42 Hocking Neighbourhood Centre, 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:

Allac	allaciments.				
1.	Attachment 1 - Location Plan	14/323237			
2.	Attachment 2 - Proposed Amendments	14/321381	Minuted		
3.	Attachment 3 - Schedule of Submissions	15/13468	Minuted		
4.	Attachment 4 - Location of Wyatt Grove Shopping Centre Main Trade Area	15/18362			
5.	Attachment 5 - Gungurru Avenue	15/13330			



AMENDMENT NO. 2

TO

HOCKING NEIGHBOURHOOD CENTRE AGREED STRUCTURE PLAN NO. 42

The City of Wannerco, pursuant to Part 9 of District Planning Scheme No. 2, hereby amends the above Agreed Structure Plan by:

 Increasing the permitted retail floorspace cap of 4,250m² under Clause 5 of the Hocking Neighbourhood Centre to 5,500m² NLA.

AMENDMENT NO. 32

TO

EAST WANNEROO CELL 4 (HOCKING AND PEARSALL)

AGREED STRUCTURE PLAN NO. 6

The City of Warmerco, pursuant to Part 9 of District Planning Scheme No. 2, hereby amends the above Agreed Structure Plan by:

 Increasing the permitted retail floorspace cap of 4,250m² under Schedule 1 of the Hocking Neighbourhood Centre to 5,500m² NLA.

CITY OF WANNEROO AMENDMENT No. 2 TO THE HOCKING NEIGHBOURHOOD CENTRE AGREED STRUCTURE PLAN No. 42 & AMENDMENT No. 32 TO THE

EAST WANNEROO CELL 4 (HOCKING AND PEARSALL) AGREED STRUCTURE PLAN No. 6 SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

(Closed 26 August 2014)

No.	Summary of Submission	Administration Response	Recommendation
1	Caroline Eriksen – No Address Given		
1.1	Approval previously granted has still not been adhered to by the developer, in particular referencing	Noted.	No modification required.
	file DEV12/1619 (9 April 2013), conditions 9, 10, 15, 16, and 22 have still not been met. The site is not yet	Previous Planning Applications do not relate to the proposed Amendments.	
	finished and still has to comply with further approvals already granted before due consideration can be given to any further amendments.	Notwithstanding this, compliance action is currently being taken by the City to resolve breaches to previous Planning Approvals.	
	The owner and developer have failed to consult with residents affected by the Neighbourhood Centre and have breached numerous laws and building requirements.	Failure to comply with any future Planning Approval will also result in compliance action being taken by the City.	
1.2	Referring to point 3 of the proposed amendment (high standard of built form and an active urban edge). This clearly does not stand with the current design, given their refusal to fix numerous flaws and breaches in their building to present (including refusing to rectify the western boundary wall and making residents suffer and fight for the right thing to be done). This shows that any further approval will be breached again with no regard to how this development affects peoples' lives or health from stress.	Noted. The proposed Amendments are not proposing to modify the built form of the existing WGSC. Any Planning Application for the WGSC received by the City will be assessed against the provisions of ASP 42 and the City's District Planning Scheme No.2 (DPS 2).	No modification required.
1.3	Referring to point 3.2 of the proposed amendment, the proposed additional retail floorspace will not fit in	Noted.	No modification required.

No.	Summary of Submission	Administration Response	Recommendation
	with the current development on site and would not be appropriate in terms of the land use permissibility referring to DPS 2.	4,250m² is currently permitted in the WGSC, in accordance with ASP 6 and ASP 42. Of this, currently 4,140m² is currently occupied.	
		The WGSC is zoned Commercial. As per DPS 2, shop-retail land uses are permissible within a Commercial zone. These uses are consistent with the current and intended use and function of the WGSC.	
1.4	SPP 4.2 from the WAPC states that a Neighbourhood Centre should have a minimum of 15 residential properties per hectare. Lot 20, which now contains the Hocking Neighbourhood Centre measures 1.9882ha — should it not contain 30 residential properties on it?	Noted. The proposed Amendments are not proposing residential development. The intention of the proposed Amendments is to enable retail land uses to occupy existing vacant tenancies. As per the Western Australian Planning Commission's (WAPC's) State Planning Policy 4.2 Activity Centres for Perth and Peel (SPP 4.2), Neighbourhood Centres hace a minimum residential density target of 15 dwellings per hectare, with a desired target of 25 dwellings. This is the equivalent of a residential density code of R15 — R25. This density is to be incorporated within and/or immediately adjacent to activity centres.	No modification required.
		There are no residential dwellings located on the WGSC site currently. Residential dwellings are located immediately adjacent to the WGSC along Verteramo Way, Gungurru Avenue, Nicholas Road and Wyatt Road. These areas are coded R40, providing an average of 40 dwellings per hectare. This exceeds the minimum and desired target of a Neighbourhood Centre under SPP 4.2.	
1.5	Referring to point 3.3 of the proposed amendment, the objective of ASP 42 is "to create Gungurru Avenue and Wyatt Road as an active focus for the community with a diversity of retail and commercial uses that generate day and evening activity".	The proposed Amendments to increase the retail floorspace provide an opportunity to contribute towards achieving this objective of ASP 42 through the provision of additional retail services.	No modification required.

No.	Summary of Submission	Administration Response	Recommendation
		A Transport Assessment Report (TAR) was prepared by Uloth	
	Allowing greater retail space will create higher	and Associates and reviewed by the City.	
	volumes of traffic during the evening and on		
	weekends, predominantly quiet times for	The TAR assesses the impacts of increased traffic on the	
	surrounding properties.	surrounding road network as a result of the proposed	
		Amendments. Currently, the WGSC generates an estimated	
	The increased traffic will negatively impact	3,450 vehicle trips per day (vtpd) on a Thursday. Under the	
	surrounding residents to be disturbed by the noise	WAPC's Transport Assessment Guidelines for Developments,	
	of vehicles, headlights from vehicles, along with	Thursday and Saturday mornings are considered to be the two	
	anti-social behaviour that comes from retail space	peak times for residential and employment-based land uses.	
	that can trade greater hours.	These guidelines advise that for developments close to schools,	
		or where development traffic would pass close to a school, it	
		may be appropriate for the assessment to be undertaken during	
		the week, as this would have greater impact on traffic as	
		opposed to a Saturday. As Hocking Primary School is located	
		70m to the west of the WGSC, it is considered appropriate that	
		the survey was carried out on a Thursday.	
		A fully tenanted WGSC with 4,250m ² of retail floorspace is	
		projected to generate a total of 5,610 vtpd. As a result of the	
		proposed Amendments, it is anticipated that the WGSC would	
		generate an additional 670 vtpd. This is considered acceptable	
		when assessing the capacity of the surrounding roads against	
		the WAPC's Liveable Neighbourhoods Policy (LN).	
		The seed estands are seed to the seed of t	
		The road network surrounding the subject site is made up of	
		Gungurru Avenue (to the north), Wyatt Road (to the west) and	
		Nicholas Road (to the south). For the purposes of the TAR,	
		Gungurru Avenue has been separated into two sections:	
		The eastern section extends for 30m between Wyatt Road	
		and the eastern crossover to the site along Gungurru	

No.	Summary of Submission	Administration Response	Recommendation
		Avenue. This section has only two dwellings which gain primary access from Gungurru Avenue; and The western section is located between the easternmost crossover to the WGSC along Gungurru Avenue and the intersection with Verteramo Way. This section includes traffic generated by the adjacent primary school, and eight dwellings which have their access onto Gungurru Avenue located opposite the WGSC.	
		The estimated volume for Wyatt Road, Nicholas Road, and the western section of Gungurru Avenue remains within the LN indicative traffic volumes. Under LN, the indicative volume only provides a guide of acceptable traffic levels. Acceptable traffic volumes are also to be determined on a case-by-case basis depending on the traffic volume and through traffic requirements of the streets.	
		The eastern section of Gungurru Avenue has an estimated of 3,550 vtpd, which exceeds the 3,000 vtpd Indicative volume. The TAR indicates that the volume of traffic on this eastern section of Gungurru Avenue is primarily vehicles accessing the subject site via the easternmost crossover. As a result of this, only a small portion of vehicles travelling east along Gungurru Avenue will continue through to Wyatt Road. Similarly, only a small portion of vehicles travelling along Wyatt Road will travel through to the western section of Gungurru Avenue. Given this lack of through traffic, the additional vehicle movement as a result of the proposed Amendments are considered to have a negligible impact on the existing traffic movements along Gungurru Avenue. As such, the critical section of Gungurru Avenue remains within the LN indicative volume for an Access Street A.	

No.	Summary of Submission	Administration Response	Recommendation
		Anti-social behaviour is a matter for the Western Australian Police who can enforce and infringe where non compliance with the laws occur.	
1.6	Without actual tenants for any of these spaces, granting this amendment would give the owners and developers a blank cheque to do whatever they like with the space and without consultation with residents and from Council. We cannot just let businesses do whatever they want in a residential area with very little traffic management in place for increased vehicles.	Noted. Specific land uses, including shop-retail land uses, have already been approved in the WGSC as part of previous Planning Applications. Any additional development or change in land uses will require Planning Approval from the City, and will be assessed against the provisions of both ASP 42 and DPS 2. Consultation with surrounding residents may be required to be undertaken, in accordance with DPS 2.	No modification required.
1.7	Keeping this space designated as commercial zoning allows for a better mix of customers to Hocking Neighbourhood Centre, including limiting traffic to business hours to allow residents to rest during the evening and on weekends. The purpose of this development was not to negatively impact on residents, yet approving this amendment would do just that.	In regards to traffic, refer to response 1.5 above. Noted. The existing Commercial zoning of the subject site is not being modified as part of the proposed Amendments. The Amendments propose to increase the retail floorspace of the WGSC to enable vacant tenancies that were intended to be commercial, to be occupied by additional retail tenancies. Shop-retail land uses are permitted within a Commercial zone, and are currently approved within the WGSC. In relation to retail trading hours, these are regulated by the	No modification required.
1.8	Removing commercial space limits the opportunity for small businesses or home businesses to expand, as per the definition of 'Neighbourhood Centre' from	Department of Commerce under the Retail Trading Hours Act 1987. Noted. The proposed Amendments do not restrict the ability of WGSC to	No modification required.

No.	Summary of Submission	Administration Response	Recommendation
	the WAPC. The WAPC cites the need for	accommodate commercial uses. The intention of the proposed	
	'Neighbourhood Centres and District Centres' to	Amendments is to create a flexible and adaptable centre that can	
	allow for opportunities for small and home	accommodate additional retail tenancies.	
	businesses to be able to expand as they typically		
	cannot afford high rents in commercial centres.	The main function of a Neighbourhood Centre is to provide for daily and weekly household shopping needs, community services and a small range of other convenience services under SPP 4.2. It is considered that the centre remains capable of fulfilling its function as defined under SPP 4.2.	
		A Home Business is permissible within a Commercial zone, however it must be in association with a Single House. As there are currently no Single Houses located on the WGSC site, a Home Business currently cannot operate from the site. The proposed Amendments do not limit the ability of adjacent Single Houses to the WGSC to operate a Home Business.	
		Small businesses, depending on the nature of the business, can fall within either a retail or non-retail (such as commercial) land use. The Amendments to increase the permitted retail floorspace does not limit the opportunity for small businesses to operate from the WGSC.	
1.9	Referring to point 3.4 of the proposed amendment,	Noted.	No modification required.
	given the centre has not had its official opening what		
	future needs could possibly be known at this early	Since the submission of this objection, the WGSC has officially	
	stage in the life cycle of the Neighbourhood Centre?	opened. Regardless, the Amendments were lodged prior to the	
		opening of WGSC based on there being a high amount of enquiries	
	Would it not be prudent to allow for the	received by the leasing agent for retail tenancies.	
	neighbourhood centre to be established before seeking amendments?		
	Without knowing what the space could be used for or		

No.	Summary of Submission	Administration Response	Recommendation
	without a business actually expressing an interest in		
	the space, such an amendment is unable to be		
	considered adequately.		
1.10	Given there are 2 Neighbourhood Centres located	Noted.	No modification required.
	less than 1.3kms from the Hocking Neighbourhood		
	Centre, there is no need to increase the retail space	A Retail Sustainability Assessment (RSA) has been prepared by	
	as there are plenty of vacancies at these	Urbis, on behalf of the applicant. This has been validated by the	
	Neighbourhood Centres.	City's external economic consultant, who has identified that that	
		these Amendments will reduce the retail turnover of nearby centres,	
	No proof has been supplied in this proposed	namely Wanneroo Central and Pearsall Neighbourhood Centre, by	
	emendment that increasing retail space will	less than 1%.	
	guarantee occupancy of the space.		
		The RSA identifies that between April and December 2013, 47 of 69	
	What evidence can be supplied that changes to retail	total enquiries (68%) received by the leasing agent expressed	
	spacing will in fact result in occupancy?	interest for tenancies that can accommodate shop-retail land uses.	
		Only one enquiry (less than 2%) regarding a commercial land use.	
		The remaining enquiries were regarding other land uses, including	
		childcare and medical land uses.	
		While the City cannot guarantee that these vacant tenancies will be	
		occupied, this indicates that there is market demand and	
		commercial interest to occupy these vacant tenancies with shop-	
	Herby dealers without does to be a	retail land uses.	No
1.11	Hasty decision making without demand from a	Noted.	No modification required.
	customer will just leave the space empty again to be	la accorda de descondi for orbeil florescens antico de consecuent de la co	
	vandalised further with loitering and truancy.	In regards to demand for retail floorspace, refer to response 1.10	
		above.	
		In requests to opti popial haborious and wandalism, these are Delice	
		In regards to anti-social behaviour and vandalism, these are Police matters.	
4.40	Deferring to point 4 (troffic impact) given the		No modification required
1.12	Referring to point 4 (traffic impact), given the surrounding streets are not designed or set up for	Noted.	No modification required.
	surrounding streets are not designed of set up for		

No.	Summary of Submission	Administration Response	Recommendation
	heavy vehicles required to deliver to retail stores and	In regards to traffic, refer to response 1.5 above.	
	already existing traffic problems from the Hocking		
	Primary School, any further retail space will have		
	significant impact on traffic throughout the quiet		
	residential suburb of Hocking.		
1.13	The cited reference to NSW RTA Guide to Traffic	Noted.	No modification required.
	Generated Development does not accurately reflect		
	the suburb of Hocking. It is insulting to think that the	The TAR was prepared in accordance with the WAPC's Transport	
	developer thinks so little of the community to not refer	Assessment Guidelines for Developments. This provides a guide to	
	the Western Australian Traffic Guides, or to conduct	preparing traffic reports. This document permit traffic reports to use	
	an independent study of the streets that are already	the NSW RTA Guide to Traffic Generated Development for the	
	heavily affected from increased volume of traffic from	purpose of calculating vehicle trips per day for a range of uses. A	
	the Neighbourhood Centre.	traffic survey on the site on 16 October 2014 as part of the TAR,	
		and was considered acceptable by the City.	
1.14	Anyone who has attempted to drive around the Wyatt	Noted.	No modification required.
	Grove Neighbourhood Centre during the hours of		
	7:30am - 9am, or 2pm - 4pm will know that you	In regards to traffic, refer to response 1.5 above.	
	cannot move along Nicholas Road, Verteramo Way,		
	Gungurru Avenue or Wyatt Road. A regular		
	occurrence is to see vehicles on the wrong side of		
	the road risking their lives to get around traffic. This is		
	increased now with larger delivery vehicles and MR		
	and HR vehicles using these streets.		
1.15	Increased retail space will mean more deliveries of	Noted.	No modification required.
	products to the Neighbourhood Centre. This has a		
	detrimental effect on the residents who can hear the	It is the applicant/landowner's responsibility to ensure all activities	
	vehicles that arrive very early in the morning or very	associated with the WGSC operation (including deliveries) comply	
	late in the evening and on weekend.	with the noise emission standards prescribed under the	
		Environmental Protection (Noise) Regulations 1997. The City would	
		investigate noise complaints and if substantiated, require a property	
		owner to undertake appropriate measures to ensure compliance	
		with the Environmental Protection (Noise) Regulations 1997.	

Summary of Submission	Administration Response	Recommendation
Referring to point 5 (planning merit) adding 1, 250m ² ,	Noted.	No modification required.
or the equivalent of 25% extra retail space is not a		
	Advisor and the City's external economic development consultant.	
, 0		
East Road Reighbourhood Centre is 1.0km.		
	to activizely allocative periorillarice of diese outer certifies.	
	The development at 21 East Road, Hocking is zoned 'Residential'	
	under ASP 6. Commercial land uses on this site were approved	
	prior to the adoption of ASP 6 in 2002. Therefore this site was not	
	considered as a Neighbourhood Centre in the RSA.	
Referring to the RSA provided, if there are no	Noted.	No modification required.
proposed tenants for the requested amendment to		
retail space, what basis is the RSA using to cite	In regards response to demand for additional retail floorspace, refer	
consumer and retail need?	to response 1.10 above.	
	, ,	
commercially zoned space?	4,£30III .	
Given they cannot fill the already zoned retail space		
Given the history of this development of Hocking	Noted.	No modification required.
Neighbourhood Centre, the lack of planning and		
consultation with the community, little faith can be	Refer to response 1.1 above.	
placed in any amendment being followed or adhered		
to. Enough effort, money and time has been invested		
	Referring to point 5 (planning merit) adding 1, 250m², or the equivalent of 25% extra retail space is not a minor modification under any normal persons definition of 'minor'. Increasing the retail space by 25% needs to have independent analysis to ensure that the need for such an increase is justified and warranted, given Pearsall Neighbourhood Centre is 1.3km from Wyatt Grove Neighbourhood Centre, and East Road Neighbourhood Centre is 1.6km. Referring to the RSA provided, if there are no proposed tenants for the requested amendment to retail space, what basis is the RSA using to cite consumer and retail need? Surely you would need tenants to fill the existing retail space before requesting amendments to commercially zoned space? Given they cannot fill the already zoned retail space, why do they need an additional 25% of retail space? Given the history of this development of Hocking Neighbourhood Centre, the lack of planning and consultation with the community, little faith can be placed in any amendment being followed or adhered	Referring to point 5 (planning merit) adding 1, 250m², or the equivalent of 25% extra retail space is not a minor modification under any normal persons definition of 'minor'. Increasing the retail space by 25% needs to have independent analysis to ensure that the need for such an increase is justified and warranted, given Pearsall Neighbourhood Centre is 1.3km from Wyatt Grove Neighbourhood Centre, and East Road Neighbourhood Centre is 1.6km. Ea

No.	Summary of Submission	Administration Response	Recommendation
	by the Council and local residents.		
1.19	Referring to Retail Need vs Commercial Need, citing	Noted.	No modification required.
	questionable statistics from April – December 2013	The DCA that was substitled asstringed a table of associate that	
	as evidence for change is limited research without the ability to be validated or checked by external	The RSA that was submitted contained a table of enquiries that were received by the leasing agent between April and December	
	parties.	2013. The nature and number of enquiries received were separated	
	paires.	into the following categories:	
		retail:	
		non retail – medical:	
		non retail – entertainment;	
		non retail –childcare;	
		commercial; and	
		unspecified.	
		For privacy reasons, names of interested tenants were not supplied.	
		This information was reviewed by both the City's Principal Business	
		Development Advisor and the City's external consultant, and is	
		accepted.	
1.20	Given this is a Neighbourhood Centre there must be	Noted.	No modification required.
	commercial space to allow for future development.	SDD 4.2 does not provide a defeition of a Maintheauthand Contra	
	To request changes to the approved use of space now is pre-emptive and hasty. A Neighbourhood	SPP 4.2 does not provide a definition of a Neighbourhood Centre. However SPP 4.2 states that the main function of a Neighbourhood	
	Centre by definition must have commercial space.	Centre is to provide for daily and weekly household shopping	
	Contro by definition must have commercial space.	needs, community services and a small range of other convenience	
		services.	
		There is no requirement under SPP 4.2, ASP 42 or ASP 6 for a	
		minimum or maximum amount of commercial floorspace to be	
		provided for a Neighbourhood Centre.	
		The Amendments do not prohibit commercial land uses from	
		operating in the WGSC. It is estimated by the applicant that approximately 654m ² of commercial land uses would continue to	
		approximately 654m or commercial land uses would continue to	

No.	Summary of Submission	Administration Response	Recommendation
		operate out of tenancies from the site. This may increase or	
		decrease depending on the market demand for commercial land	
		uses within the WGSC.	
1.21	What requests have been made for any retail or	Noted.	No modification required.
	commercial space in 2014?		
		As the Amendments were submitted in February 2014, the RSA	
	What tenants or retail businesses have requested	was conducted between April and December 2013, and examined	
	this change or indicated that they would occupy the	the amount and types of enquiries received by the leasing agent.	
	space if such amendment was given?	No additional information was provided to the City in regards to	
		enquiries received during 2014.	
	What tangible evidence can be supplied to residents		
	or Council that these facts are true and accurate?	In regards to the enquiries received by the leasing agent, refer to	
		response 1.19 above.	
		In regards response to demand for additional retail floorspace, refer	
		to response 1.10 above.	
1.22	The Wyatt Grove Shopping Centre is large enough	Noted.	No modification required.
1.22	and does not require any more retail space. If this	NO.	No modification required.
	amendment was granted our lives and homes would	In regards to demand for additional retail floorspace, refer to	
	be adversely affected from increased traffic.	response 1.10 above.	
	vandalism, anti-social behaviour, including what	100000000000000000000000000000000000000	
	occurred today (5 August 2014) where 3 children	In regards to traffic, refer to response 1.5 above.	
	pulled a knife on the chemist staff, threw rocks at		
	cars and houses, and terrorised shoppers and	In regards to vandalism and anti social behaviour, these are Police	
	residents, and Western Australian Police were called.	matters.	
2	Gioria McDermott - No Address Given		
2.1	There has been too many amendments to this	Noted.	No modification required.
	development that has not officially opened yet, and		
	there have been too many breaches of previous	Since the objection was lodged, the WGSC has officially opened.	
	approvals.	Notwithstanding this, the lodgement of an Amendment to the	
		structure plans over the subject site can occur at any time,	
	The shopping centre does not open until 30 August	regardless of the stage of development on the site.	

No.	Summary of Submission	Administration Response	Recommendation
	2014, how can they be seeking future amendments at this early stage?	There has been one previous amendment to ASP 42, and 31 previous amendments to ASP 6. There are no restrictions on the number of amendments to an Agreed Structure Plan. The breach of any condition imposed on a Planning Approval issued by the City is the subject of compliance action, and does not relate to these Amendments. In regards to the demand for additional retail floorspace, refer to response 1.10 above.	
2.2	We live next to a commercial site now and that has increased traffic day and night. I have personally been affected by this and suffering stress and anxiety from this development.	Noted. ASP 6 was adopted by the WAPC on 24 June 2002, and identifies the subject site as a Neighbourhood Centre. ASP 42, specifically prepared for the Hocking Neighbourhood Centre, identifies that the land is zoned as Commercial. ASP 42 was adopted by the WAPC on 20 May 2004. As such, the site has been intended to accommodate a Neighbourhood Centre since 2002. In regards to traffic, refer to response 1.5 above.	No modification required.
2.3	I have had children throw food, rocks and other objects at my house from the carpark that the City of Wanneroo allowed to be built so high and close to our properties.	Noted. The existing development on the site is not the subject of these Amendments. In regards to compliance with Planning Approvals, refer to response 1.1 above. In regards to anti-social behaviour, refer to response 1.5 above.	No modification required.
2.4	I have to give up my daylight and have a concrete fortress built to try and protect me from this development, including commercial lighting used in the carpark that shines into my bedroom and	Noted. In regards to previous Planning Approvals, refer to response 1.1 above.	No modification required.

No.	Summary of Submission	Administration Response	Recommendation
	bathroom.		
		In regards to the built form of WGSC, refer to response 1.2 above.	
2.5	Increasing the retail space will increase the	Noted.	No modification required.
	disturbance and traffic. I am unable to sleep because		
	of the noises outside my bedroom and bathroom	In regards to traffic, refer to response 1.5 above.	
	coming at all hours of the night.		
		In regards to noise, refer to response 1.15 above.	
	Allowing more retail space will mean longer trading		
	hours from retail stores keeping me awake.	In regards to retail trading hours, refer to response 1.7 above.	
2.6	Allowing more retail space will encourage more	Noted.	No modification required.
	children and delinquents to hang around in the		
	carpark, not to mention when the bottleshop opens	Previously, a Liquor Store was approved as part of Stage 1 of the	
	and they start drinking and throwing bottles at the	WGSC.	
	brick wall or worse, my house.	N-1-10-10-1-10-10-10-10-10-10-10-10-10-10	
		Notwithstanding, the Liquor Store (bottleshop) is not the subject of	
		these Amendments.	
		la consiste la culti appial habitatione enforta consociate de Abelia	
2.7	Police have been called on countless occasions	In regards to anti-social behaviour, refer to response 1.5 above. Noted.	No modification required.
2.1		Noted.	No modification required.
	already because of the shopping centre. How can turning commercial space that would only be used	The proposed Amendments seek to ensure vacant tenancies are	
	during office hours and turning it into retail space be	occupied. Occupied tenancies will attract more people, and provide	
	a good idea for the community.	opportunities for passive surveillance. As discussed in response	
	a good idea for the community.	1.5, anti-social behaviour is a matter for the Police.	
3	Sally Finch - No Address Given	1.0, and social beliation is a matter for the Police.	
3.1	The local roads were not built for the extra traffic	Noted.	No modification required.
0.1	which would be added, especially as the location is	TWICH.	Tro inouniouson required.
	already very congested with the current retail	In regards to traffic, refer to response 1.5 above.	
	development, the high amount of Hocking Primary	minguise is additifulated to tappoints in assets:	
	School local traffic and the continued growth of the		
	Catholic school (St Elizabeth's) nearby as well.		

No.	Summary of Submission	Administration Response	Recommendation
3.2	The noise would be increased above what was	Noted.	No modification required.
	initially expected.		
		In regards to noise, refer to response 1.15 above.	
3.3	The location would benefit from the approved	Noted.	No modification required.
	commercial development bringing professional		
	services to the shopping centre.	The Amendments do not prohibit commercial land uses from	
		operating in the WGSC. It is estimated by the applicant that	
		approximately 654m ² of commercial land uses would continue to	
		operate out of tenancies from the site. This may increase or	
		decrease depending on the market demand for commercial land	
		uses within the WGSC.	
4	Ryan Hahn – 25 Verteramo Way, HOCKING		
4.1	Already there is an increase of anti-social behaviour	Noted.	No modification required.
	in our area such as graffiti.		
		In regards to previous Planning Approvals, refer to response 1.1	
	I am a resident on the other side of the brick wall who	above.	
	has been left with opening my windows to an eye	la consede la cuttación habitation de la consede de la con	
	sore every morning, increased noise and juveniles	In regards to anti-social behaviour, refer to response 1.5 above.	
4.0	throwing things on the roof.	Noted	No modification required
4.2	Our normal quiet neighbourhood is now a bustling city centre with increased traffic on our local streets.	Noted	No modification required.
	city centre with increased traffic on our local streets.	As discussed in response 2.2 above, the site has been identified as	
		a Neighbourhood Centre since 2002.	
		a rengilizoumoda Cellitre silice 2002.	
		In regards to traffic, refer to response 1.5 above.	
4.3	There is more than enough choice/selection of retail	Noted.	No modification required.
	that a local centre requires, not to mention other		
	centres located close by in Wanneroo and Pearsall	In regards to retail floorspace, refer to response 1.7 and 1.16	
	only a few minutes' drive away.	above.	
4.4	The carpark at the centre is already an issue for the	Noted.	No modification required.
	size of the centre as there are several blind spots		
	and corners to manoeuvre around.	The layout of the carpark was approved as part of a previous	

No.	Summary of Submission	Administration Response	Recommendation
		Planning Approval, and is not the subject of these Amendments.	
4.5	There is enough traffic in this area with the school being so close by, how do you expect all these single lane roads to cope with an increase of traffic without having a negative impact on the lifestyle and sanity of nearby residents?	Noted. In regards to traffic, refer to response 1.5 above.	No modification required.
5	There will be additional trucks in the area to service these stores. Lisa Beatty – No Address Given		
5.1	Currently not all the shops are leased. If it is a community centre then there needs to be a balance between retail and commercial. We already have so many retail shops in close proximity.	Noted. The Amendments do not propose to restrict the amount of commercial land uses. Rather the Amendments will allow flexibility to fill vacant tenancies with retail or other land uses, in response to market demand. At present, the evidence presented in the RSA indicates that the market interest in non-retail land uses, specifically commercial land uses, is not sufficient to fill vacant tenancies. This may change in the future should demand for commercial land uses in the WGSC increase.	No modification required.
5.2	Since the shops have opened there has been an increase in anti-social behaviour, along with increased traffic. No upgrades have been made to the infrastructure of the roads. This area is becoming increasingly unsafe, especially around school times.	In regards to demand for retail floorspace, refer to response 1.10. Noted In regards to anti-social behaviour and traffic, refer to response 1.5 above. In regards to upgrades of infrastructure, this is not the subject of the proposed Amendments. At present, there are no infrastructure upgrades planned for the area. The existing road network of Gungurru Avenue, Wyatt Road and	No modification required.

No.	Summary of Submission	Administration Response	Recommendation
		Nicholas Road is considered capable of accommodating the extra	
		vehicle trips, for the reasons discussed in response 1.5 above.	
5.3	The current centre is not finished nor is it compliant	Noted.	No modification required.
	with what has been approved.		
		In regards to previous Planning Approvals, refer to response 1.1	
		and 1.2 above.	
		Planning Approvals are valid for a period of 2 years, from the date	
		of approval. Development must commence within this 2 year period,	
		or else the Planning Approval will lapse. The WGSC was approved	
		on 9 April 2013, and is a valid Planning Approval.	
5.4	It is unclear what further plans the developer has for	Noted.	No modification required.
	land and tenancy. Given the Pearsall shops have		
	been built up the road, will all this force them out	The proposed Amendments are to allow additional shop-retail land	
	business just like the East Road shops that now sit	uses to occupy existing tenancies, which are currently vacant. The	
	vacant?	Amendments do not increase the physical size of the approved	
		centre development.	
		In regards to the impact of the increased retail floorspace on	
		surrounding centres, refer to response 1.16 above.	
6	Department of Planning	autivaliality control, forest to to apolitics 1. To above.	
6.1	The Department has considered the proposed	Noted.	No modification required.
0.1	amendments at officer level and based on current	Trouval.	140 modification required.
	information provided by the City, raises no objection		
	to the amendments.		
	to the mineraliteits.		





3.5 Amendment No. 119 to District Planning Scheme No. 2 Local Housing Strategy

File Ref: 5755 – 14/345522

Responsible Officer: Director Planning and Sustainability

Disclosure of Interest: Ni Attachments: 1

Issue

To consider initiating an amendment to District Planning Scheme No. 2 (DPS 2) to recode the Wanneroo and Girrawheen-Koondoola housing precincts identified in Local Planning Policy 3.1: Local Housing Strategy Implementation (LPP 3.1) and introduce corresponding provisions that apply to these areas.

Background

The City of Wanneroo Local Housing Strategy, which was adopted in 2005, analysed existing residential development within the City of Wanneroo and identified several precincts that could be redeveloped by increasing residential density.

LPP 3.1 was adopted in 2010 to define the boundaries of these housing precincts, identify the extent of potential density increases in these areas and provide guidance on the process for implementing the residential density increases in an orderly way. A subsequent amendment to LPP 3.1 was adopted in 2011, which expanded the areas to be recoded.

LPP 3.1 prioritises the Wanneroo and Girrawheen-Koondoola housing precincts as priority one and two for implementation, and requires the following three key issues to be addressed prior to, or as part of, a scheme amendment to increase the R-Coding in these areas:

1. Assess the existing infrastructure provision and identify infrastructure upgrades needed to facilitate redevelopment at a higher density;

Following the adoption of the amended LPP 3.1, Administration engaged consultants to assess the capacity of the road, water and sewer networks and their ability to accommodate the higher densities proposed for the housing precincts. These desktop studies concluded that the following infrastructure upgrades may be required to achieve full development in the housing precincts:

- Nine upgrades to Wanneroo Road to be funded by Main Roads WA;
- Nine road upgrades to local and neighbourhood roads;
- A main sewer in Girrawheen to be funded by the Water Corporation; and
- Numerous upgrades to local water and sewer infrastructure.

Further consultation with the Water Corporation following the completion of these studies has indicated that there may be more capacity within existing water and sewer infrastructure than what has been indicated. The Water Corporation has advised that this existing capacity may be sufficient to accommodate the proposed infill development without completing any infrastructure upgrades.

2. Establishment of a development contribution arrangement for funding of infrastructure upgrades; and

The establishment of a development contribution arrangement to fund infrastructure upgrades was considered as a part of Administration's preparation of this Amendment.

The Department of Planning has advised that they do not support the establishment of a development contributions arrangement to fund any necessary infrastructure upgrades in the housing precincts. They do not consider that a development contribution arrangement could be done equitably in accordance with State Planning Policy 3.6 – Development Contributions across such a large area and could not support a development contributions arrangement that would run for an uncertain amount of time.

Based on the advice of the Water Corporation and Department of Planning Administration has not proceeded with the preparation of a development contributions arrangement. Instead, the upgrading of local and neighbourhood roads is intended to be met by the City through existing road monitor and upgrade programs. Any upgrades to the local water and sewer network that may be required in the future are intended to be met by private developers as and when the need arises. It is considered more cost effective to allow redevelopment to occur using existing capacity and only complete upgrades if and when that capacity has been reached.

3. Introduction of provisions for the application of Design Guidelines to address the specific aspects and context of each housing precinct to facilitate appropriate future residential development and subdivision.

It is necessary to ensure that development within the housing precincts contributes to the streetscape and public realm. There is a risk that development allowed to proceed without design guidance or control could result in inactive street frontages characterised by a dominance of carports and garages, a proliferation of crossovers, and a reduced capacity for street trees and verge landscaping.

To address the infrastructure and design issues identified above, Administration is proposing to initiate an amendment to DPS 2 to implement a split density code approach for the Wanneroo and Girrawheen-Koondoola housing precincts.

Detail

The proposed amendment to DPS 2 comprises the following components:

Amending the Scheme R-Code Map to recode lots in the Wanneroo and Girrawheen-Koondoola housing precincts to R20/R40 and R20/R60.

It is proposed to implement a split density code over the Girrawheen-Koondoola and Wanneroo housing precincts in accordance with the Scheme Amendment Maps included as **Attachment 1**.

In this case the base code reflects the existing R-Code, and the higher code reflects the R-Codes identified, and previously adopted by Council, in LPP 3.1.

The application of a split density code gives the City greater control and influence over subdivision and development than a conventional recoding by only allowing development at the higher R-Code where the proposed development can be adequately serviced and meets the necessary design requirements.

Where the servicing and design requirements cannot be met then the existing base code of R20 will apply and redevelopment at the higher R-Code cannot be approved.

Introducing new provisions that apply to split code areas.

To support the proposed split density code, it is proposed to introduce two new sub-clauses under clause 4.5 of DPS 2 – Special Application of the Residential Design Codes, which deal with the application of the split density code. These provisions provide guidance on development and subdivision applications.

The first clause applies to development proposals under the split density coding and sets out the criteria that must be met for the higher R-Code to apply. These criteria would be applied by Administration in determining applications for planning approval. They aim to ensure that the development does not contribute to a proliferation of driveways and crossovers at the expense of usable, attractive streetscapes and to ensure that passive surveillance of the public realm is maintained as infill development occurs.

The second clause acknowledges that subdivision applications may also be made under the split density coding and that the City is not the determining authority for subdivision applications. It states that Council will base its recommendations on subdivision applications referred to it by the Western Australian Planning Commission on the same requirements for development applications.

Consultation

During the preparation of this scheme amendment Administration has consulted with government departments and infrastructure service providers including the Department of Planning, Water Corporation, Telstra, WestNet Energy, Western Power, Department of Education, Department of Housing, Water Corporation and Main Roads.

All scheme amendments must (by law) be subject to public consultation. However, before doing so the amendment will need to be referred to the Environmental Protection Authority (EPA) to assess the environmental impacts of the proposal and to determine whether any formal environmental assessment is necessary.

Subject to no objections being received from the EPA, the amendment will be advertised for public comment for a period of 42 days consistent with the requirements of the Town Planning Regulations 1967.

Comment

The implementation of a split density code over the Girrawheen-Koondoola and Wanneroo housing precincts is seen as the optimum solution to complex infrastructure and urban design issues, in terms of progressing this project in a manner that is timely and cost effective. The split density code approach directly links any required infrastructure upgrades with actual development uptake rather than basing infrastructure upgrades on assumptions about when and where development might occur. It will also provide a safeguard against poor urban design outcomes and negative impacts on streetscape and public realm that can sometimes be associated with infill redevelopment.

It is acknowledged that the split density code does not provide absolute certainty of the timing or location of future infrastructure upgrades or unrestricted development opportunities for landowners within the housing precincts. It is possible that some land owners may not be able to proceed with development at the higher R Coding until infrastructure capacity is addressed and there may be a perceived inequality associated with this.

There may be a risk that the community expects the City to provide necessary infrastructure upgrades when capacity is reached. To mitigate this risk Administration intends to closely monitor the uptake of development in the housing precincts and will continue to liaise with the Water Corporation to monitor infrastructure capacity.

In this event, Council has the ability, but is not required, to consider funding infrastructure upgrades to allow this development to proceed. Notwithstanding that potential infrastructure upgrades may be required; some infrastructure capacities may never be reached. The split code approach is therefore considered the most appropriate option given the uncertainty in relation to infrastructure capacity.

The structure of the scheme amendment itself is based on similar amendments prepared by other local governments that have already been approved by the Minister for Planning and are now in effect.

Statutory Compliance

The scheme amendment will follow the statutory process outlined in the Town Planning Regulations 1967.

The Town Planning Regulations 1967 provide that where an amendment is consistent with the Metropolitan Region Scheme and State policies and strategies, the consent of the Minister will not be required to advertise the amendment. In this instance, the proposed recoding is considered to be consistent with State Policy. As a result, the consent of the Minister will not be required to advertise the proposed amendment to 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."

Risk Management Considerations

Nil

Policy Implications

The proposed amendment does not meet the following three requirements of LPP 3.1:

- 1. LPP 3.1 proposes conventional recoding to R40 and R60 and does not contemplate a split density code approach. A straight recoding to R40 and R60 was explored by Administration however it was not considered to sufficiently address the infrastructure and design issues. The R20/R40 and R20/R60 split codes used in this amendment are based on the straight R-Codes identified in LPP 3.1.
- LPP 3.1 requires the preparation of development contribution arrangements to fund the required infrastructure in the housing precincts. It was not feasible for a development contribution arrangement to be prepared for the housing precincts due to reasons outlined in the background section of this report.
- 3. LPP 3.1 requires the introduction of provisions for the application of design guidelines to facilitate appropriate future residential development and subdivision.

The proposed amendment provisions do not specifically refer to the application of design guidelines and rather introduce provisions to directly address vehicular access and surveillance of the public realm. It is not considered necessary to introduce further design guidelines.

Administration intends to review LPP 3.1 in the future to address these inconsistencies.

Financial Implications

The cost to prepare and advertise the scheme amendment can be met through existing operational budgets.

The cost to undertake identified local and neighbourhood road upgrades is intended to be included in the City's Capital Works Budget as and when these upgrades are required.

Although the proposed split code approach is intended for developers to fund water and sewer infrastructure upgrades as required, Council may consider including funds in the Capital Works Budget in the future as required.

The proposed split code approach, if approved by Council and ultimately the Minister for Planning, will result in additional rates revenue associated with additional dwellings being created within the housing precincts.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. Pursuant to Section 75 of the Planning and Development Act 2005 INITIATES Amendment No. 119 to District Planning Scheme No. 2 for the purpose of:
 - a) Inserting a new clause 4.5.4 and 4.5.5 as follows:

"4.5.4 Split Density Code – Development

Where a split residential density code is depicted on the Scheme Maps, any development shall conform to the lower density code applicable to the lot, unless the Council determines that development up to the higher density code would comply with the following requirements:

- a) Sufficient capacity exists in all necessary public utility services to adequately meet the needs of the development;
- The development has one consolidated vehicular access point with reciprocal access rights to serve all dwellings, and restricted vehicular access to other areas of road frontage;
- c) All dwellings located adjacent to the street frontage present to the streetscape and provide passive surveillance of the public realm; and

4.5.5 Split Density Code – Subdivision

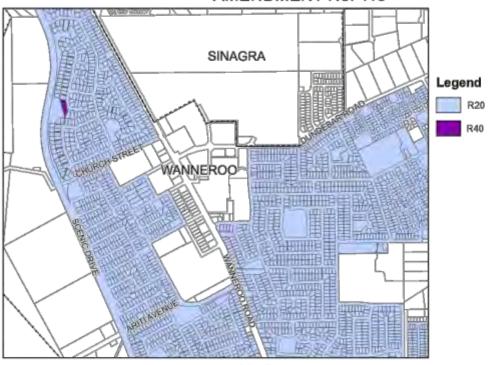
Council will base its recommendations in respect to applications for subdivision of land depicted on the Scheme Maps with a split residential density code in accordance with the development requirements set out in clause 4.5.4.

- b) Amending the scheme maps as depicted in Attachment 1.
- 2. Pursuant to Section 81 of the Planning and Development Act 2005 REFERS Amendment No. 119 to District Planning Scheme No. 2 to the Environmental Protection Authority (EPA) for comment; and should the EPA advise that the Amendment does not require assessment, ADVERTISES the Amendment for public comment for a period of 42 days, pursuant to Regulation 25(2) of the Town Planning Regulations 1967; and
- 3. FORWARDS a copy of Amendment No. 119 to District Planning Scheme No. 2 to the Western Australian Planning Commission.

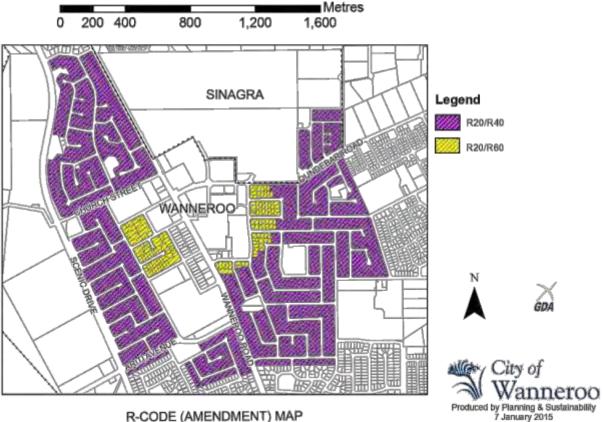
Attachments:

1. Wanneroo & Girrawheen Koondoola Scheme Amendment Maps 15/12658 Minuted

CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT No. 119

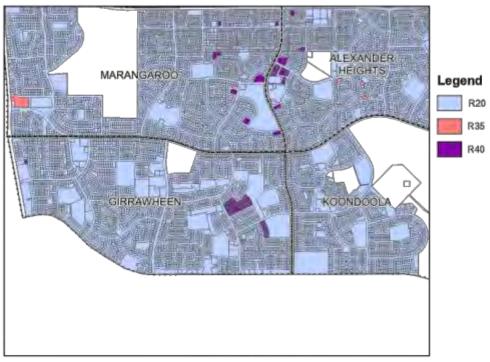


EXISTING R-CODE

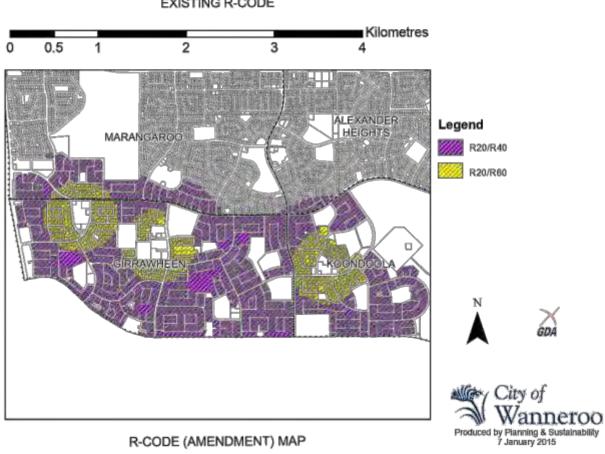


R-CODE (AMENDMENT) MAP

CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT No. 119



EXISTING R-CODE



3.6 Adoption of Amendment No. 2 to Drovers Place Precinct Agreed Structure Plan No. 80

File Ref: 2957-02 – 14/324055

Responsible Officer: Director Planning and Sustainability

Disclosure of Interest: Ni Attachments: 5

Issue

To consider submissions received during public advertising of Amendment No. 2 to the Drovers Place Precinct Agreed Structure Plan (ASP 80) and adoption of the Amendment.

Applicant	Roberts Day
Owner	Roman Catholic Archbishop of Perth
Location	Lot 6 (43) Drovers Place, Wanneroo
	Lot 7 (53) Drovers Place, Wanneroo
	Lot 8 (61) Drovers Place, Wanneroo
Site Area	Lot 6 – 2.9270 hectares
	Lot 7 – 3.2959 hectares
	Lot 8 – 3.0740 hectares
MRS Zoning	Urban
DPS 2 Zoning	Urban Development
ASP 80 Zoning	Special Use

Background

On 25 March 2014, Roberts Day Group, on behalf of the Roman Catholic Archbishop of Perth, lodged a request with the City to rezone Lot 6 (43), Lot 7 (53) and Lot 8 (61) Drovers Place, Wanneroo from Special Use zone to Residential zone. A plan showing the location of Lots 6, 7 and 8 is provided as **Attachment 1**.

Currently, Table B of ASP 80 prescribes only the following land uses as discretionary (or 'D') uses on Lots 6, 7 and 8:

- Educational Establishment; and
- Low scale tourism-related uses, as determined by Council, including tea rooms, local arts and crafts, art galleries and restaurants/café.

On 8 April 2014, the Manager Planning Implementation forwarded a memorandum to all Elected Members, providing Elected Members with an opportunity to request referral of the proposal to Council for consent to advertise. No such requests were received and, as such, advertising of Amendment No. 2 to ASP 80 commenced on 13 May 2014 in accordance with Clause 9.5 of District Planning Scheme No. 2 (DPS 2).

Detail

Amendment No. 2 to ASP 80 proposes to rezone Lot 6 (43), Lot 7 (53) and Lot 8 (61) Drovers Place, Wanneroo from Special Use zone to Residential zone. To coincide with the proposed residential zoning, the Amendment also proposes to modify various parts of the ASP 80 text and Plan 1.

The Amendment document is included as **Attachment 2**. The key elements of proposed Amendment No. 2 to ASP 80 are as follows:

- The rezoning of the Amendment area to Residential, to accommodate up to 450 dwellings with a range of housing densities from R20 to R60;
- Modification to the Statement of Intent of the Western Precinct of ASP 80, to emphasise the intent for residential development to occur in this Precinct;
- Modification to the proposed location of traffic signals required for the Drovers Place and Joondalup Drive intersection, and modification to the responsibility for the subdivider/developer to construct those traffic signals; and
- The removal of a requirement for the subdivider/developer of the land comprising the Amendment area to construct an emergency vehicle access from Joondalup Drive to the existing fire station on Drovers Place.

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 24 June 2014, with 10 submissions received.

Of the submissions received, two were of no objection, four objected to the proposal and four provided general comment in respect to the proposed Amendment. The key issues raised in the objections received relate to traffic and environmental impacts resulting from the proposed Amendment. These issues are discussed in detail in the Comment section of this report.

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

Comment

Traffic Concerns

Location of Traffic Signals

To understand the traffic implications resulting from (then) draft ASP 80, a traffic study was commissioned by the City in 2010 by GHD Consultants. This traffic study identified the need for a signalised intersection on Joondalup Drive, to support vehicular access onto Drovers Place. The most reasonable location for the traffic signals identified in this study was adjacent to the existing western Drovers Place cul-de-sac head, as shown on the plan included as **Attachment 4**.

The traffic study prepared in 2010 highlighted that Main Roads Western Australia (MRWA) provided 'in-principle' support for the traffic signals adjacent to the existing western Drovers Place cul-de-sac head where shown in **Attachment 4**. However, support for traffic signals in this location was subject to the existing Drovers Place and Joondalup Drive intersection being removed. The location of the existing Drovers Place and Joondalup Drive intersection is shown in **Attachment 4**.

The existing ASP 80 map identifies the requirement to provide traffic signals adjacent to the existing western Drovers Place cul-de-sac head (refer to Existing Plan 1 as shown in **Attachment 2** and the plan included as **Attachment 4**). However, Amendment No. 2 proposes to modify the ASP 80 map, by relocating the proposed location of the required traffic signals eastward, to the current Drovers Place and Joondalup Drive intersection (refer to the 'Proposed Plan' as shown in **Attachment 2** and the plan included as **Attachment 4**).

MRWA objects to the existing Drovers Place and Joondalup Drive intersection being signalised for the following reasons:

- The proposed traffic signals would be within close proximity to the existing signals at Joondalup Drive and Wanneroo Road, which is currently heavily congested with traffic queuing back through the intersection at Drovers Place; and
- Traffic signals at the proposed location could impact upon the future grade separation plans MRWA has for the intersection of Joondalup Drive and Wanneroo Road.

Although the applicant's traffic report provides a sound analysis of traffic volumes that could potentially be generated as a result of the Amendment proposal, it does not provide for an argument to address concerns from MRWA. Therefore, the location of the traffic signals at the existing Drovers Place and Joondalup Drive intersection (as proposed in this Amendment) cannot be supported by Administration. A modification to this effect is tabled in the Schedule of Modifications included in **Attachment 5**.

Contribution toward Traffic Signals

Currently Table F – Section 5.2 of ASP 80 contains the following provision:

The subdivider/developer of Lots 6, 7 and 8 in the western precinct shall, in consultation with MRWA, design and construct a three-way signal controlled intersection linking Drovers Place to Joondalup Drive, as indicated on Plan 1 and construct an emergency vehicle access to the existing fire station on Lot 12462 to the specification and satisfaction of the City of Wanneroo.

This Amendment proposes to modify this provision, so that the landowner of Lots 6, 7 and 8 would be responsible in only contributing to the design and construction of traffic signals. This is opposed to the current ASP 80 provision, which requires the subdivider/developer of Lots 6, 7 and 8 fully funding the design and construction of the traffic signals. Administration does not accept this proposed aspect of the Amendment proposal, for the following reasons:

- The applicant's traffic report concludes that traffic from residential development situated in the Amendment area would represent up to 66% of traffic on Drovers Place in the 2016 AM peak hour, and up to 50% in the PM peak hour;
- As outlined in the applicant's traffic report, residential development in the Amendment area would generate a level of traffic through the Drovers Place and Joondalup Drive intersection that warrant the need for traffic signals to be required. Similarly, if the Amendment was not proposed and an Education Establishment was developed on Lots 6, 7 and 8; that development would also have generated a level of traffic through the Drovers Place and Joondalup Drive intersection that would have warranted the need for traffic signals; and
- The proposed Amendment does not specify to what extent (such as a percentage or other value) that the landowner should contribute to the design and construction of traffic signals. In the absence of the applicant outlining who would fund the remaining costs, responsibility for the design and construction of the traffic signals could inequitably fall on the City.

In light of the above, this Administration recommends that this aspect of the Amendment proposal not be supported. A modification to this effect is tabled in the Schedule of Modifications included in **Attachment 5**.

Emergency Vehicle Access to the Fire Station

As outlined above, Table F – Section 5.2 of ASP 80 contains a provision, which in part requires the subdivider/developer of Lots 6, 7 and 8 to construct an emergency vehicle access to the existing fire station on Lot 12462. It was previously agreed in ASP 80 to include a separate DFES access road onto Drovers Place and Joondalup Drive with appropriate treatments to overcome impacts of likely congestion resulting from development of a High School in the Amendment area. The Amendment proposes to remove the requirement for the landowners of Lots 6, 7 and 8 to provide the separate DFES access road.

The current zoning of Special Use on Lots 6, 7 and 8 permits the development of an Education Establishment. Rezoning this land to Residential would result in an Education Establishment being a prohibited (or 'X') use on Lots 6, 7 and 8. Although an Education Establishment will no longer be developed in the Amendment area, traffic is still expected to queue on approach to the Drovers Place/Joondalup Drive intersection. However, as outlined in the applicant's traffic report, traffic generated from the residential development would be considerably less in peak periods than the traffic generated from an Education Establishment. Traffic generated by residential development in the Amendment area would be up to 2,700 vehicles per day, with 270 vehicles per hour in peak periods. This compares to the estimated 1,500 vehicles per hour in peak periods generated from an Education Establishment in the Amendment area, as stipulated in the traffic study prepared by GHD in 2010.

In light of the above, Administration considers that the emergency vehicle access is no longer required, and therefore supports this aspect of the Amendment proposal.

Provision of Traffic Report for Subdivision/Development

Table E of the ASP 80 text outlines the general planning framework for the entire structure plan area, not just the land subject to this Amendment. In particular, this table specifies that a traffic report be provided prior to the subdivision or development of land in the ASP 80 area, including lots situated outside the Amendment area.

The Amendment proposes to amend Table E of the structure plan text, by removing any requirement for a traffic report to be provided prior to any subdivision or development. Administration considers this aspect of the Amendment proposal would inadvertently remove the requirement for traffic reports being provided prior to the subdivision or development of land anywhere in the ASP 80 area.

In light of the above, Administration recommends that this aspect of the Amendment proposal not be supported. A modification to this effect is tabled in the Schedule of Modifications included in **Attachment 5**.

Environmental Impacts

Preserving Natural Environment

The submissions received have highlighted concern regarding the potential loss of the environmental value on the three lots subject to the Amendment, such as the loss of established trees. In response, Administration provides the following comment:

• The Amendment only proposes to rezone land to Residential. The Amendment does not propose to alter the natural environment; and

Consideration of the natural environment (including the retention of significant vegetation and trees) will be made at later stages of the planning process, when the landowner lodges an application for subdivision and a Detailed Area Plan (DAP). Administration notes that Table A – Section 1 of ASP 80 requires the lodgement and adoption of a DAP that is not geographically smaller than the precinct in which it is located. Once a DAP is lodged, ASP 80 requires the DAP to be advertised to members of the public and government agencies prior to its adoption.

Water Management

In their submission, the Department of Water has suggested that a Local Water Management Strategy (LWMS) should be compiled for Lot 6, 7 and 8. The Amendment proposal does not include a LWMS, or the provision for the subdivider/developer to prepare the strategy.

Administration does not consider the submission of a LWMS pursuant to the provisions of Local Planning Policy 4.4: Urban Water Management (LPP 4.4) as necessary. This is because prior to ASP 80 being adopted, the City prepared an Urban Water Management Framework to provide some guiding principles for landowners in the preparation of the more detailed Urban Water Management Plans, which are required under ASP 80 to be prepared prior to the subdivision or development of the land. An Urban Water Management Framework is considered a satisfactory equivalent to a LWMS, and therefore Administration does not consider that an LWMS is required.

Residential Development Considerations

Residential Density Code Plan

The Amendment proposes to impose a residential density code range of between R20 to R60. The Amendment does not propose any mechanism for R-Codings to be assigned to certain lots, following subdivision of land in the Amendment area.

Other structure plans adopted by the City that propose a residential density code range require the submission of a Residential Density Code Plan to be provided at the time of subdivision. The subdivision proposal (which would incorporate the Residential Density Code Plan) would then be assessed by Administration, and a response provided to the Western Australian Planning Commission accordingly.

Therefore, a modification has been tabled in the Schedule of Modifications (included as **Attachment 5**) requiring an additional section (Section 9) of Table B of ASP 80, which prescribes provisions in relation to the provision of a Residential Density Code Plan. These provisions would read as follows:

- 9.1 A Residential Density Code Plan is to be submitted at the time of subdivision to the WAPC and shall indicate the Residential Density Coding applicable to each lot within the subdivision and shall be consistent with the Structure Plan, and the Residential Density Ranges identified in Section 3.2 of this Table.
- 9.2 The Residential Density Code Plan is to include the proposed dwelling yield of the subdivision.
- 9.3 Approval of the Residential Density Code Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Residential Density Code Plan shall then form part of the Structure Plan and shall be used for the determination of future development applications. Variations to the Residential Density Code Plan will require further approval of the WAPC.

- 9.4 Residential Density Code Plans are not required if the WAPC considers that the subdivision is for one or more of the following:
 - *i)* The amalgamation of lots;
 - ii) Consolidation of land for "superlot" purposes to facilitate land assembly for future development; or
 - iii) The purposes of facilitating the provision of access, services or infrastructure.

Conclusion

Amendment No. 2 to ASP 80 relates to Lot 6 (43), Lot 7 (53) and Lot 8 (61) Drovers Place, Wanneroo; located in the Western Precinct as identified on the Structure Plan Map. The Amendment proposes to rezone these land parcels to Residential, with a density coding of R20 to R60. The Amendment also proposes additional changes to the Structure Plan text and map, particularly in relation to traffic provisions.

In light of the comments made previously in this Report, Administration considers the proposed Amendment to be acceptable and therefore recommends that the Amendment be adopted by Council subject to recommended modifications outlined in **Attachment 5**.

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. 2 to the Drovers Place Precinct Agreed Structure Plan No. 80 be adopted subject to modifications, and forwarded to the WAPC for its adoption and certification.

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."

Risk Management Considerations

Nil

Policy Implications

This proposal has been assessed under the provisions of the City's Local Planning Policy 4.2: Structure Planning and Local Planning Policy 4.4: Urban Water Management.

Financial Implications

Nil

Voting Requirements

Simple Majority

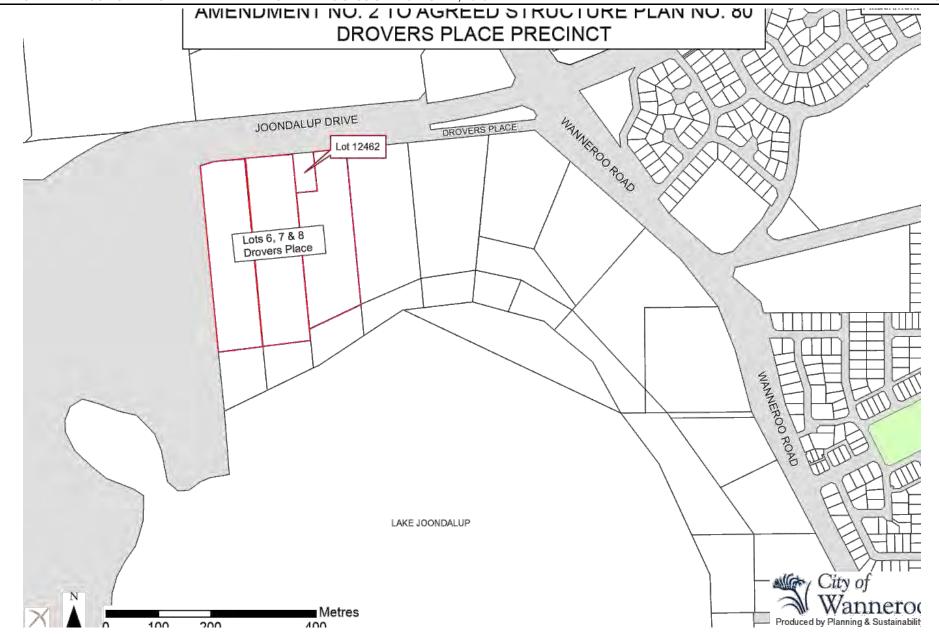
Recommendation

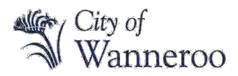
That Council:-

- Pursuant to Clauses 9.6.1 (b) of the City of Wanneroo District Planning Scheme No. 2, RESOLVES that Amendment No. 2 to Drovers Place Precinct Agreed Structure Plan No. 80, included as Attachment 2, submitted by Roberts Day Group on behalf of the Roman Catholic Archbishop of Perth is SATISFACTORY, subject to the recommended modifications listed in the Schedule of Modifications included as Attachment 5 being made to the satisfaction of the Director Planning and Sustainability;
- 2. Pursuant to Clause 9.6.1 of the City of Wanneroo District Planning Scheme No. 2, SUBMITS three copies of Amendment No. 2 to Drovers Place Precinct Agreed Structure Plan No. 80 to the Western Australian Planning Commission for its adoption and certification, once modified in accordance with 1. above;
- 3. Pursuant to Clause 9.6.5 of the City of Wanneroo District Planning Scheme No. 2, ADOPTS the duly modified Amendment No. 2 to Drovers Place Precinct Agreed Structure Plan No. 80 and AUTHORISES the Director, Planning and Sustainability to SIGN the Amendment documents; and
- 4. NOTES the Schedule of Submissions received in respect of Amendment No. 2 to Drovers Place Precinct Agreed Structure Plan No. 80 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.	Revised Attachment 1 - Location plan	15/12810	
2.	Attachment 2 - Amendment Documentation - Amendment No. 2 to ASP 80	14/394227	Minuted
3.	Attachment 3 - Summary of Submissions for Report - Amendment 2 to ASP80	15/17688	Minuted
4.	Attachment 4 - Existing and Proposed Location for Traffic Signals	15/17806	
5.	Attachment 5 - Schedule of Modifications - Amendment No. 2 to ASP 80	15/17689	Minuted





AMENDMENT NO. 02

TO

AGREED STRUCTURE PLAN NO. 80

This Amendment to the Agreed Structure Plan is prepared under the provisions of Part 9 of the City of Wanneroo District Planning Scheme No. 2

RECORD OF AMENDMENTS MADE TO THE AGREED STRUCTURE PLAN NO. 80

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
01	Amend table 'C - Planning Requirements for the Central Precinct as follows:- Introducing Hairdresser with a general training component and with a minimum area of 150m2 (Lot 810); Introducing Large Format Liquor Store with a minimum area of 1,250 m2 (lot 811). Deleting, Butcher, Bakery and Fishmonger.		
02	Amend zoning of Lots 6, 7 and 8 Drovers Place to 'Residential' and related amendments to Part 1 – Statutory Provisions		

AMENDMENT NO. 02

TO

AGREED STRUCTURE PLAN NO. 80

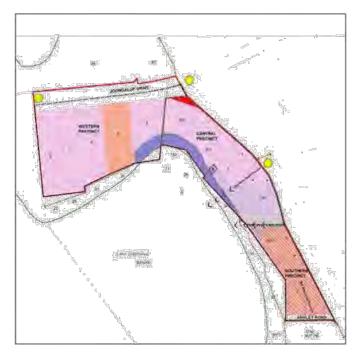
The City of Wanneroo, pursuant to Part 9 of District Planning Scheme No. 2, hereby amends the above Agreed Structure Plan by:

- Replacing the existing Plan 1: Structure Plan No. 80 Drovers Place with the attached amended plan.
- Amending Part 1: Table B Planning Requirements for the Western Precinct, Provision 1 -Intent to read as follows:
 - "1. Intent The Intent for the Western Precinct is to provide for residential, community and private recreation uses that integrate with the environment of Yellagonga Regional Park."
- Amending Part 1: Table B Planning Requirements for the Western Precinct, Provision 3 Zoning – Lots 6, 7 & 8 Drovers Place to read as follows:
 - "3. Zoning Lots 6, 7 & 8 Drovers Place
 - 3.1 The residential zone shall apply to Lots 6, 7 and 8 Drovers Place, as shown on Plan 1.
 - 3.2 The Residential Density Code of R20 R60 shall apply to Lots 6, 7 and 8 Drovers Place.
 - 3.3 Development and land use permissibility within Lots 6, 7 and 8 Drovers Place shall be in accordance with Clause 3.4 'the Residential Zone' of the Scheme."
- Amending Part 1: Table B Planning Requirements for the Western Precinct, Provision 7 Conditions – Lots 6, 7 & 8 Drovers Place, by removing the existing sub-clause 7.1.
- Amending Part 1: Table B Planning Requirements for the Western Precinct, Provision 7 Conditions – Lots 6, 7 & 8 Drovers Place, by amalgamating sub-clauses 7.2 and 7.3 as a new sub-clause 7.1 to read as follows:
 - "7. Conditions Lots 6, 7 & 8 Drovers Place
 - 7.1 The design of development adjacent to Yellagonga Regional Park shall limit the visual impact of site levels, retaining walls, and fencing. Visually impermeable fencing and/or retaining walls above 1 metre in height shall be prohibited adjacent to Yellagonga Regional Park. Development shall be designed at a scale and level that would render it unobtrusive from the Yellagonga Regional Park boundary."
- Amending Part 1: Table B Planning Requirements for the Western Precinct, Provision 8 Detailed Area Plan Requirements by removing the requirement for Parking Controls.
- Amending Part 1: Table E Planning Framework, by removing the requirement for a Traffic Report as a condition of subdivision and/or development.
- Amending Part 1: Table E Planning Framework, by removing the comment associated with the Issue of "Movement – Traffic Reports".
- 9. Amending Part 1: Table F Infrastructure Provisions, sub-clause 5.2 to read as follows:
 - "5.2. Infrastructure Provision
 - 5.2 The subdivider/developer of Lots 6, 7 and 8 in the Western Precinct shall, on consultation with MRWA, contribute to the design and construction of a three-

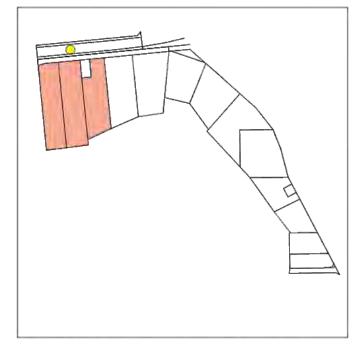
way signal controlled intersection linking Drovers Place to Joondalup Drive, as indicated on Plan 1 to the specification and satisfaction of the City of Wanneroo."

CITY OF WANNEROO AGREED STRUCTURE PLAN No.80 ASP AMENDMENT No. 02





EXISTING PLAN 1: Structure Plan No.80 (August 2011)



PROPOSED PLAN: Structure Plan No.80 (March 2014)





CED DRO RD3 001 B 140310

CERTIFIED THAT AMENDMENT NO. 2 TO THE DROVERS PLACE PRECINCT AGREED STRUCTURE PLAN NO. 80

WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON
Signed for and on behalf of the Western Australian Planning Commission
an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose, in the presence of:
Witness
Date
AND BY
RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO (or as otherwise delegated under Section 8.1 of its Delegated Authority Register)
ON
Signed for and on behalf of the City of Wanneroo in accordance with the Local Government Act 1995, Clause 9.49 A. (1) (b)
Director, Planning and Sustainability, City of Wanneroo
Date

ATTACHMENT 3 Amendment No. 2 to Drovers Place Precinct Agreed Structure Plan No. 80 (ASP 80)

Summary of Submissions

COLUMN A.	COLUMN B	COLUMN C	COLUMN B
Ref No.	Details of Submitter	Summary of Submission	Administration Comment

1.0	Member of the Public		
1.1		A school had been proposed for the Amendment area, and that there were issues with road design and traffic flow.	Noted.
1.2		The submitter noted their previous intention of acquiring the land for the purpose of developing a day spa, to add for the tourism element of the area.	Noted.
1.3		The trees in the Amendment area are in good condition. The submitter would be disappointed if the trees were to be removed for any housing development.	 The Amendment only proposes to rezone land to Residential. There is no proposal being submitted at this time that proposes to alter the natural environment in the Amendment area. Consideration on the natural environment will be made at later stages of the planning process, when the landowner lodges an application for subdivision and a Detailed Area Plan. Administration notes that prior to subdivision, Table A – Section 1 of ASP 80 requires the lodgement and adoption of a DAP that is not geographically smaller than the precinct in which it is located. Once a DAP is lodged, it is subject to advertising to members of the public and government agencies prior to its adoption. Any other development in the Amendment area (such as an Education Establishment) would also potentially require some loss of the natural environment, which would also have been considered during considerations of a subdivision and Detailed Area Plan application.

COLUMN A	COLUMN B	COLUMN C	COLUMN B
Ref No.	Details of Submitter	Summary of Submission	Administration Comment

1.4		The submitter feels that residential expansion should occur in other parts of Wanneroo or Joondalup, and that the area be used for tourism purposes. The Amendment area should be kept in its natural form (similar to the Botanic Golf site), to encourage tourism operators and visitors to the area.	Noted. Refer to Administration's comments made to item No. 1.3, above.
2.0	Department of Water (DoW)		
2.1		The Department of Water recommends a condition for a Local Water Management Strategy (LWMS) to be compiled for the subject site. The LWMS should contain a level of information that reflects the site constraints and risk to water resources and a commitment to prepare an Urban Water Management Plan at subdivision.	Prior to ASP 80 being adopted, the City prepared an 'Urban Water Management Framework' to provide some guiding principles for landowners in the preparation of the more detailed Water Management Plans. Administration considers that the Water Management Framework already prepared is adequate to guide the preparation of an Urban Water Management Plan. ASP 80 currently requires the preparation of a Local Water Management Plan at the time a subdivision is lodged. This is not proposed to change as part of this Amendment proposal.
2.2		The provision of a LWMS was previously requested by the DoW in correspondence with City, as there were concerns regarding development of the area as it backs onto Lake Joondalup and the Amendment proposes high density housing.	Refer to Administration's comments made to item No. 2.1, above.

COLUMN A.	COLUMN B	COLUMN C	COLUMN B
Ref No.	Details of Submitter	Summary of Submission	Administration Comment

3.0	Fire-fighter at Department of Fire and Emergency Services (DFES)		
3.1		A submission raising concern on the speed limit imposed on Joondalup Drive and the condition of the shrubs in the Joondalup Drive median.	Noted. However; current speed limit and verge treatment concerns on existing roads are not valid planning considerations when considering this Amendment proposal.
4.0	Member of the Public		
4.1		The traffic lights at the intersection of Drovers Place and Joondalup Drive will impact traffic in the area immensely. Drovers Place needs to be extended westward to adjoin to Joondalup Drive south of the Burns Beach Road roundabout.	 The applicant's Traffic Report suggests that the installation of traffic signals would be a substantial improvement to the current traffic situation. However, for reasons outlined in the 'Comment' section of the Report (under the sub-heading 'Traffic Concerns'), Administration does not support the location of the traffic signals proposed in the Amendment. The suggested revised road layouts as outlined in this submission would be located in the City of Joondalup. This matter is subject to separate discussions with Main Roads Western Australia, the City of Joondalup and Administration.

COLUMN A.	COLUMN B	COLUMN C	COLUMN D
Ref No.	Details of Submitter	Summary of Submission	Administration Comment

5	Member of the Public		
5.1		An objection to the proposed Amendment.	Noted.
5.2		Neighbouring suburbs already have land and houses for sale, and therefore more residential property is not required. What is needed is more commercial zoned land, to support commercial enterprises such as supermarkets.	The Amendment area is not a designated activity centre in State Planning Policy 4.2: Activity Centres for Perth and Peel or the City's Local Planning Policy 3.2: Activity Centres.
5.3		High density housing will bring more traffic congestion.	The proponent's Traffic Report provides an analysis of the traffic generated from possible development in the Amendment area. Administration is satisfied that development resulting from the proposed Amendment will not exceed the road and intersection capacity proposed under the existing Structure Plan.
6.0	Town Planning, Urban Design and Heritage (TPG)		
6.1		A submission on behalf of other landowners in the ASP 80 area. These landowners support the proposed Amendment.	Noted.

COLUMN A.	COLUMN B	COLUMN C	COLUMN TO
Ref No.	Details of Submitter	Summary of Submission	Administration Comment

6.2		The proposed Amendment seeks to introduce cost sharing arrangements relating to the design and construction of a signalised intersection at the intersection of Drovers Place and Joondalup Drive. The submitter also notes that ASP 80 currently imposes a requirement on the landowner of Lots 1 and 132 to be responsible for the cost of design and construction of a signalised intersection at the intersection of Clarkson Avenue and Wanneroo Road. For a consistent approach being applied to the design and construction of all traffic lights within the structure plan area, the submitter requests that as part of proposed Amendment No. 2, the wording of Clause 5.1 of ASP80 also be amended.	As outlined in the 'Comment' section of the Report (under the sub-heading 'Traffic Concerns'), the proposed 'cost sharing arrangements' relating to the design and construction of a signalised intersection at Drovers Place and Joondalup Drive is not supported by Administration. Furthermore this Amendment proposal applies to Lots 6, 7 and 8 Drovers Place only. Consideration of treatment provisions relating to the Wanneroo Road and Clarkson Avenue intersection is subject to Amendment No. 5 to ASP 80, which is currently being considered by Administration.
7.0	Main Roads Western Australia (MRWA)		
7.1		MRWA objects to the proposed Amendment, as the rezoning of the site for residential purposes will generate significant trip demands, and subsequently place pressure on the existing congested road network.	The applicant's traffic report provides an analysis of the traffic generated from possible development in the Amendment area. As outlined in the 'Comment' section of the Report (under the sub-heading 'Traffic Concerns'), Administration is satisfied that development resulting from the proposed Amendment will not exceed the road and intersection capacity proposed under the existing Structure Plan.

COLUMN A.	COLUMN B	COLUMNIC	COLUMN B
Ref No.	Datails of Submitter	Summary of Submission	Administration Comment

7.2	MRWA notes that the resulting residential developmen requires access to Joondalup Drive. Traffic signals at the proposed location are not supported as they are within close proximity to the existing signals at Joondalup Drive and Wanneroo Road, which is currently heavily congested with traffic queuing back through the intersection at Drovers Place. Furthermore, traffic signals at the proposed location could impact upon the future grade separation plans MRWA has for the intersection of Joondalup Drive and Wannerook Road.	the Report (under the sub-heading 'Traffic Concerns'),
7.3	Suggested alternative access options include adding a fourth leg to the roundabout at Joondalup Drive and Burns Beach Road by extending Drovers Place, which would improve traffic flow and increase safety.	be located in the City of Joondalup. This matter should be subject to
7.4	This current Amendment provides the opportunity for further investigation to be undertaken to address the above issues in this area.	

COLUMN A.	COLUMN B	EOF NW C	COLUMNID
Ref No.	Details of Submitter	Summary of Submission	Administration Comment

8.0	Department of Fire and Emergency Services (DFES)		
8.1		The Department of Fire and Emergency Services (DFES) objects to the Amendment proposal.	Noted.
8.2		It was previously agreed in ASP 80 to include a separate DFES access road onto Drovers Place and Joondalup Drive with appropriate treatments to overcome impacts of likely congestion resulting from development in the area. This Amendment proposes to remove this requirement.	As discussed in the 'Comment' section of the Report (under the sub- heading 'Traffic Concerns'), Administration considers that the emergency vehicle access is no longer required.
8.3		The fire station on Drovers Place is already experiencing egress problems onto Joondalup Drive because of the present traffic levels in the area. Traffic levels are expected to increase if the proposed residential development in the Amendment area proceeds.	The traffic report prepared by the applicant suggests that traffic on Drovers Place generated by the proposed Amendment will not exceed the road and intersection capacity proposed under ASP 80 in its current form. Administration has had the opportunity to review the traffic report, and agrees with this conclusion.
8.4		The current uncontrolled Drovers Place/Joondalup Drive intersection is difficult for large fire trucks to manoeuvre due to congestion of traffic waiting to enter Joondalup Drive.	The structure plan requires subdivider/developer of Lots 6, 7 and 8 to design and construct traffic signals at the Drovers Place/Joondalup Drive intersection. This would occur as a result of further development or subdivision of Lots 6, 7 and 8. Any design changes to the intersection necessary for the signalisation at that time can be made in consultation with the DFES.

COLUMN A.	COLUMN B	COLUMN C	COLUMN B
Ref No.	Details of Submitter	Summary of Submission	Administration Comment

8.5		The current two lane configuration of the access road does not allow sufficient room for fire trucks to bypass traffic queuing at the intersection with Joondalup Drive.	Refer to Administration's comments on item No. 8.4, above.
8.6		New residential development on Drovers Place would increase traffic in the area and queuing on approach to the intersection with Joondalup Drive. DFES requires a dedicated access road and related treatments to ensure uninterrupted egress from the fire station and the entry onto Joondalup Drive. A dedicated access road will remove the risk to the public and allow emergency vehicles to respond to emergency incidents unimpeded.	Refer to Administration's comments on item No. 8.2, above.
9.0	Regents Garden Village Lake Joondalup Residents Association		
9.1		Concern on how traffic flow would be managed, given that there already is an overload.	The proponent's traffic report provides an analysis of the traffic generated from possible development in the Amendment area. Administration is satisfied that development resulting from the proposed Amendment will not exceed the road and intersection capacity proposed under the existing structure plan.

COLUMN A.	COLUMN B	COLUMN C	COLUMN B
Ref No.	Details of Submitter	Summary of Submission	Administration Comment

9.2		Concerns that dwellings constructed in the Amendment area may adversely affect the peace and tranquillity enjoyed by residents of the Lake Joondalup Retirement Village.	Outside of any planning controls, nuisances (such as noise) can be controlled under the relevant government regulations. In the event that nuisances from residential development in the Amendment area affect nearby residents, Administration would investigate those nuisances, and if substantiated, require the property owners to undertake appropriate measures to ensure compliance with the relevant Regulations. Existing permissible uses (such as the 'Education Establishment') could have had a similar impact on residents of the Lake Joondalup Retirement Village, and would have been controlled through the relevant Regulations.
9.3		Suggestion that the City directs thoughts to the owners of the land in the Amendment area to develop retirement village accommodation.	The Amendment proposes to apply the 'Residential' zone on Lot 6, Lot 7 and Lot 8. The Residential Zone permits a range of housing types, including retirement village accommodation. Housing type will be the decision of the subdivider/developer of Lots 6, 7 and 8.
10.0	Department of Planning		
10.1		The Department has no objection in principle to the rezoning of the land to residential, subject to consideration of a number of issues, including residential density, bushfire, traffic, developer contributions and parking controls (as discussed in Item No's. 10.2 to 10.8, below).	Noted.

COLUMN A.	COLUMN B	COLUMNIC	COLUMNID
Ref No.	Datails of Submitter	Summary of Submission	Administration Comment

10.2	Given the accessibility of the site in relation to the road network, its location adjacent to a retirement village and its proximity to other services, consideration should be given to allocating a higher density coding to the site by potentially replacing the proposed R20-R60 coding to R30-R60.	Administration finds the comment from the Department of Planning reasonable. Administration advised the applicant of this comment, in which the applicant replied by requesting that the minimum density coding in the proposed density coding range be maintained at R20. Administration has therefore agreed with the applicant to maintain the minimum density coding of R20, and for the applicant to argue this with the Department of Planning during their consideration of the Amendment.
10.3	Given the location of the site adjacent to the Yellagonga Regional Park, the structure plan should be amended to require the preparation of a Fire Management Plan to be prepared and lodged with any future subdivision application.	Part 1 of ASP 80 currently requires the City to recommend subdivision conditions requiring a developer to prepare a Fire Management Plan. Administration considers this sufficient, as an endorsed Fire Management Plan is necessary prior to any lots being created, or the commencement of residential development.
10.4	No objection is raised to the proposed change to relocate the proposed signalised intersection further east to correspond with the existing unsignalised 'T' junction of Drovers Place and Joondalup Drive.	Although this submission is noted, objections to the relocation of the proposed signalised intersection have been made by MRWA (refer to MRWA comments in Submission Item No. 7, above.
10.5	No objection is raised to the proposed removal of the requirement to prepare a Traffic Report to accompany applications for subdivision and development. This is as a Traffic Report has been included as part of the proposed Amendment and that a Traffic Report will still be required to accompany a Detailed Area Plan for each precinct.	Table E outlines the general planning framework for the entire structure plan area, not just the land subject to this Amendment. In particular, this table specifies that a traffic report be provided prior to the subdivision or development of land in the ASP 80 area, including lots situated outside the Amendment area. The Amendment proposes to amend Table E of the structure plan text, by removing any requirement for a traffic report to be provided prior to any subdivision or development. Administration considers this aspect of the Amendment proposal would inadvertently remove the requirement for traffic reports being provided prior to the subdivision or development of land anywhere in the ASP 80 area. Administration recommends that this aspect of the Amendment proposal not be supported.

COLUMN A.	COLUMN B	COLUMN C	COLUMN B
Ref No.	Details of Submitter	Summary of Submission	Administration Comment

10.6	It is recommended that the Amendment traffic assessment be expanded to also analyse the other major intersections in the vicinity of the subject land, including the Wanneroo Road/Joondalup Drive, Joondalup Drive/Burns Beach Road, and Wanneroo Road/Clarkson Avenue intersections.	The traffic report prepared by the applicant provided Administration with satisfactory information to consider the traffic implications resulting from the Amendment proposal.
10.7	ASP 80 currently requires the subdivider or developer of the land to construct a signalised intersection linking Drovers Place to Joondalup Drive. The Amendment proposes to add the words "contribute to" rather than require this to be the sole responsibility of the subdivider or developer. However, the traffic assessment indicates the unsignalised Drovers Place to Joondalup Drive T-junction will already be congested in 2016 without adding any traffic from the proposed residential development. It is considered that the signalisation of the intersection will be a priority if the land is subdivided for residential development and the existing wording should therefore be retained to ensure the timely signalisation of the intersection.	This comment is concurred by Administration for the reasons outlined in the 'Comment' section of the Report (under the sub-heading 'Traffic Concerns').

Amendment No. 2 to Drovers Place Precinct Agreed Structure Plan No. 80 (ASP 80)

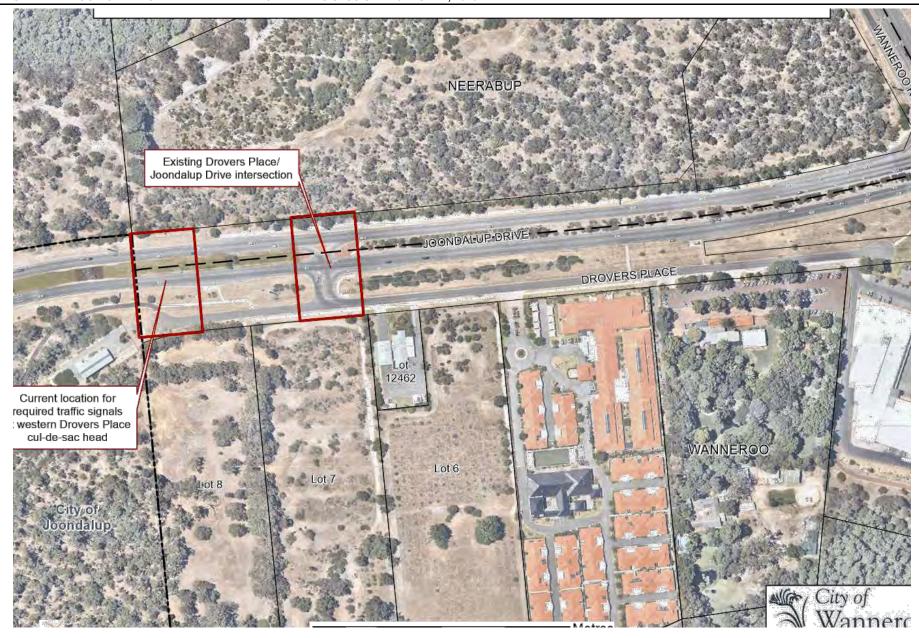
Summary of Submissions



The Amendment proposes to remove the requirement for parking controls to be included in the required DAP for the Western Precinct. Although there would be different requirements in relation to parking for residential development than for a school, the DAP required by ASP 80 is to encompass the entire Western Precinct and not just the subject land. The remaining lots in the precinct have been developed with a retirement village and the botanical golf, and it would therefore be appropriate to still require parking controls to be addressed in the DAP. These controls may also be required in the event that residential subdivision of the subject land involves laneway lots and a ratio of visitor parking is required. The removal of parking controls is not supported.

Parking controls is not considered necessary for the following reasons:

- A Detailed Area Plan prepared for the Western Precinct would ultimately guide residential development on Lot 6, Lot 7 and Lot 8 only;
- Table A, Section 1.4 (c) of ASP 80 stipulates that a Detailed Area Plan is to outline streetscape details, including parking detail;
- The Residential Design Codes outline the minimum number of car parking bays and visitor bays required for each dwelling; and
- As a standard, Administration recommends subdivision conditions requiring a subdivider to provide for one on-street car parking bay for every two laneway lots created.



Amendment No. 2 to Drovers Place Precinct Agreed Structure Plan No. 80 (ASP 80)

Schedule of Modifications Recommended by Administration

COLUMN	COLUMN B	COLUMN C	
Mod No.	Administration's Recommended Modifications	Administration Comment	

Modifying Table B of the ASP 80 text, to add an additional section (Section 9) relating to Residential Density Code Plans. In the left hand column, this Section being titled 'Residential Density Code Plans – Lot 6, Lot 7 and Lot 8'. The right hand column then incorporating the following text:

- 9.1 A Residential Density Code Plan is to be submitted at the time of subdivision to the WAPC and shall indicate the Residential Density Coding applicable to each lot within the subdivision and shall be consistent with the Structure Plan, and the Residential Density Ranges identified in Section 3.2 of this Table.
- 9.2 The Residential Density Code Plan is to include a summary of the proposed dwelling yield of the subdivision.
- 9.3 Approval of the Residential Density Code Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Residential Density Code Plan shall then form part of the Structure Plan and shall be used for the determination of future development applications. Variations to the Residential Density Code Plan will require further approval of the WAPC.
- 9.4 Residential Density Code Plans are not required if the WAPC considers that the subdivision is for one or more of the following:-
 - The amalgamation of lots:
 - Consolidation of land for "superlot" purposes to facilitate land assembly for future development; or
 - iii) The purposes of facilitating the provision of access, services or infrastructure.

The Amendment proposes to rezone Lot 6, Lot 7 and Lot 8 Drovers Place to Residential, and apply a residential density code of R20-R60. However the amendment does not specify how a specific residential density code will be assigned to individual lots created through further subdivision.

Amendment No. 2 to Drovers Place Precinct Agreed Structure Plan No. 80 (ASP 80)

Schedule of Modifications Recommended by Administration

COLUMN	COLUMN B	COLUMN C
Mod No.	Administration's Recommended Modifications	Administration Comment
2	Not adopt the following aspect of the Amendment proposal: 7. Amending Part 1: Table E Planning Framework, by removing the requirement for a Traffic Report as a condition of subdivision and/or development.	Table E outlines the general planning framework for the entire structure plan area, not just the land subject to this Amendment. In particular, this table specifies that a traffic report be provided prior to the subdivision of development of land in the ASP 80 area, including lots situated outside the Amendment area. The Amendment proposes to amend Table E of the structure plan text, by removing any requirement for a traffic report to be provided prior to any subdivision or development. Administration considers this aspect of the Amendment proposal would inadvertently remove the requirement for traffic reports being provided prior to the subdivision or development of land anywhere in the ASP 80 area. In light of the above, Administration recommends that this aspect of the Amendment proposal not be supported.

Amendment No. 2 to Drovers Place Precinct Agreed Structure Plan No. 80 (ASP 80)

Schedule of Modifications Recommended by Administration

COLUMN	COLUMN B	COLUMN C	
Mad No.	Administration's Recommended Modifications	Administration Comment	

Modify Item 9 of the Amendment proposal, so that the wording of Section 5.2 of Table F reads as follows:

The subdivider/developer of Lots 6, 7, & 8 in the Western Precinct shall, in consultation with MRWA, design and construct a three-way signal controlled intersection linking Drovers Place to Joondalup Drive, as indicated on Plan 1, to the specification and satisfaction of the City of Wanneroo.

This Amendment proposes to modify Section 5.2 of Table F, so that the subdivider/developer of Lot 6, Lot 7 and Lot 8:

- Would be responsible in only contributing to the design and construction of traffic signals at the Drovers Place and Joondalup Drive intersection; and
- Would no longer be required to construct an emergency vehicle access to the existing fire station.

Although Administration supports the removal of the requirement on the subdivider/developer to construct an emergency vehicle access to the existing fire station, Administration does not accept the changes to the requirement on the subdivider/developer designing and constructing traffic signals, for the following reasons:

- The applicant's traffic report concludes that traffic from residential development situated in the Amendment area would represent up to 66% of traffic on Drovers Place in the 2016 AM peak hour, and up to 50% in the PM peak hour. Although traffic on Drovers Place is also generated from existing developments to the east of the Amendment area, both Administration and the applicant (as outlined in their traffic report) agree the residential development in the Amendment area currently provides the nexus for traffic signals to be required; and
- The proposed Amendment does not specify to what extent (such as a
 percentage or other value) that the landowner should contribute to the
 design and construction of traffic signals. In the absence of the
 applicant outlining who would fund the remaining costs, responsibility
 for the design and construction of the traffic signals could inequitably
 fall on the City.

Amendment No. 2 to Drovers Place Precinct Agreed Structure Plan No. 80 (ASP 80)

Schedule of Modifications Recommended by Administration

COLUMN	COLUMN B	COLUMN C	
Mod No.	Administration's Recommended Modifications	Administration Comment	

4 Modifying the amended plan referred to in Item 1 of the Amendment proposal, so that the traffic signals indicated on the 'Proposed Plan' are deleted

A traffic study was commissioned by the City in 2010 by GHD Consultants identified the need for traffic signals at the intersection of Drovers Place and Joondalup Drive. The most reasonable location for the traffic signals identified in this study was adjacent to the western Drovers Place cul-desac head where shown in **Attachment 4**. The traffic study highlights how Main Roads Western Australia (MRWA) provided 'in-principle' support for the traffic signals being located adjacent to the western cul-de-sac head.

The existing ASP 80 map identifies the requirement to provide traffic signals adjacent to the existing western Drovers Place cul-de-sac head (refer to Existing Plan 1, as shown in **Attachment 2**). However, Amendment No. 2 proposes to modify the ASP 80 map, by relocating the proposed location of the required traffic signals eastward, to the current Drovers Place and Joondalup Drive intersection (refer to the 'Proposed Plan' as shown in **Attachment 2** and the plan included as **Attachment 4**).

MRWA objects to the Drovers Place and Joondalup Drive intersection being signalised for the following reasons:

- The proposed traffic signals would be within close proximity to the existing signals at Joondalup Drive and Wanneroo Road, which is currently heavily congested with traffic queuing back through the intersection at Drovers Place; and
- Traffic signals at the proposed location could impact upon the future grade separation plans MRWA has for the intersection of Joondalup Drive and Wanneroo Road.

Although the applicant's traffic report provides a sound analysis of traffic volumes that could potentially be generated as a result of the Amendment proposal, it does not provide for an argument to address the above concerns from MRWA. Therefore, the location of the traffic signals at the existing Drovers Place and Joondalup Drive intersection (as proposed in this Amendment) cannot be supported by Administration.

3.7 Proposed Amendment 1276/57 to Metropolitan Region Scheme: Lots 1, 2, 7, 12, 13, 36 - 38 Caporn Street, Wanneroo

File Ref: 2080 – 14/367227

Responsible Officer: Director Planning and Sustainability

Disclosure of Interest: Ni Attachments: 3

Issue

To consider endorsement of a submission to the Western Australian Planning Commission (WAPC) on proposed Amendment 1276/57 to the Metropolitan Region Scheme (MRS), to rezone eight properties on Caporn Street, Wanneroo from Rural to Urban Deferred.

Applicant	Planning Context and CLE Consultants			
Owner	Perron Developments Pty Ltd, Quito Pty Ltd, A Del			
	Borello, A Cosentino, I James, J Ding			
Location	Lots 1, 2, 7, 12, 13, 36 - 38 Caporn Street,			
	Wanneroo			
Site Area	26.54 ha			
MRS Zoning	Rural			
DPS 2 Zoning	Rural Resource			

Background

In July 2012, the WAPC invited preliminary comment from the City on a proposal it had received for rezoning eight properties on Caporn Street, Wanneroo from Rural to Urban under the MRS.

The location of the subject land is shown on **Attachments 1** and **2**. It involves an area of 26.54 ha.

Administration advised the WAPC in writing on 2 August 2012 that on the basis of the draft Local Planning Policy (LPP) 5.3: East Wanneroo, the City did not support the proposed MRS Amendment as it was considered premature and contrary to the proper and orderly planning of the East Wanneroo area. It was considered likely to compromise the establishment of a proper planning framework for the East Wanneroo area, and set an undesirable precedent for other similar proposals which may be submitted for the area.

Detail

The WAPC resolved on 24 June 2014 to amend the MRS to rezone the subject land to Urban Deferred, and is now advertising the proposal for a public submission period, closing on 30 January 2015. To allow Council's consideration of this matter, the Department of Planning (DoP) has agreed that the City can provide a formal submission following this Council Meeting.

The Amendment Report (dated November 2014) notes that the Amendment will facilitate residential development of the subject land.

The Amendment Report also advises that the following requirements are to be addressed prior to the lifting of Urban Deferment:

 A District Structure Plan (DSP) being prepared for the East Wanneroo Structure Plan (EWSP) area; and • A Bush Fire Hazard Assessment being undertaken for the site to the satisfaction of the Department of Fire and Emergency Services.

The applicant has recently submitted a Briefing Note to the City, seeking the City's support for rezoning to Urban (instead of Urban Deferred), and for the removal of the WAPC condition requiring district structure planning prior to lifting of Deferment (with this presumably applying should the WAPC not agree to rezoning directly to Urban). A copy of the Briefing Note is provided in **Attachment 3**.

Consultation

The WAPC undertook preliminary consultation with relevant agencies in July 2012, and is now undertaking a formal public submission period on the proposed Amendment.

Comment

Council adopted LPP 5.3 at its Meeting on 27 May 2014 (item PS01-05/14). LPP 5.3 sets out an 8 step planning process to guide the further planning of the East Wanneroo area. The WAPC was formally advised of Council's adoption of LPP 5.3 by way of correspondence dated 5 June 2014.

The first step in the Policy's planning process involves landowners preparing and submitting applications to the WAPC for amendment of the MRS to rezone all of the area shown as 'potential urban' on the EWSP to Urban. This was to be done through two amendments: one for the potential urban land north of Dundebar Road, and one for the potential urban land south of that road.

Proposed MRS Amendment 1276/57 is proposing to rezone only a small part of the potential urban land north of Dundebar Road to Urban Deferred. It is therefore contrary to LPP 5.3 in the following ways:

- 1. It does not involve all of the potential urban land north of Dundebar Road:
- 2. It involves rezoning to Urban Deferred, and not Urban; and
- 3. It does not address a prerequisite under LPP 5.3 for undertaking of Step 1, which involves the proponent first obtaining the City's prior approval to undertaking this work, in order to be entitled to subsequently claim development contribution 'credits' for the costs incurred in doing this work.

Being contrary to LPP 5.3, this proposed MRS Amendment presents the following issues:

1. It may set a precedent for further ad hoc, piecemeal planning rather than the East Wanneroo area being subject to a comprehensive planning approach as proposed under LPP 5.3.

On 28 January 2014, the WAPC resolved to initiate the similar small-scale rezoning to Urban Deferred of an 18 ha area of land on Dundebar Road, Wanneroo. The WAPC is expected to make a final recommendation to the Minister for Planning on this proposal shortly.

Administration is aware that other landowner groups may be looking to apply for Urban Deferred zoning of their area, based on these proposed MRS amendments. Assessment and processing of such piecemeal applications which are likely to follow if these proposed MRS Amendments are approved, will be time consuming and resource intensive for the City, State Government and other agencies.

2. Through requiring that MRS rezoning to Urban occur through only two amendments covering the total potential urban area, LPP 5.3 aims to facilitate a collaborative approach being taken by the various landowner groups and their respective consultants who are active in that area.

This will be especially important when the landowners come to prepare the two DSPs required under LPP 5.3, as these will involve a wide range of detailed studies at considerable cost. Piecemeal MRS Amendments discourages such collaboration occurring between the landowner groups.

3. The Amendment Report refers to only two things needing to be done for the WAPC to then lift Urban Deferment: preparation of a DSP, and a Bushfire Hazard Assessment being undertaken. This infers that WAPC would then consider approving subdivision applications in that area.

The planning framework to be established through the LPP 5.3 planning process involves a number of other important elements, including Local Structure Plans (LSP) and Development Contribution Plans (DCP), which need to be in place prior to subdivision stage. It is concerning that the WAPC may be contemplating subdivision in the absence of such important mechanisms being in place.

4. It does not allow the City to implement a proper accreditation and accounting system to handle subsequent claims for DCP credits.

Given that this MRS amendment application is contrary to LPP 5.3, and the problems this presents as indicated above, it is recommended that Council objects to this Amendment.

Relationship to Recent Submission on Dundebar Road MRS Proposal

The above comments and the following recommendation on this Caporn Street proposal are generally consistent with the comments and recommendation which were made on proposed MRS Amendment 1263/57, which was considered at Council's Meeting of 16 September 2014 (Item PS05-09/14). That proposal also involved rezoning from Rural to Urban Deferred, and involved a pocket of land on Dundebar Road, Wanneroo. Similar to the Caporn Street proposal, the pocket of land on Dundebar Road is situated between an existing residential area and an existing Special Rural zoned area.

Council's decision on the Dundebar Road proposal was to:

- Object to it, for generally the same reasons given in this report in respect to the Caporn Street proposal. (A reason relating to a proposal by the WAPC for the City to prepare a DSP for the East Wanneroo area is not included in respect to the Caporn Street amendment as the WAPC has not made this DSP proposal in relation to the Caporn Street amendment, as it previously did for the Dundebar Road amendment).
- 2. Advise the WAPC and the DoP that it was disappointed that they were pursuing an approach which was contrary to that proposed under LPP 5.3, and sought to work with them to arrive at a shared approach to the planning of the East Wanneroo area.
- 3. Advise the WAPC and the DoP that while Council was objecting to that proposed MRS Amendment, it would support an amendment which involved rezoning to Urban of all of the potential urban land north of Dundebar Road.

This report's recommendation is slightly different to that made on the Dundebar Road proposal in that it acknowledges the work in progress between the City and State planning agencies which is aimed at arriving at a shared approach to the planning of East Wanneroo (see 2. above). The outcome of this work is to be presented to Council in the near future.

Statutory Compliance

If the City wishes the WAPC (and subsequently the Minister for Planning) to be made formally aware of its views on this Amendment, then it needs to make a submission to WAPC on it.

In respect to implications for City of Wanneroo District Planning Scheme No. 2 (DPS 2), rezoning to Urban Deferred does not trigger any statutory requirement for the City to amend DPS 2. However, lifting of Urban Deferment will require DPS 2 to be amended to make it consistent with the MRS.

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."

Risk Management Considerations

Nil

Policy Implications

The proposed MRS Amendment is contrary to LPP 5.3. If it is approved, the City may need to review its position on LPP 5.3.

The outcome of the current work with the State planning agencies referred to previously might also lead to a need for a review of LPP 5.3.

Financial Implications

Approval of this proposed MRS Amendment may make it more difficult for the City to establish comprehensive and effective DCPs for the East Wanneroo area.

It might also lead to the City needing to reconsider its position regarding preparation of DSPs for the area. DSP preparation would be very costly, however, it should be possible to recover such costs through DCPs.

Voting Requirements

Simple Majority

Recommendation

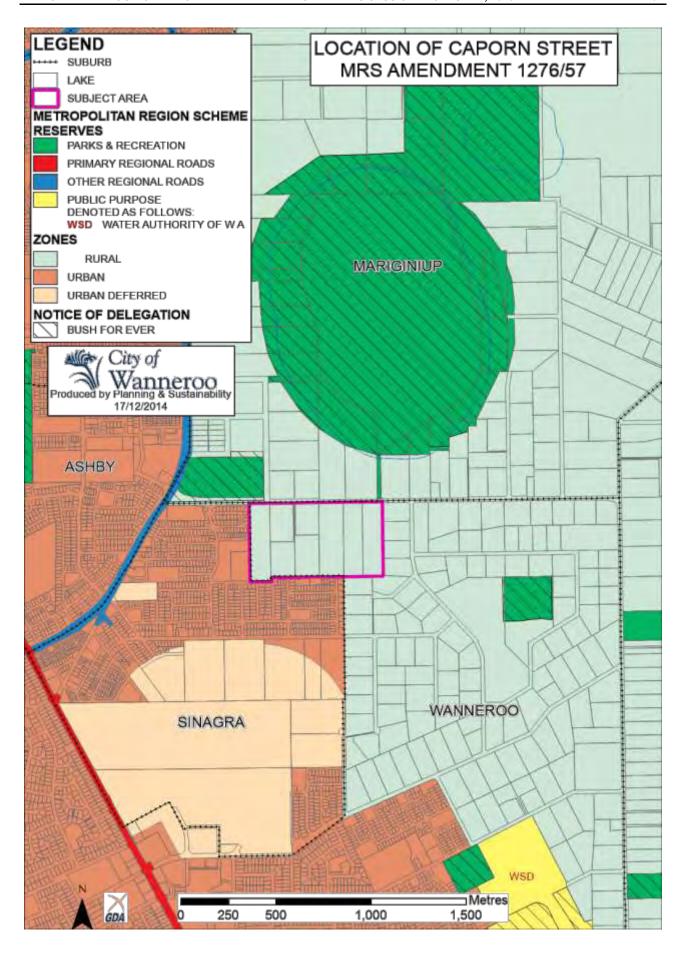
That Council:-

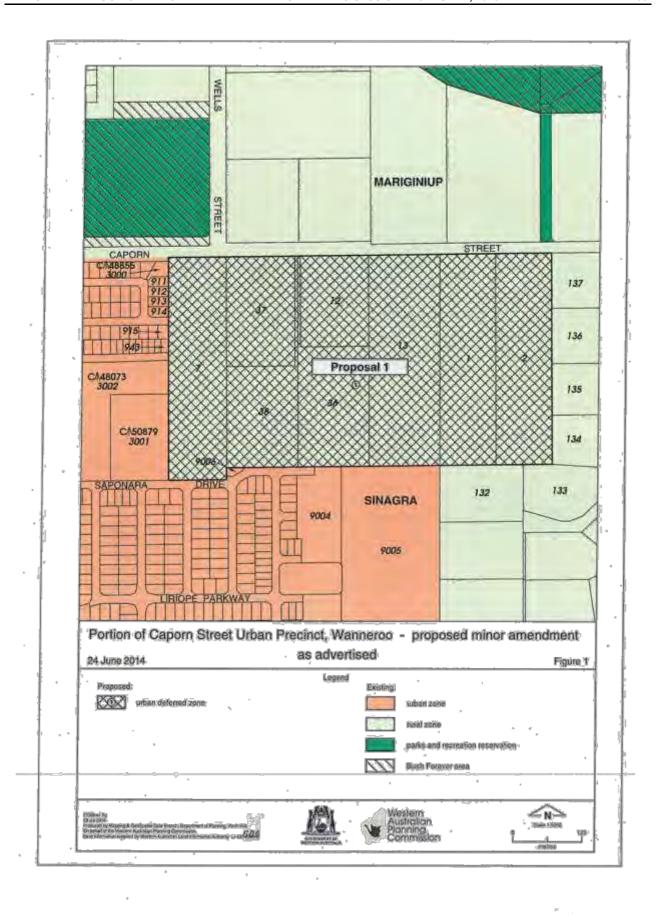
- 1. OBJECTS to Metropolitan Region Scheme Amendment 1276/57 relating to Lots 1, 2, 7, 12, 13, 36 38 Caporn Street, Wanneroo because it is contrary to Local Planning Policy 5.3: East Wanneroo, and this presents the following issues:-
 - a) It may set a precedent for further ad hoc, piecemeal planning rather than the East Wanneroo area being subject to a comprehensive planning approach as proposed under LPP 5.3;
 - b) Through requiring that MRS rezoning to Urban occur through only two amendments covering the total potential urban area, LPP 5.3 aims to facilitate a collaborative approach being taken by the various landowner groups and their respective consultants who are active in that area. Piecemeal MRS Amendments discourages such collaboration occurring between the landowner groups;
 - c) The Amendment Report refers to only two things needing to be done for the WAPC to then lift Urban Deferment: preparation of a DSP, and a Bushfire Hazard Assessment being undertaken. The planning framework to be established through the LPP 5.3 planning process involves a number of other important elements, including Local Structure Plans (LSP) and Development Contribution Plans (DCP), which need to be in place prior to subdivision stage; and
 - d) It does not allow the City to implement a proper accreditation and accounting system to handle subsequent claims for DCP credits.
- 2. FORWARDS a copy of this Administration report to the Western Australian Planning Commission (WAPC) as the City's formal response to proposed Metropolitan Region Amendment 1276/57;
- 3. ADVISES the WAPC and the Department of Planning that it seeks to continue to work with the State planning agencies to arrive at a shared approach, based on LPP 5.3, which will facilitate the establishment of a comprehensive planning framework and enable the East Wanneroo area to develop in an orderly and proper manner; and
- 4. ADVISES the WAPC and the Department of Planning that while Council is objecting to this current MRS Amendment for this land on Caporn Street, it would support an MRS amendment which involved rezoning to Urban of all of the land north of Dundebar Road which is shown as potential urban under the East Wanneroo Structure Plan.

Attachments:

Attachment 1 14/380054
 Attachment 2 - Location Plan 14/367329

3. Attachment 3 - WAPC Briefing Note 14/367310





Briefing Note to the City of Wanneroo

Proposed MRS Amendment 1276/57 - Lots 1, 2, 7, 12, 13, 36 - 38 Caporn Street, Wanneroo

Introduction

The landowner of the property subject to this MRS amendment is seeking the City of Wanneroo's support to:

- · Rezone the land from Rural to Urban, rather than Urban Deferred; and
- Remove the conditions requiring district structure planning before the lifting of the Urban Deferred Zone.

Background

- This Capom Street land has been the subject of submissions for MRS rezoning from Rural to Urban since July 2006, which is before the studies that were published leading to the East Wanneroo Structure Plan 2011.
- This MRS rezoning should be seen as a small extension to the adjoining residential area to the west and south:
- This MRS rezoning can be seen as part of Sinagra separated from the larger East Wanneroo Structure Plan Area by Special Rural zoning.



- Benara Nurseries is developing their final lots immediately south of the Caporn Street lot boundary. Their design requires a road to be built straddling the Caporn Street lot boundary. The landowners have entered into a cost agreement for the building of this road and the City has approved the building of this road under the Benara Nurseries civil design approval.
- A great deal of work has been done to ensure that the development of the area will be fully integrated with the abuilting Sinagra (Cell 2) of the existing developed residential area.
- Capom Street itself will become a significant divided road under future planning strategies, and hence a nonhern boundary to Sinagra urbanisation.
- The approval of the rezoning will lead to an increased supply of affordable land (331 lots as shown in the figure below). It will help meet short term demands in the Wanneroo locality while longer term structure planning for the district occurs.

East Wanneroo has traditionally provided a more affordable land supply option in comparison to the Northern Coastal Corridor however there are now only limited number of lots available and prices are being pushed up.

Current Situation

The Western Australian Planning Commission (WAPC) at its meeting held on 24 June 2014 resolved to rezone the Caporn Street land from Rural to Urban Deferred in the MRS.

The amendment is currently being advertised for public submissions for a period of 60 days from 25 November 2014 to 30 January 2015.

The WAPC resolution was subject to the following items being addressed before the Urban Deferment is lifted:

- A District Structure Plan (DSP) being prepared in accordance with the East Wanneroo Structure Plan (EWSP); and
- A Bushfire Hazard assessment.

This is a very disappointing outcome given the efforts that have gone into showing not only how the site could be serviced but why it can be treated as a simple extension of the Urban Zone and not connected to the broader planning issues of East Wanneroo.

It would seem that if this requirement is not removed the land will be locked up in an Urban Deferred Zoning awaiting preparation of DSP. It would seem that neither the Department of Planning nor the City of Warmeroo are prepared to lead and fund the costs of preparing the DSP and Developer Contribution Scheme that would need to follow. Even if the preparation of the DSP was to start immediately it could take more than 5 years for the process to be completed.

It would also seem that up until the present time that there is a belief that landowners and their consultants will fund and undertake the DSP planning process if the land is designated as Urban Deferred. The belief that a great number of land owners and their planners will come together to prepare a DSP over such a large area needs to be questioned. Discussions with town planners representing a relatively small group of landowners trying to progress a structure plan indicates the difficulties that are involved in getting to the stage

where individual owners need to put funding upfront for a substantial amount of planning work.

While most of the future urban areas within East Wanneroo have significant planning and environmental issues to be resolved, Caporn Street is free from such considerations:

- Portions of the subject land have already been through a rigorous environmental
 analysis and decision process by the federal Department of Sustainability, Environment,
 Water, Population and Communities, which has determined that "not a controlled action",
 meaning that there are no issues of concern to that Department.
- There is no need for the subject area to be drawn into all of the intended studies and planning required in the urbanisation process of the greater East Wanneroo Area, such that the land remains sterilised for another five years or so.
- It is argued that the proposal can be treated separately from recent and larger scale development proposals in East Wanneroo that do require a district structure planning process.
- As a long standing proposal the Caporn Street MRS is a minor extension of the existing orban zone that will not be a precedent for other developments.
- It is argued that a more flexible approach is needed to allow this area which is well advanced in planning to be rezoned and be development using a system of voluntary agreements to cover the costs identified in State Planning Policy 3.6.

Provision of Services

Wastowater (Advice from David Watson Development Engineering Consultants)

- Engineering advice is that the development of 331 lots can be seamlessly integrated into the local services network.
- After many discussions, the Water Corporation (WC) has advised that the capacity of the
 downstream receiving sewer needs to be upgraded via a 225mm sewer through private
 land, and two sections of a 450mm trunk sewer need to be constructed, one through the
 City of Wanneroo Works Depot and the adjacent Bush Forever site, and the other along
 Clarkson Ave to the corner with Wanneroo Rd.
- WC has advised they have environmental clearance for the Bush Forever site, and that Warmeroo Council Officers are happy with the proposal and that funds are available for the construction.
- The section of 225mm sewer can be constructed either with the owner's consent, as there is an approved structure plan across his land, or by WC exercising their powers under their act.
- WC has reiterated their advice that water supply to the development is not a problem
 and that as long as it is within the interim capacity of 3,000 to 3,000 which it would be
 within as the most advanced planned development already on the frontal area of urban
 development.
- Concerns may exist with their ability to provide wastewater services within the EWSP area as a whole, but that does not prevent this development from proceeding.

The Amendment report states that WAPC will not grant final approval to the amendment until the DWMS is approved by DoW.

- Other provisions

 It is intended that the subject area will be self-sufficient in regard to the required provision of POS and that this will be determined equitably through agreement among the landowners and in negotiation with the City of Wanneroo.
- The only other infrastructure provision is with regards to the upgrading of Caporn Street. This can be achieved by the landowners providing the land required for the road widening (understood to be approximately 10m) free of cost and the funding of the upgrading the carriegeway.

3.8 Reconsideration of Amendment No. 3 to the Drovers Place Precinct Agreed Structure Plan No. 80

File Ref: 2957-03 – 15/11856

Responsible Officer: Director Planning and Sustainability

Disclosure of Interest: Nil Attachments: 2

Issue

To reconsider Amendment No. 3 to the Drovers Place Precinct Agreed Structure Plan No. 80 (ASP 80), in response to an invitation made by the State Administrative Tribunal (SAT).

Applicant	Turner Master Planners Australia		
Owner	Greenpark Asset Pty Ltd and Goldrange Pty Ltd		
Location	Lot 810 (1397) Wanneroo Road, Wanneroo		
	Lot 811 (1387) Wanneroo Road, Wanneroo		
Site Area	Lot 810 – 2.8009 hectares		
	Lot 811 – 2.9488 hectares		
MRS Zoning	Urban		
DPS 2 Zoning	Urban Development		
ASP 80 Zoning	Special Use		

Background

Amendment No. 3 to ASP 80 affects Lot 810 (1397) and Lot 811 (1387), Wanneroo Road, Wanneroo. A plan showing the location of Lot 810 and Lot 811 is provided as **Attachment 1**. ASP 80 prescribes land use permissibility on Lot 810 and Lot 811, which ASP 80 currently zones as 'Special Use'. The Special Use zone extends into adjoining Lot 1 and Lot 132, which collectively forms part of the Central Precinct of ASP 80.

The purpose of Amendment No. 3 to ASP 80 is to modify the land use permissibility of the Medical Centre and Pharmacy use classes, so that they are discretionary uses on Lot 810 and Lot 811. This was previously considered by Council at its 14 October 2014 Council Meeting (PS05-10/14), together with Amendment No. 4 to ASP 80 which proposed to comprehensively address land use permissibility on Lot 810 and Lot 811. The landowner of Lot 810 and Lot 811 arranged for Amendment No. 3 to be submitted independently, in anticipation that a Medical Centre and Pharmacy could be established on Lot 810 and Lot 811 in a timely manner.

SAT Proceedings

Applications that are not determined within 60 days from the close of advertising are deemed refused under Clause 9.6.4 of DPS 2, for the purpose of a right to review at the State Administrative Tribunal (SAT). In the case of Amendment No. 3, a decision to determine this amendment had not been made by a date that was 60 days from the close of advertising (22 August 2014). The applicant exercised this right for review on 10 September 2014 by lodging an application for review at the SAT. Administration then attended a Directions Hearing on 3 October 2014, where the SAT had issued orders, inviting Council to reconsider the deemed refusal at the 14 October 2014 Council Meeting pursuant to Section 31 of the *State Administrative Tribunal Act 2004*.

After Council's decision of 14 October 2014 (PS05-10/14), the applicant exercised their rights to seek a review of Council's decision at SAT, particularly on matters pertaining to Amendment No. 4.

As Council's previous adoption of Amendment No. 3 was subject to the adoption of Amendment No. 4, the SAT nominated the application for review of Amendment No. 3 to remain running, and not be withdrawn.

The Department of Planning (DoP) has advised that its consideration of Amendment No. 3 is pending the receipt of Amendment No. 4 documents that are modified in accordance with Council's previous resolution. Administration is unable to provide Amendment No. 4 documents to the DoP, as the items contained in that Amendment proposal are still subject to ongoing proceedings at SAT.

Council could reconsider Amendment No. 3, and recommend adoption of this Amendment in a way that would not be subject to the adoption of Amendment No. 4, and therefore could potentially remove Amendment No. 3 from the SAT proceedings. The benefit of this is that it would potentially enable the Medical Centre and Pharmacy to proceed. Further discussion of this is included in the 'Detail' section, below. In consultation with the applicant's solicitors, the City's solicitors arranged for SAT to invite Council to reconsider its previous decision on Amendment No. 3 pursuant to Section 31 of the *State Administrative Tribunal Act 2004*.

Council's Previous Decision

Council at its 14 October 2014 Council Meeting (PS05-10/14) resolved to adopt (in turn) Amendment No. 4 then Amendment No. 3 to ASP 80. Amendment No. 4 was adopted first in turn, as this amendment proposed a revised Statement of Intent that facilitated the consideration of Amendment No. 3.

Council's resolution on Amendment No. 3 and Amendment No. 4 to ASP 80, made at the 14 October 2014 Council Meeting was as follows:

"That Council:-

- 1. NOTES the petition tabled at 1 April 2014 Council Meeting for Council to consider a medical centre including pharmacy, to be located at Lot 810 Wanneroo Road, Wanneroo (PT06-04/14), and ADVISES the principal petitioner of its decision outlined in Items 2. and 4. below:
- 2. Pursuant to Clauses 9.6.1 (b) of the City of Wanneroo District Planning Scheme No. 2, RESOLVES that Amendment No. 4 to Drovers Place Precinct Agreed Structure Plan No. 80, included as Attachment 3, submitted by Wakefield Planning Australia on behalf of Goldrange Pty Ltd & Greenpark Asset Pty Ltd is SATISFACTORY, subject to the recommended modifications listed in the Schedule of Modifications included as Attachment 8 being made to the satisfaction of the Director Planning and Sustainability;
- 3. Pursuant to Clause 9.6.1 of the City of Wanneroo District Planning Scheme No. 2, SUBMITS three copies of Amendment No. 4 to Drovers Place Precinct Agreed Structure Plan No. 80 to the Western Australian Planning Commission for its adoption and certification, once modified in accordance with 2. above;
- 4. Pursuant to Section 31 (2) (c) of the State Administrative Tribunal Act 2004, SET ASIDE the deemed refusal of Amendment No. 3, and pursuant to Clause 9.6.1 (b) of the City of Wanneroo District Planning Scheme No. 2, and subject to item 2. above, RESOLVE that Amendment No. 3 to Drovers Place Precinct Agreed Structure Plan No. 80, included as Attachment 2, is SATISFACTORY 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. 3 and the duly modified Amendment No. 4 to Drovers Place Precinct Agreed Structure Plan No. 80 and AUTHORISES the Director, Planning and Sustainability to SIGN the Amendment documents; and
- 6. NOTES the Schedule of Submissions received in respect of Amendment No. 3 and Amendment No. 4 to Drovers Place Precinct Agreed Structure Plan No. 80 included as Attachment 5 and Attachment 6, 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."

Detail

As outlined in the previous report to Council on this matter (PS05-10/14), Amendment No. 3 to ASP 80 proposed the following modification to the ASP 80 text:

Modifying Clause 2.1 of Table C by adding the following additional uses to the list of discretionary ('D') uses:

Medical Centre and Pharmacy (as 'D' uses on Lots 810 and 811 only)

However, to coincide with the proposed modification to the land use permissibility of 'Medical Centre' and 'Pharmacy', the landowner of Lot 810 and Lot 811 is seeking Council's reconsideration of the Amendment proposal to also incorporate the following:

- A change to the Statement of Intent for the 'Central Precinct' of ASP 80; and
- The creation of two distinct 'Special Use' zones within the Central Precinct. Special Use
 Zone 'A' would encompass Lot 1 and Lot 132, and Special Use Zone 'B' would
 encompass Lot 810 and Lot 811.

The revised Amendment documentation subject to Council's consideration is included as **Attachment 2**.

The revised Amendment proposes a modification to the zoning, which depicts two distinct 'Special Use' zones in the Central Precinct, being Special Use Zone 'A' and Special Use Zone 'B'. These distinct Special Use zonings have already been adopted by Council as part of its previous considerations on Amendment No. 4 made at the 14 October 2014 Council Meeting. The Statement of Intent that the landowner is seeking to be incorporated into Amendment No. 3 is also the same as that adopted by Council as part of its consideration of Amendment No. 4. That Statement of Intent is as follows:

- 1.1 The intent of the Special Use Zone "A" within the Central Precinct is to provide for niche business and cultural uses that benefit from high exposure to Wanneroo Road but do not significantly compromise the viability of nearby activity centres.
- 1.2 The intent of the Special Use Zone "B" within the Central Precinct is to accommodate health, welfare, community services, entertainment, recreation, commercial and cultural facilities that:
 - Attract a significant number of employees or users and/or generate significant vehicle trips; and
 - Do not significantly compromise the viability of nearby Activity Centres.

1.3 Development within both the Special Use Zone "A" and the Special Use Zone "B" is encouraged to provide a built form that respects and recognises the environment of Yellagonga Regional Park.

Consultation

No further consultation has been undertaken following Council's previous consideration of the proposal.

Comment

The revised Amendment No. 3 proposal does not propose to introduce elements that have not been previously considered (and adopted) by Council. The land use permissibility of 'D' proposed for the Medical Centre and Pharmacy use classes have previously been supported by Administration and subsequently adopted by Council as part of Amendment No. 3. Also, the Statement of Intent and the modification to the Structure Plan Map introduced into the revised Amendment No. 3 are the same as those previously supported by Administration and subsequently adopted by Council as part of Amendment No. 4.

Administration considers the revised Amendment No. 3 acceptable, as it is consistent with Council's decision. The reason for this report is to remove the ties that Council's previous resolution had on Amendments No. 3 and No. 4. The revised Amendment No. 3 if adopted by Council could potentially mean that the SAT only needs to consider Amendment No. 4, and not Amendment No. 3.

The Orders prepared by the SAT invite Council to review its previous decision. Under Section 31 (2) of the *State Administrative Tribunal Act 2004*, and in response to the invitation of the SAT, Council may do one of the following further to a previous decision:

- (a) affirm the decision; or
- (b) vary the decision; or
- (c) set aside the decision and substitute its new decision.

Administration therefore recommends that Council varies the decision from its 14 October 2014 Council Meeting (to the extent that it affects Amendment No. 3), and resolves to adopt the revised Amendment document as included as **Attachment 2**.

Statutory Compliance

In accordance with Section 31 of the *State Administrative Tribunal Act 2004*, the SAT has invited Council to reconsider the conditions of its decision.

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."

Risk Management Considerations

Nil

Policy Implications

The modifications to the Statement of Intent proposed in the revised Amendment No. 3 proposal have been assessed and considered under the provisions of the City's Local Planning Policy 4.2: Structure Planning, Local Planning Policy 3.2: Activity Centres and State Planning Policy 4.2: Activity Centres for Perth and Peel.

Financial Implications

Financial implications would be dependent on the decision of Council and the applicant's further action arising there from.

Should the matter proceed to a Full Hearing at the SAT, the City is likely to incur further costs in legal and expert fees. These costs do not include the substantial Administration time involved to date and which will be further required should the matter proceed to Full Hearing.

Voting Requirements

Simple Majority

Recommendation

That Council, pursuant to Section 31 (2) (b) of the *State Administrative Tribunal Act* 2004, VARIES its decision made at its Meeting of 14 October 2014 (PS05-10/14), by DELETING the following item of that decision:

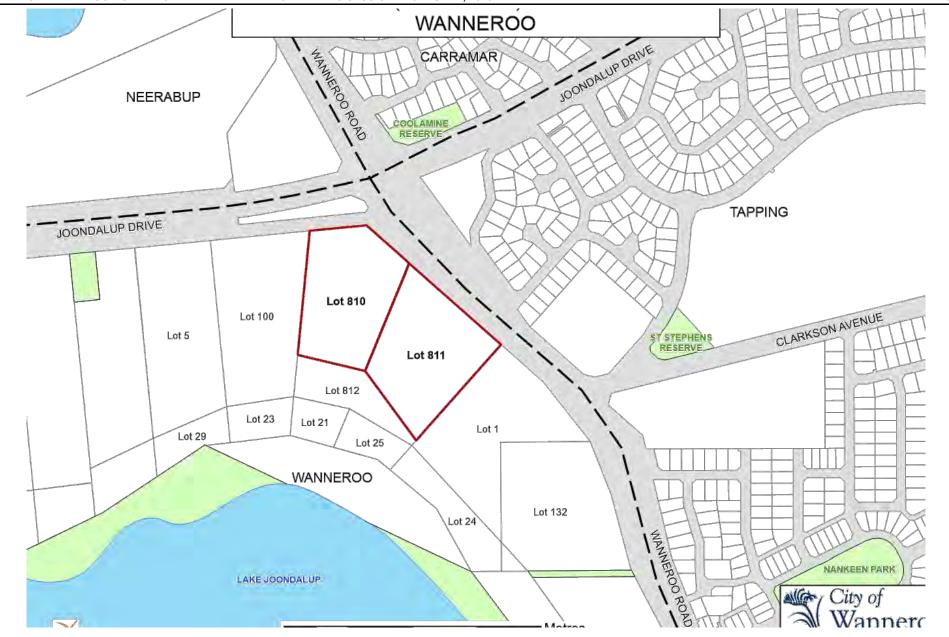
"4. Pursuant to Section 31 (2) (c) of the State Administrative Tribunal Act 2004, SET ASIDE the deemed refusal of Amendment No. 3, and pursuant to Clause 9.6.1 (b) of the City of Wanneroo District Planning Scheme No. 2, and subject to item 2. above, RESOLVE that Amendment No. 3 to Drovers Place Precinct Agreed Structure Plan No. 80, included as Attachment 2, is SATISFACTORY and SUBMITS three copies to the Western Australian Planning Commission for its adoption and certification;"

and REPLACING it with the following:

"4. Pursuant to Section 31 (2) (c) of the State Administrative Tribunal Act 2004, SET ASIDE the deemed refusal of Amendment No. 3; and pursuant to Clause 9.6.1 (b) of the City of Wanneroo District Planning Scheme No. 2, RESOLVE that Amendment No. 3 to Drovers Place Precinct Agreed Structure Plan No. 80, dated 13 January 2015 and as included as Attachment 2 of this Report, is SATISFACTORY and SUBMITS three copies to the Western Australian Planning Commission for its adoption and certification."

Attachments.

- NEW Attachment 1 Lots 810 & 811 (1397 & 1387) Wanneroo Road 14/280083 Minuted
- 2. Attachment 2 Reconsideration of Amendment No. 3 to ASP 80 15/10123 Minuted





AMENDMENT NO. 3

TO

DROVERS PLACE PRECINCT AGREED STRUCTURE PLAN NO. 80

Revision D1 - Submission Date 13 January 2015

This Amendment to the Agreed Structure Plan is prepared under the provisions of Part 9 of the City of Wanneroo District Planning Scheme No. 2

RECORD OF AMENDMENTS MADE TO THE DROVERS PLACE PRECINCT AGREED STRUCTURE PLAN NO. 80

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
Amendment 1	Amend table 'C' – Planning Requirements for the Central Precinct as follows:- Introducing Hairdresser with a general training component and with a minimum area of 150m2 (Lot 810); Introducing Large Format Liquor Store with a minimum area of 1250 m2 (lot 810) Deleting, Butcher, Bakery and Fishmonger.	20 August 2013	22 October 2013
Amendment 2	t.b.a		
Amendment 3	Splitting the Central Precinct into Special Use "A" and Special Use "B" zones; Introducing a new Intent of the Special Use Zone for the Special Use "A" Zone to provide for niche business and cultural uses that benefit from high exposure to Wanneroo Road but do not significantly compromise the viability of nearby activity centres; Introducing a new Intent for the Special Use "B" zone to accommodate health, welfare, community services, entertainment, recreation, commercial and cultural facilities that: Attract a significant number of employees or users and/or generate significant vehicle trips; and Do not significantly compromise the viability of nearby Activity Centres; Add a new intent to cover both of the Special Use Zones so that development within both the Special Use Zone "A" and the Special Use Zone "B" is encouraged to provide a built		

	form that respects and recognises the environment of Yellagonga Regional Park;	
	Adding Medical Centre and Pharmacy to the discretionary 'D' uses for Lots 810 and 811 only; and	
	Replacing the map to provide for the Special Use 'A' and Special Use 'B' Zone.	
Amendment 4	t.b.a.	
Amendment 5	t.b.a	

AMENDMENT NO. 3

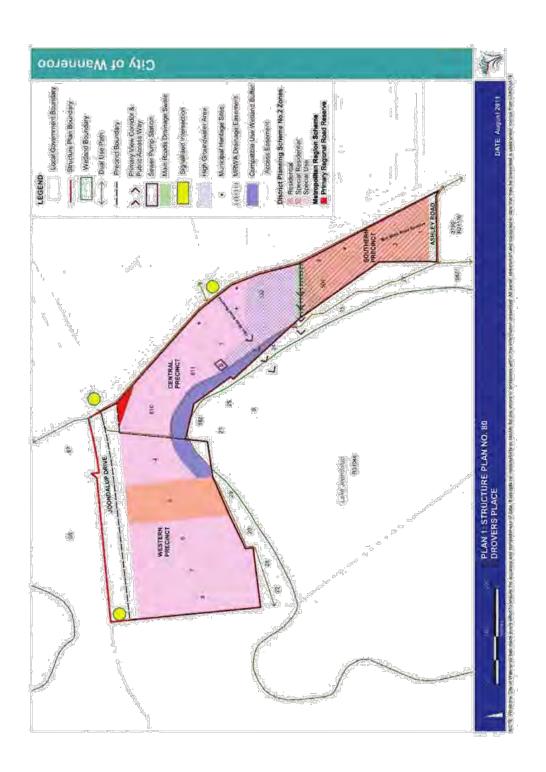
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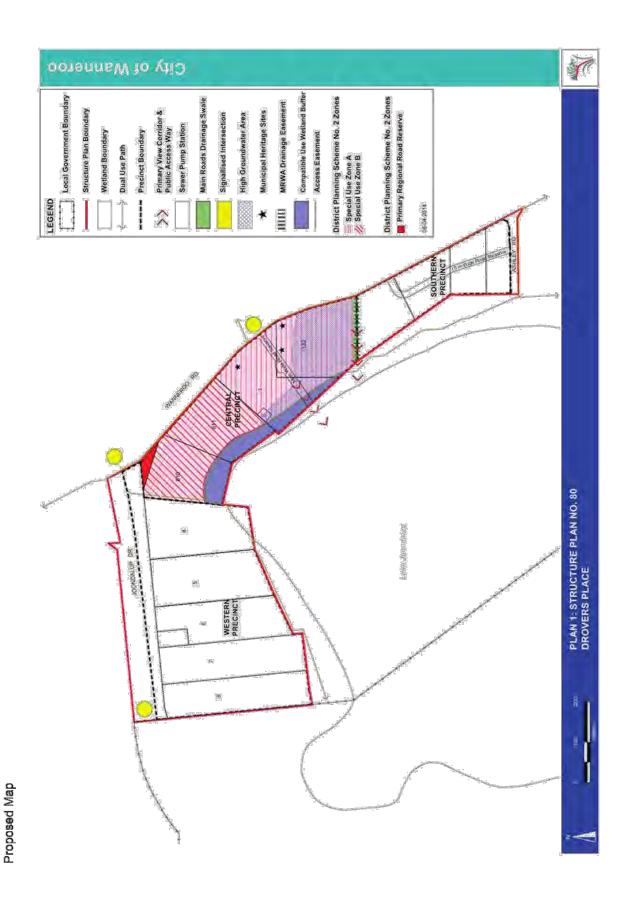
DROVERS PLACE PRECINCT AGREED STRUCTURE PLAN 80

The City of Wanneroo, pursuant to Part 9 of District Planning Scheme No. 2, hereby amends the above Agreed Structure Plan by:

- Deleting the text incorporated in Section 1.1 of Table C, and replacing it with the following:
 - 1.1 The intent of the Special Use Zone "A" within the Central Precinct is to provide for niche business and cultural uses that benefit from high exposure to Wanneroo Road but do not significantly compromise the viability of nearby activity centres.
 - 1.2 The intent of the Special Use Zone "B" within the Central Precinct is to accommodate health, welfare, community services, entertainment, recreation, commercial and cultural facilities that:
 - Attract a significant number of employees or users and/or generate significant vehicle trips; and
 - · Do not significantly compromise the viability of nearby Activity Centres.
 - 1.3 Development within both the Special Use Zone "A" and the Special Use Zone "B" is encouraged to provide a built form that respects and recognises the environment of Yellagonga Regional Park.
- Adding in Section 2.1 in Table C the following additional uses to the list of discretionary 'D' uses:
 - Medical Centre (Lots 810 and 811 only)
 - Pharmacy (Lots 810 and 811 only)
- 3. Replacing the map as shown in Annexure "A".

ANNEXURE "A" Existing Map





CERTIFIED THAT AMENDMENT NO. 3 TO THE DROVERS PLACE PRECINCT AGREED STRUCTURE PLAN NO. 80

WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

Signed for and on behalf of the Western Australian Planning Commission
an officer of the Commission duly authorised by the Commission pursuant to section 24 of
the Planning and Development Act 2005 for that purpose, in the presence of:
Witness
Dete
Date
AND BY
RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO
(or as otherwise delegated under Section 8.1 of its Delegated Authority Register)
ON
Signed for and on behalf of the City of Wanneroo in accordance with the Local Government Act 1995, Clause 9.49 A. (1) (b)
Director, Planning and Sustainability, City of Wanneroo
Date

Other Matters

3.9 Proposed Road Reserve Closure – Unnamed Road Reserve Adjoining Lake Joondalup Foreshore Reserve, Wanneroo

File Ref: 13352 – 14/76926

Responsible Officer: Director Planning and Sustainability

Disclosure of Interest: Nil Attachments: 2

Issue

To consider the permanent closure of an unnamed road reserve, located adjoining the Lake Joondalup foreshore reserve, Wanneroo.

Background

Administration is proposing to permanently close an unnamed road reserve where depicted on the plan included as **Attachment 1**.

The purpose of a road reserve is to provide for vehicular and pedestrian access. However, this road reserve is not used for this function, and Administration proposes to amalgamate the road reserve with the adjoining land parcels.

Detail

The road reserve has a total area of approximately 1.57 hectares. There is no visible distinction between the road reserve and the adjoining Lake Joondalup foreshore reserve land parcels. The road reserve does not contain any of the typical features seen on most road reserves, such as a road or footpaths.

Under Section 58 of the *Land Administration Act 1997*, a local government may request the Minister for Lands to close a road reserve. Should the Minister for Lands respond to the City's request and agree to close the road reserve, the Department of Lands could then arrange to amalgamate the road reserve land into the adjoining land parcels.

The road reserve is within the 'Parks and Recreation' reservation under the Metropolitan Region Scheme (MRS). Similarly, the adjoining Lake Joondalup foreshore reserve is also reserved as 'Parks and Recreation' under the MRS.

Consultation

In accordance with Section 58 of the *Land Administration Act 1997*, a local government must not resolve to make a request to the Minister for Lands to permanently close a road 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.

In accordance with this legislation, Administration arranged the publication of a notice in the *Wanneroo Times* on 18 February 2014, inviting comment for a 35 day time period concluding on 25 March 2014.

Administration undertook public consultation by way of installation of onsite signage, as well as sending letters to nearby landowners. Letters were also sent to relevant government agencies and service authorities as listed below:

- Department of Lands;
- Water Corporation;
- Western Power;
- ATCO Gas Australia;
- Telstra:
- Western Australian Planning Commission;
- Department of Parks and Wildlife; and
- City of Joondalup

A summary of the comments received from the servicing authorities and government agencies is included as **Attachment 2**. Although there were no objections raised regarding the proposed closure of the road reserve, Western Power provided comments with respect to their services located in the vicinity of the proposed road reserve closure. No submissions were received from the surrounding landowners.

Comment

The proposed road reserve closure (where depicted on the plan included as **Attachment 1**) is supported by Administration for the following reasons:

- No objections were raised from nearby residents or government agencies;
- The road reserve only extends to the City of Wanneroo boundary with the City of Joondalup. There is no road reserve in the City of Joondalup that links with the road reserve subject to the proposed closure;
- Any conflict on services already provided within the road reserve can be resolved by utility providers and/or the City;
- There is no constructed road within the subject road reserve;
- The proposed road reserve closure would have no effect on private landowners in the immediate vicinity; and
- The proposed road reserve closure does not conflict with any requirement of District Planning Scheme No. 2 or the Metropolitan Region Scheme.

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

Landlock Issues

The proposal to close the road reserve would result in Lot 502, Crown Land managed by the City, becoming 'landlocked'; or in other words not having direct access from a road reserve. Similarly, the proposal to close the road reserve would also result in Lot 7 and Lot 8 becoming landlocked. Lot 7 and Lot 8 are owned by the Department of Planning (DoP), but are managed by the Department of Parks and Wildlife (DPaW). Both DPaW and DoP have advised that they have no objection to the proposed road reserve closure, aware of the implications that these land parcels could be landlocked.

The Department of Lands has advised Administration that right of access between the landlocked land parcels and the nearest road, being Scenic Drive could be provided by way of Easements. The required Easements would be prepared by the Department of Lands (in consultation with DPaW, DoP and the City's Administration) should the Minister for Lands resolve to close the road reserve.

In the case of the Easement required for access to Lot 502, the Department of Lands have advised that the City would be required to execute any Easement documents prepared, as the City would be the grantee of the Easement. Administration will consider the execution of the Easement documents, when received in due course.

Statutory Compliance

The City must comply with Section 58 of the *Land Administration Act 1997* and Regulation 9 of the *Land Administration Regulations 1998*, dealing with public advertising, objections and service agency responses to the proposed road reserve 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 *Land Administration Act* 1997 for the closure of a road, the local government 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:

- "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."

Risk Management Considerations

Nil

Policy Implications

Nil

Financial Implications

Administration can meet further costs associated with the closure of the road reserve through the existing operational budget.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. NOTES the submissions received as summarised in Attachment 2 in respect to the proposed closure of the unnamed road reserve where identified in Attachment 1, and ENDORSES Administration's responses to those submissions:
- 2. SUPPORTS the proposed closure of the entire unnamed road reserve where identified 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 the unnamed road reserve where identified in Attachment 1 and REQUESTS that the Department of Lands prepare an access easement in gross from Lot 502 (349K) Scenic Drive, Wanneroo to the Scenic Drive road reserve to the benefit of the City of Wanneroo as grantee; and

INDEMNIFIES the Minister for Lands against any claim for compensation arising 4. from the closure.

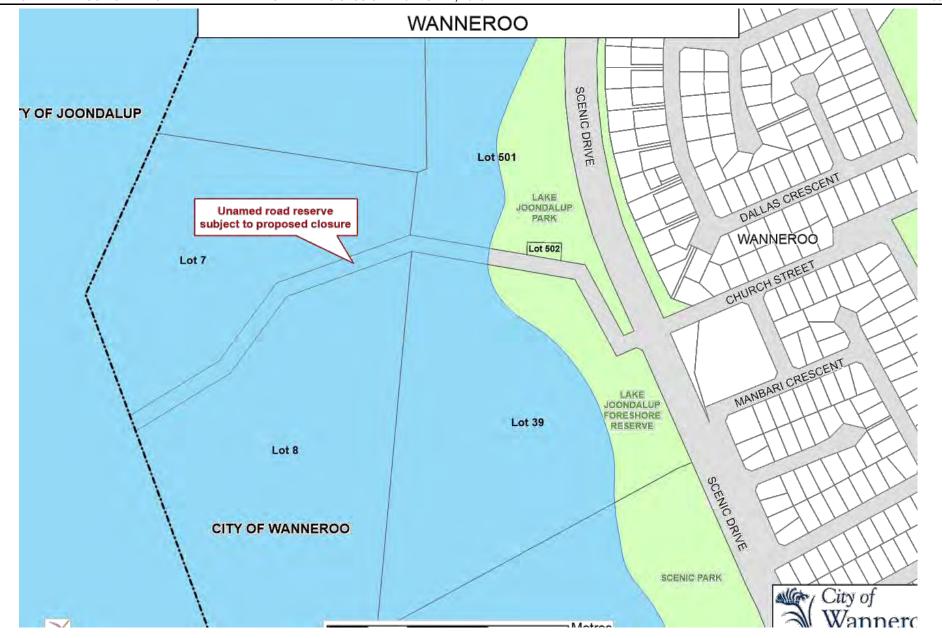
Attachments:

Attachment 1 - Location Plan - Scenic Drive Road Closure
NEW Attachment 2 - Summary of Submissions - Unnamed Road Reserve in Lake Joondalup Foreshore Reserve, Wanneroo

15/5890 Minuted

15/13525 Minuted





SUBMISSION NO.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE
Submission No. 1 (Water Corporation)	No objection to the closure of portion of the road reserve. The Water Corporation advised that no assets were located within the vicinity of the proposed road reserve closure.	Submission noted.
Submission No. 2 (Western Power)	During the consultation process, Western Power did not have any specific comments to make that on the proposal to close the road reserve.	Submission noted.
Submission No. 3 (Department of	Supports the proposed closure 'in principle'.	Submission noted.
Lands)	It is suggested that the portion of road reserve adjoining Lot 7 and Lot 8 (owned by the Department of Planning) be amalgamated into either of the adjoining lots. Department of Lands is reluctant to leave any portion of the closed road as Unallocated Crown Land when closed.	Under Section 58 of the Land Administration Act 1997, a local government may request the Minister for Lands to close a road reserve. Should the Minister for Lands respond to the City's request and agree to close the road reserve, the Department of Lands could then arrange to amalgamate the road reserve land into the adjoining land parcels. Subsequent to that advice, Administration sought comment form the Department of Planning on this matter. The Department of Planning has advised that it does not object 'in-principle' to the subject road reserve land being amalgamated into Lot 7 or Lot 8, if the road reserve were to close.
	As a consequence of the road closure, legal access to Reserve 51209 (Lot 502 on Plan 73317) will be removed. Through the submission, the Department of Lands enquired if the City of Wanneroo would like an access easement through adjoining lots.	This matter is discussed by Administration in the 'Comment' section of the Report (under the sub-heading 'Landlock Issues'). In response, Administration — through the recommendation drafted in the Report — is proposing to seek authorisation to request the Department of Lands to prepare the necessary easements.
Submission No. 4 (Department of	The Department of Parks and Wildlife has provided in-principle support for the proposed closure of the road reserve.	Submission noted.
Parks and Wildlife)	A section of the unnamed road reserve adjoins Lot 7 and Lot 8 Church Street, Wanneroo, which are owned by the WA Planning Commission and managed by the Department of Parks and Wildlife for conservation purposes.	
	It is noted that the closure of the road reserve could potentially result in Lots 7 and 8 being landlocked and having no road connection.	This matter is discussed by Administration in the 'Comment' section of the Report (under the sub-heading 'Landlock Issues').

3.10 Proposed Pedestrian Accessway Closure - Pedestrian Accessway between Feathertop Rise and The Avenue, Alexander Heights

File Ref: 8755 – 14/284612

Responsible Officer: Director Planning and Sustainability

Disclosure of Interest: Ni Attachments: 5

Issue

To consider the permanent closure of a pedestrian accessway (PAW) between Feathertop Rise and The Avenue, Alexander Heights.

Background

The PAW consists of a land parcel formally known as Portion Lot 1055 (20P) Feathertop Rise, Alexander Heights.

The PAW between Feathertop Rise and The Avenue, Alexander Heights was created in the late 1980's as part of the subdivision of the locality. The PAW was intended to provide a pedestrian connection to and from the cul-de-sac of Feathertop Rise and The Avenue.

A location plan that identifies the location of the PAW is included as **Attachment 1**. **Attachment 1** also includes a plan that identifies the features (such as bus stops, parks, community facilities etc) referred to in this Report, and the submissions received by Administration.

The physical characteristics of the PAW are as follows:

- The subject PAW is four metres wide and approximately 64 metres long.
- The path slopes gently toward Feathertop Rise from The Avenue and is relatively straight.
- The footpath within the PAW path is two metres in width, with 1.0 metre landscape strips on either side. The landscaping strips have no vegetation, with the exception of some small weeds.
- There is no lighting in the PAW; however, street lights exist at both ends of the PAW.
- The PAW has access barriers at either end.
- Some evidence of previous incidences of graffiti on fences, street lighting and the footpath, as parts of these structures has sporadically been painted over.

Prior to the lodgement of the PAW closure request, a petition with six signatures was tabled by (then) Cr. Mackenzie during the 30 April 2013 Council Meeting (PT04-04/13). This petition requested Council to consider closing the PAW between The Avenue and Feathertop Rise in Alexander Heights, to prevent its use for anti-social and criminal behaviours. Included in the Minutes of the 28 May 2013 Council Meeting is the following update, provided by Administration:

Administration has prepared and sent a letter to all six petitioners, advising of further actions that are required from them prior to Administration considering the closure of the public accessway between The Avenue and Feathertop Rise, Alexander Heights. Until such time that information is provided by the petitioners no further action is required by the City.

Further to Administration's response to the above petition, a request was received on 29 April 2014 by the landowners of the four properties adjoining the PAW.

The landowners lodging the request for the City to consider closing the PAW are hereafter referred to as the 'applicants'.

Detail

In their submission to Administration on 29 April 2014, the applicants requested the City consider closing the PAW, for the following reasons:

- Frustration with anti-social behaviour, vandalism, theft, graffiti and the PAW being used as a motorbike thorough fare; and
- The PAW is not a necessity in its location, as it is not near schools, shopping centres or major bus routes.

The landowners of Lot 84 (88) The Avenue and Lot 67 (22) Feathertop Rise have expressed interest in purchasing proportionate shares of the existing PAW, to amalgamate the PAW land into their own properties. A plan demonstrating the landowners proposal is included as **Attachment 2**.

Consultation

In accordance with the *Land Administration Act 1997*, Administration arranged the publication of a notice in the *Wanneroo Times* on 22 July 2014, inviting comment for a 35 day time period concluding on 26 August 2014.

Public consultation was also carried out by way of:

- Letters to landowners within 200 metres of the subject PAW;
- Installation of signage at the Feathertop Rise and The Avenue entrances of the PAW;
- Letters to relevant government agencies and service authorities that may be affected by the closure of the PAW.

On 22 August 2014 (and prior to the conclusion of the advertising period), Administration was advised by nearby residents that the signage erected at each end of the PAW had been removed. Further investigations revealed that the signage was removed by Administration in error. Administration therefore arranged for the sign to be re-installed on Monday, 1 September 2014 and the City's website was updated inviting comment for an additional two week period concluding on 16 September 2014.

From 22 July 2014 until 16 September 2014, Administration received 27 submissions. Of those submissions, 18 objected to the PAW closure, and nine submissions raised no objection to the proposed closure of the PAW. One further submission objecting to the PAW closure was received after 16 September 2014. A summary of the comments received in the submissions, together with Administration's comments is included as **Attachment 3**.

Two submissions were accompanied by photographs which are included as **Attachment 4**.

Comment

Administration has prepared an assessment report on the subject PAW in accordance with the WAPC's *Procedures for the Closure of Pedestrian Access Ways* (refer **Attachment 5**). The recommendations of that assessment can be summarised as follows:

- The PAW is non-essential, but provides some local area efficiencies for pedestrians residing on Feathertop Rise, or pedestrians walking between The Avenue and Fenchurch Street; and
- The Australian Bureau of Statistics socio-economic index for areas (SEIFA) is obtained from the ABS website and provides a means for assessing the relative socio-economic advantage of different areas based on census data. The SEIFA data was then used alongside the physical analysis of the PAW, to represent whether a PAW is likely to be of a high, medium or low crime risk due to socio-economic context. The concluding result of that risk assessment was that the PAW has a 'Medium Risk' on pedestrians and cyclists that use the PAW. Administration considers that this conclusion suggests that the City should explore implementing designing out crime strategies should further need arise in the future.

In addition to that assessment, the City's Local Planning Policy for Pedestrian Access Ways (the Policy) provides guidance for the City to evaluate applications for the closure of PAW's. Further assessment of the proposed PAW closure against the policy provisions is provided for below:

Role of the PAW within the Neighbourhood

Administration considers the PAW to be a 'Single Access Route PAW'. A Single Access Route PAW is defined in the Policy where a PAW does not form part of continuous access route. A continuous access route is where more than one PAW forms part of an access route.

The PAW enables the pedestrian movement from Picton Terrace, across The Avenue and into the PAW to connect to Feathertop Rise. As outlined through the submissions, this route seems popular with residents accessing the local centre situated on Greenpark Road. The reverse would also apply for residents walking in a westerly direction from Feathertop Rise, through the PAW across The Avenue to Picton Terrace.

Through the submissions, it was also noted that the residents of Feathertop Rise use the PAW to access bus services, located on The Avenue. Administration has noted that should the PAW close, the residents of Feathertop Rise would need to walk up to 600 metres to the nearest bus stop, which is still within walking distance for these residents.

Access to Community Facilities and Services

The Policy stipulates that where a PAW is considered to provide an important access route to community facilities and services, closure shall generally not be supported.

The PAW provides residents with access to existing community facilities and services as follows:

- For residents west of the PAW, the PAW provides pedestrian access to the local centre
 on Greenpark Road. Although an alternative route along Whitcombe Way provides
 similar distance to the local centre, Whitcombe Way provides for a pedestrian route that
 has a steeper topography than the route that incorporates the PAW; and
- The PAW provides for better access to public open space areas. For residents west of The Avenue, the PAW forms part of a route for access to Ian Robbins Park. For residents east of the PAW (on Feathertop Rise), the PAW forms part of a route for access to Highview Park.

In light of the above, although existing access to community facilities and services can be provided on the existing road network (such as on Whitcombe Way), the PAW provides an alternative (and important) access to these facilities and services.

Anti-Social Behaviour Considerations Related to the PAW

The Policy stipulates that Council should consider the role that the PAW may serve in facilitating anti-social behaviour, including graffiti, burglary and dumping of litter.

It is clear that there is anti-social behaviour occurring in the PAW. Administration has received numerous complaints from residents of graffiti in the PAW over the last four years. Similarly in this time, there have been requests registered for Administration to remove broken glass from the PAW, and to respond to the issue of motorbikes using the PAW. Rather than continuously responding to these complaints, Administration could investigate ways to mitigate this form of behaviour from occurring in the PAW.

Response to anti-social behaviour is a matter for WA Police. The City's Administration attempted to obtain data from WA Police, on the extent of crime and anti-social behaviour attributed to the PAW. WA Police has advised Administration that workloads and reporting requirements prevent WA Police in responding to Administration on this matter.

In light of the above points, there appears to be evidence to support the assertion that antisocial behaviour has taken place in the PAW. However (without access to data from WA Police), the extent to which anti-social behaviour is occurring is unknown.

Access for the Disabled and Seniors

The Policy stipulates that a PAW that provides access to community facilities and services is especially relevant in cases where seniors accommodation/aged persons homes are located in close proximity to the PAW. As there are no seniors accommodation/aged persons homes located in close proximity to the PAW, this matter is not relevant.

Availability of Alternative Access Routes

The Policy states that PAW closure shall only be supported if alternative viable access routes are available. Viable alternative access routes should be safe, convenient and not substantially longer than a route through an existing PAW.

The residents of Feathertop Rise would be affected by the PAW closure, as the walking distance to a bus stop (the closest bus stop would then be located on Greenpark Road) would increase by up to 200 metres. Administration also notes that should the PAW close, pedestrian movement could still occur on Whitcombe Way; however, Whitcombe Way does have a steeper topography that (as expressed through the submissions) is more challenging for some of the elderly residents and visitors of the area.

Alternatives to the Closure of the PAW's

Should Council not support the PAW closure, the City (as the managing authority) is required to consider management techniques to minimise anti-social behaviour within the PAW. The following points outline what Administration currently does to send a message to the community that the PAW is being properly managed as a public space:

- Prompt removal of graffiti;
- Cleaning and making repairs to infrastructure quickly;
- Ensuring that the walking surfaces are well maintained; and
- Removal of vegetation overhanging the PAW.

Administration already undertakes the maintenance required to ensure the condition of the PAW is satisfactory. However, consideration should be given on methods to further reduce the prospect of anti-social behaviour in the PAW. This should occur through the preparation and implementation of a management strategy, in consultation with residents that are affected by the PAW. The management strategy should outline methods on how the City could improve and upgrade infrastructure in the PAW, and investigate the appropriateness of any one (or more) of the following being provided for the PAW:

- Clean and make repairs quickly;
- Ensure that the walking surfaces are well maintained;
- Improve lighting (brighter lights) to enhance visibility at both ends of the PAW or install lighting along the route of the PAW;
- Install safety mirrors to improve sight lines;
- Clear weeds and shrubs;
- Install permeable fencing;
- Increase passive surveillance;
- Mobile CCTV;
- Install signage;
- Density matting, and climbing plants on fencing subject to vandalism. This technique can also make accessing the abutting properties more difficult;
- Install more bollards to restrict vehicle access;
- Closing PAW during vulnerable times (i.e. sunset to sunrise); and/or
- Establish security patrols.

Conclusion

In light of the above points, Administration does not support the closure of the PAW, given that the PAW is used regularly by local residents, as expressed through the submissions. The PAW contributes to pedestrian permeability, and provides residents with a convenient alternative to walking and cycling on other routes.

Although anti-social behaviour is evident in the PAW, closing the PAW would disadvantage residents that do not reside on properties adjoining the PAW. However, Administration notes the concerns of the adjoining residents relating to anti-social behaviour. Therefore, Administration recommends that the PAW does not close, but rather a management strategy be prepared to investigate ways in which the PAW could be managed to deter anti-social behaviour.

Statutory Compliance

The City must comply with Section 58 of the *Land Administration Act* 1997 and Regulation 9 of the *Land Administration Regulations* 1998, dealing with public advertising, objections and service agency responses to the proposed PAW closure.

The Department of Lands has advised that, where a local authority makes a request under Section 58 of the *Land Administration Act 1997*, 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."

Risk Management Considerations

Nil

Policy Implications

As discussed in the 'Comment' section above, the request to close the PAW has been considered in reference to the City's Local Planning Policy for Pedestrian Access Ways.

The Department of Planning has prepared a 'Procedure for the Closure of Pedestrian Access Ways – Planning Guidance' (the Procedure), which provides guidance to process and assess requests to close PAW's. The Procedure outlines the role and process of the local government, Western Australian Planning Commission and the Department of Lands when considering requests to close PAW's.

The Procedure outlines one of two processes that should be followed when considering a request to close a PAW. The first being when the PAW closure request is in accordance with a WAPC endorsed pedestrian and cycle access plan, and the second being when there is no WAPC endorsed pedestrian and cycle access plan. As there is no WAPC endorsed pedestrian and cycle access plan that affects the PAW, the process as below should be followed:

- The local government receives a request to close a PAW;
- The local government refers the PAW closure request to relevant infrastructure providers and other relevant agencies;
- The local government consults the community likely to be affected by the PAW closure using two or more of the following methods that it considers appropriate:
 - placement of signs at either end of the pedestrian access way advising of the proposal to close the pedestrian access way;
 - press release and advertisement in the local newspaper and other media (the advertisement in the newspaper is required under Section 58 of the Land Administration Act 1997);
 - o direct mail out to households likely to be affected by the closure;
 - o liaison with local community groups;
 - stakeholder workshops;
 - o information sessions and discussion groups;
 - o questionnaire surveys; and
 - o public displays.

Administration considered the use of an advertisement in the Wanneroo Times, a direct mail out to potentially affected households and signage at either end of the pedestrian accessway as appropriate forms of consultation in this instance.

• The local government then assesses the proposal. Council would then resolve to close (or not close) the PAW, and advise all affected landowners of its decision.

Should Council resolve to approve the closure of the PAW (contrary to Administration's recommendation), the City is required to seek the endorsement of the Western Australian Planning Commission prior to referring the proposal to the Minister for Lands for final approval.

Financial Implications

Should Council resolve not to grant the request for the PAW to be closed, financial implications would depend on management strategies that would be implemented to mitigate anti-social behaviour.

Voting Requirements

Simple Majority

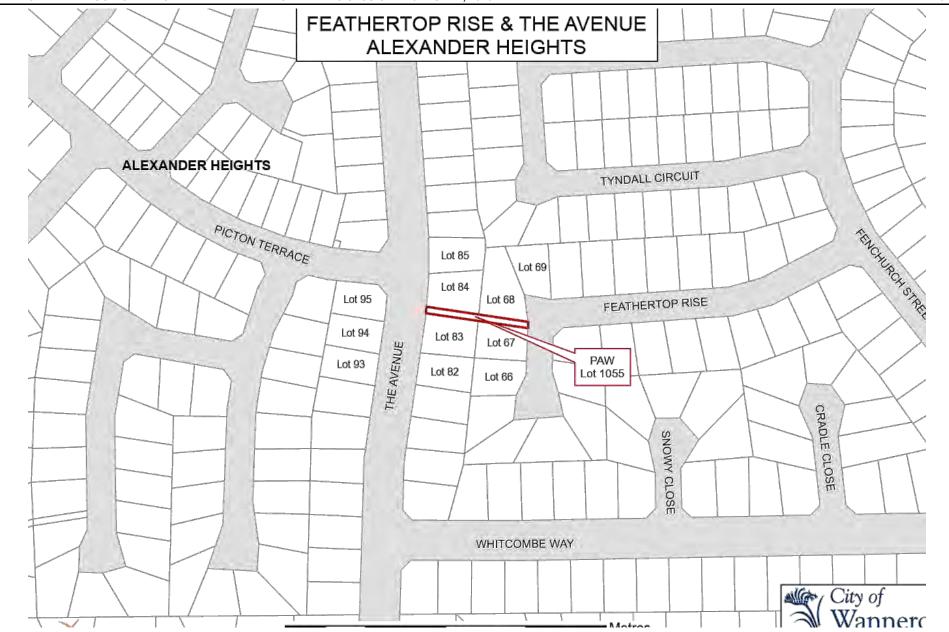
Recommendation

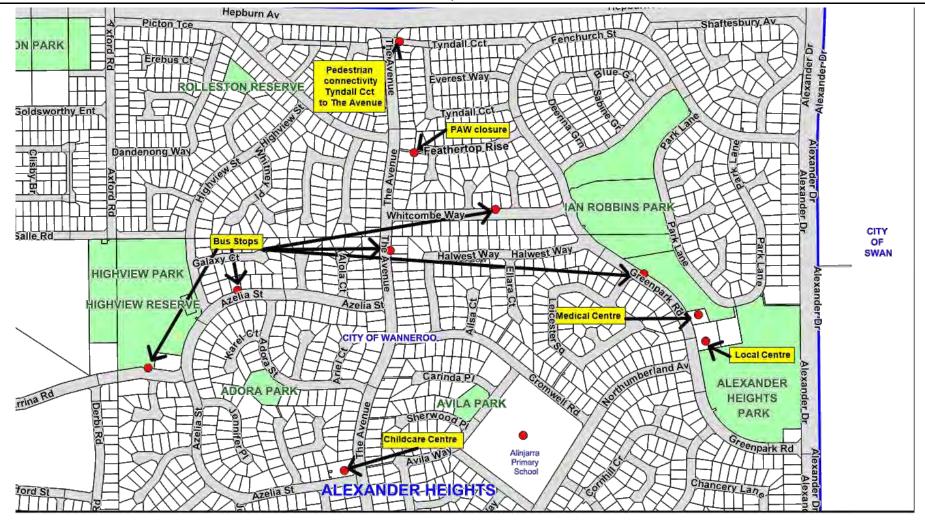
That Council:-

- 1. NOTES the submissions received as summarised in Attachment 3 in respect to the proposed closure of the pedestrian accessway formally known as Portion Lot 1055 (20P) Feathertop Rise, Alexander Heights, and ENDORSES Administration's responses to those submissions;
- 2. DOES NOT SUPPORT the closure of the pedestrian accessway formally known as Portion Lot 1055 (20P) Feathertop Rise, Alexander Heights, between Feathertop Rise and The Avenue, Alexander Heights, where identified on the plan included as Attachment 1:
- 3. ADVISES the adjoining landowners, Department of Lands, Department of Planning, and the submitters of its decision; and
- 4. REQUESTS Administration prepare a management strategy that may assist in reducing anti-social behaviour within the pedestrian accessway formally known as Portion Lot 1055 (20P) Feathertop Rise, Alexander Heights, and to provide an update to Council by December 2015.

Attachments:

1.	NEW Attachment 1 - PAW Closure Feathertop Rise	15/17814	Minuted
2.	REVISED Attachment 2 - Concept Plan - Amalgamation of PAW into Adjoining Lots	15/17730	
3.	ATTACHMENT 3 - Summary of Submissions - Proposed PAW Closure - Feathertop Rise,	15/12503	Minuted
	Alexander Heights		
4.	Attachment 4 - Photographs by Submitters	14/308241	
5.	Attachment 5 - Assessment Sheet - PAW Closure - Lot 1055 Feathertop Rise, Alexander Heights	15/5883	





Overview Map



 Current Date:
 16/1/2015

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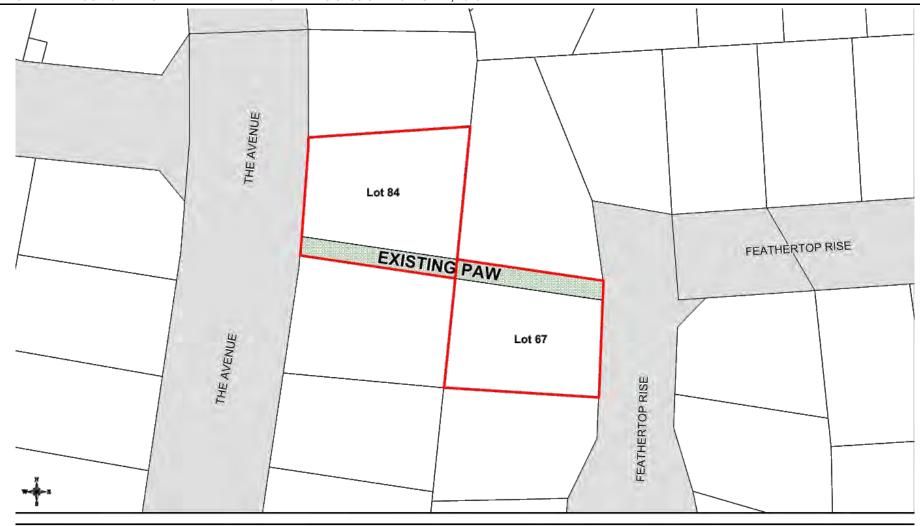
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City of Wannerco WA 6946 Locked Beg 1, Wannerco WA 6946 Tel. (08) 9405 5000 Fax. (08) 9405 5952 E-malk enquiries@wannerco.wa.gov.au www.wannerco.wa.gov.au © City of Wanneroo, Landgate WA, Nearmaps.

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CLOSURE OF PEDESTRIAN ACCESSWAY -LOT 84 (88) THE AVENUE AND LOT 67 (22) FEATHERTOP RISE, ALEXANDER HEIGHTS

Current Date: 16/1/2015 cow2948

Created By: Projection System: MGA94 (Zone 50) File Path:



City of Wanneroo Looked Bag 1, Wanneroo WA 6946 Tel. (08) 9405 5000 Fax. (08) 9405 5562 E-mail: enquiries@wannerco.wa.gov.au www.wannerco.wa.gov.au

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SUBMISSION NO.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE

Submission	No objection to the electric of nortion of the read recent	Noted.
No. 1	No objection to the closure of portion of the road reserve.	Noted.
(Water Corporation)		The City's mapping identifies an underground sewer gravity pipe situated in the PAW. An easement may be required to protect these services, should the PAW be amalgamated with the adjoining privately owned land parcels.
Submission No. 2 (Western Power)	No objection to the closure of the PAW. However, comment was made on overhead powerlines and/or underground cables, adjacent to or traversing the property.	Noted. The services referred to in the comment are located within adjoining Feathertop Rise and The Avenue road reserves. The City's mapping identifies an underground distribution cable situated in the PAW. An easement may be required to protect these services, should the PAW be amalgamated with the adjoining privately owned land parcels.
Submission No. 3 (local resident)	The submitter is strongly against the proposed PAW closure.	Noted.
	The submitter's household are regular users of the PAW, and it would be a significant and unnecessary inconvenience for the submitter's household if this accessway was closed. The submitter uses the PAW for the following purposes: To access bus stops on The Avenue; As the safest path for walking to the local Primary school; As a path to access friends in the local area on foot; For family walks; For exercise; For walking to the Alexander Heights shops; As a safer and quicker path to access Hepburn or Marangaroo Drive when riding to work or other places; and As a convenient way to share a lift from a colleague who passes by down The Avenue.	Noted.

SUBMISSION NO.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE
Submission No. 3 (continued)	The submitter notes that others would be impacted by the PAW closure, such as the residents of Feathertop Rise who use the PAW. Other Alexander Heights residents that use the PAW would be impacted, as the PAW acts as a route for exercise walks, shopping and visiting others in the area.	Noted.
	The landowners adjoining the PAW have made the choice to reside close to the PAW, and have no greater right than any other by their proximity to the PAW. Closing the PAW would create restrictions for all current PAW users.	Noted.
	The two of the four adjoining properties that have requested the closure of the PAW reside on The Avenue. Should the PAW close, these residents would not have themselves or their children restricted from accessing the closest bus stops or a safe path to school.	Noted.
	The submitter has had little to no issues with trouble from people using that accessway. The submitter welcomes pedestrian movement past their house, generated by the PAW.	Noted.
	Closing the PAW will not engender positive community, but rather inhibit sense of belonging, ownership and empathy of residents within the immediate area.	Noted.
	The submitter also objects to the idea that those who do not respond to this proposal are taken as to have no objection to it. It should be up to those wishing to make such a change to a suburb to prove that there is support for it.	Noted.
Submission No. 4 (local resident)	Objection to the PAW closure. The submitter notes that they use the PAW to walk their dog.	Noted.

SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE
Supports the PAW closure.	Noted.
The submitter has noted increased anti-social activity over the last four or five years, particularly on Friday, Saturday and Sunday nights. Anti-social behaviour occurs late in the evening and during the early hours of the morning, with people riding skateboards and motorbikes.	Noted.
The submitter has noted litter: Within the PAW; Thrown into properties adjoining the PAW; and On the front verges of properties in adjoining streets.	Noted.
The submitter believes that the PAW has attributed to their car being broken into.	Noted.
The submitter considers it reasonable if the proposed PAW closure is in response to concerns of anti-social behaviour by adjoining residents.	Noted.
If the PAW closure is just for land disposal purposes then the submitter objects to the PAW closure.	Noted.
The PAW contributes to a relatively flat east-west route, whereas other east-west routes like Whitcombe Way are steeper. The submitter expects easily walkable pedestrian links will become more important into the future, as the age of persons in the locality become older.	Noted.
	Supports the PAW closure. The submitter has noted increased anti-social activity over the last four or five years, particularly on Friday, Saturday and Sunday nights. Anti-social behaviour occurs late in the evening and during the early hours of the morning, with people riding skateboards and motorbikes. The submitter has noted litter: Within the PAW; Thrown into properties adjoining the PAW; and On the front verges of properties in adjoining streets. The submitter believes that the PAW has attributed to their car being broken into. The submitter considers it reasonable if the proposed PAW closure is in response to concerns of anti-social behaviour by adjoining residents. If the PAW closure is just for land disposal purposes then the submitter objects to the PAW closure. The PAW contributes to a relatively flat east-west route, whereas other east-west routes like Whitcombe Way are steeper. The submitter expects easily walkable pedestrian links will become more important into the future, as the age

SUBMISSION NO.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE
Submission No. 7 (local resident)	The submitter is strongly against the proposed PAW closure. The submitter has queried the reasons as to why the PAW is proposed to be closed, and what the PAW would then be used for.	Noted. The PAW closure request was submitted by adjoining landowners, for reasons outlined in the 'Detail' section of the Report.
	The submitter's household use the PAW on a daily basis, and its closure would be an inconvenience to residents to Feathertop Rise.	Noted.
Submission No. 8	Objection to the proposed PAW closure.	Noted.
(local resident)	The PAW provides the submitter the easiest and quickest way to the shops and park on Greenpark Road. The other access routes are more difficult, due to the downward slope.	Noted.
	The submitter has observed other people using the PAW.	Noted.
	The adjoining owners have made the choice to buy property abutting the PAW, and it is unfair on the rest of the community if it were to close.	Noted.
Submission No. 9	An objection to the proposal.	Noted.
(local resident)	The submitters family use the PAW frequently when either going for daily walks, or walking to and from the bus stop on The Avenue.	Noted.
	The PAW influenced the submitter's decision to purchase their property, as the PAW provided access to bus stops and shops.	Noted.
	If the PAW is closed, the submitter's family could only then access bus services from Greenpark Road. The submitter has expressed safety concerns accessing this bus stop, as it is opposite a large unlit park.	Noted.
	The submitter has not observed any disturbances in the accessway, and they assume that the PAW closure is only to financially benefit the home-owners on either side of the PAW.	Noted.

SUBMISSION NO.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE
Submission No. 10 (local resident)	The submitter resides on a property adjoining the PAW, and supports the closure of the PAW. The submission is accompanied by various photographs.	Noted. The photographs provided in this submission are included as Attachment 4 of the Report.
Toolson,	The submitter has noted one previous instance of malicious damage to their fence adjoining the PAW. The submitter then repaired the fence and carried the full cost for the repair. The submitter nearly lost their pet that night through the damaged fence.	Noted. Photographs supporting this comment are included in Attachment 4 (photograph series 1).
	The submitter has noted a second previous instance of malicious damage to their fence adjoining the PAW.	Noted. Photographs supporting this comment are included in Attachment 4 (photograph series 2).
	The submitter noted a steel garage door that had been kicked in, which cannot be repaired and can only be replaced.	Noted. A photograph supporting this comment is included in Attachment 4 (photograph 3).
	The submitter has noted vandalism of their verandah, front door and verandah ceiling from an exploding bag of chemicals. These chemicals damaged the paint on the front door, which required sanding and repainting to repair.	Noted. A photograph supporting this comment is included in Attachment 4 (photograph 4).
	Eggs have been thrown at vehicles parked in the submitter's driveway.	Noted.
	Extra railings and wooden bollards at either end of the PAW look untidy and do not serve any purpose, as motorbikes are still passing through the PAW.	Noted. Photographs supporting this comment are included in Attachment 4 (photograph series 5). Such fixtures are common in PAW's and other footpaths throughout the City of Wanneroo, to control the movement of pedestrians and cyclists.
	Other anti-social behaviour experienced by the submitter and their family is as follows: Pedestrians that talk loudly and swear at times; Fights between teens; and Dumping litter, beer bottles and drug paraphernalia in	Noted.
	the PAW and over the fences into adjoining properties Public urination in the PAW and in the front gardens of adjoining properties.	

SUBMISSION NO.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE
Submission No. 10 (continued)	Graffiti is an ongoing problem. The submitter's wall was initially brown in colour but has been painted a light grey to hide previous graffiti. The submitter's dustbin has graffiti on the one side. A nearby lamp post is galvanised and sections are painted a light grey to hide the graffiti. A nearby landowner's wall is grey but touched up with a beige colour. Another nearby landowner's vehicle has been vandalised with graffiti.	Noted. Photographs demonstrating graffiti evidence on the bin, lamp post and the footpath are included in Attachment 4 (photograph series 6).
	As pedestrians enter the PAW, the dogs on the adjoining properties start barking. PAW users disregard the signs erected by the City to clean up after their pets at all times.	Noted.
	The submitter regularly has people knocking on their security screen door and running away through the PAW.	Noted.
	The submitter described an attempted burglary, in which a person climbed into an adjoining property, while a getaway car was parked on Feathertop Rise.	Noted.
	The submitter described an incident in which unruly teens were screaming and vandalising property (cars and furniture). The submitter is concerned that the situation will only get worse in the future.	Administration responds to reports of graffiti and damage in the PAW, by repairing such damage as quickly as possible. However, unruly behaviour is typically responded to by WA Police. Without receiving data from WA Police, Administration cannot ascertain how WA Police have responded to the submitter's reports of anti-social behaviour.
	The submitter considers that it would be in everyone's benefit to have the PAW closed, foremost for the resident's safety especially the elderly residing in this area. It does not hamper anybody to get to necessities like shops, schools or doctors facilities. These can all be reached via a different route more or less the same distance as going through the PAW.	Noted. Discussion on Administration's observations regarding pedestrian movement is included in the 'Comment' section of the Report.

SUBMISSION NO.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE
Submission No. 11 (local resident)	The submitter resides on a property adjoining the PAW, and supports the closure of the PAW. The submission is accompanied by various photographs.	Noted. The photographs provided in this submission are included as Attachment 4 of the Report.
,	As quick as the City repaints the graffiti, the vandals comes back and leave their mark again. The submitter's family has been abused by graffiti vandals.	Noted. Photographs demonstrating graffiti evidence on property adjoining the PAW is included in Attachment 4 (photograph series 7).
	The submitter has had attempted break-ins on three different occasions, where the perpetrators fled through the PAW into awaiting getaway cars. In one instance, the perpetrators attempted to kick the front door in.	Noted.
	Vandals have damaged fences, and damaged other property on boundaries adjoining the PAW.	Noted. Photographs that demonstrate damaged fencing adjoining the PAW is included in Attachment 4 (photograph series 8).
	The submitter has noted the throwing and dumping of foreign objects in their backyard, at the house and roof at all hours of the day and night.	Noted.
	The submitter has installed a fence in the front yard to keep unsocial people from entering the property.	Noted.
	Vandals have damaged public property, such as nearby street lights and signage.	Noted.
	The submitter has noted that there are people who ride scooters and skateboard making noise. Police have been called, and the City has installed additional bars, but this hasn't deterred scooter and skateboard use.	Noted.

SUBMISSION NO.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE
Submission No. 11 (continued)	The submitter has noted syringes, needles and alcohol bottles left in the PAW, which the City has previously cleaned up.	Over the last four years, the City received one recorded request to maintain and clean up weeds and broken glass in the PAW. This was received in December 2013. Numerous other requests to remove (paint over) graffiti on the footpaths, fences and adjoining infrastructure have been made over the last four years.
	The anti-social behaviour in the PAW is constantly in the submitters mind. The submitter has trouble sleeping at night fearing that perpetrators would be successful in entering the house. The submitter is awoken by people screaming, shouting, swearing, fighting and running through the PAW.	Noted.
	The submitter considers that it would not hamper anybody if the PAW were to close. Facilities such as schools or doctors facilities can all be reached via a different route more or less the same distance as going through the PAW.	Noted. Discussion on Administration's observations regarding pedestrian movement is included in the 'Comment' section of the Report.
Submission No. 12 (local resident)	An objection to the proposal.	Noted.
	The submitter would find it very distasteful for the closure of the PAW, as they use it on a regular basis.	Noted.
	The PAW provides the fastest route to the other side of The Avenue. Pedestrians can avoid the steep slope of Whitcombe Way.	

NO.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE
Submission No. 13 (local landowner)	The submitter owns a property adjoining the PAW, and supports the closure of the PAW. As time has progressed, the submitter has observed an increase of problems associated with the PAW. These problems include anti-social behaviour such as: Vandalism/graffiti. Fences have been broken numerous times and there is always some form of graffiti painted on the fences or the PAW footpath itself. Motorbikes driving through, even though the City have put railings in place to prevent this. General littering Under-aged drinking, and dumping of broken bottles Drug use, and syringes being dumped in PAW Fighting Uncontrolled pets loitering in PAW and disturbing neighbourhood dogs People not picking up after their dogs (defecation) Robberies by people jumping fences to access backyards and houses People throwing things over the fence and injuring family pets Petty vandalism, including theft of solar lights and garden ornaments from properties which are used as projectiles at nearby houses People using PAW as a meeting place in the middle of the night/early mornings and making noise Urinating in PAW Nearby landowners have had to build fences around the front on their properties, due to the fear of more robberies and harm.	Noted. Administration responds to reports of graffiti and damage in the PAW, by repairing such damage as quickly as possible. However, unruly behaviour (such as robberies and assault) are typically responded to by WA Police.

SUBMISSION NO.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE
Submission No. 13 (continued)	Concern that Council is not adequately maintaining the PAW.	Administration responds to reports of graffiti and damage in the PAW, by repairing such damage as quickly as possible.
	Incidents are reported to Police, but are not responded to because they are not life threatening. The City's Ranger won't attend if the disturbance is due to anti-social behaviour. Therefore, the majority of the issues on anti-social behaviour are not being dealt with.	Responding to anti-social behaviour is not the responsibility of the City's Rangers. When anti-social or criminal behaviour is observed, the City's Rangers contact the WA Police. Administration is not in a position to comment on behalf of WA Police regarding the tactical response to incidences of anti-social behaviour.
	The submitter has had cars parked on the front lawn, parked overnight.	The parking of motor vehicles on or adjoining private property being attributed to the PAW is considered unfounded by Administration.
	The submitter has noted that their vehicle has been used as a platform to kick out street lights.	Noted. The maintenance and repair of street lighting is the responsibility of Western Power.
	The PAW has resulted in a depreciation of property values.	Comments that the PAW is affecting property value are unfounded and speculative, and is not considered a valid planning consideration.

SUBMISSION NO.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE
Submission No. 13 (continued)	The submitter acknowledges that the PAW was originally established to provide pedestrian and cyclist access to facilities, such as public transport, schools, parks, shops and community facilities: In that respect, the submitter has noted the following: 1. The PAW does not form part of a continuous access route; 2. There are no schools, shops, parks, community facilities and public transport in the immediate vicinity; 3. Anti-social behaviour remains an issue in the PAW; 4. There are no facilities for the disabled or seniors in close proximity to the PAW; 5. There is not a lot of difference between someone using the PAW to access bus stop on The Avenue, or walking down Feathertop Rise and catching the same service on Whitcombe Way; 6. The PAW does not appear to have a role in the City's pathway system; and 7. Signage, graffiti removal on request and installing rails at either end has not changed behaviour of users in the PAW.	The submitter has referred to the key points outlined in the City's Local Planning Policy for Pedestrian Accessways. Administration's assessment of the PAW closure in relation to this policy is provided for in the 'Comment' section of the Report.
	PAW's were introduced between lot boundaries linking nearby roads. However, local authorities have increasingly sought the closure of PAW's following complaints from adjacent landowners experiencing anti-social behaviour, damage to property, loss of privacy and general disturbance.	Administration has considered the request to close the subject PAW on its own merit, and has not taken trending actions of other local governments into account. Administration has had due regard to its Local Planning Policy on Pedestrian Accessways as well as the relevant WAPC Guidelines in determining whether closing the PAW is appropriate.

NO.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE
Submission No. 13 (continued)	PAW Guidelines prepared by the Western Australian Planning Commission state that the design of new subdivisions should avoid narrow PAWs between property boundaries. The Guidelines also state the design of the PAW should limit the opportunities for anti-social behaviour, by being no less than 8.0 metres in width and open to view from other residences, street or public open space.	The design and gazettal of the subject PAW in the late 1980's was undertaken prior to the establishment of the WAPC's Guidelines. PAW's in current subdivision design are provided with a width of at least 8.0 metres. In comparison, the subject PAW is 4.0 metres in width.
Submission No. 14	Supports the closure of the PAW.	Noted.
(local resident)	The submitter resides on a property adjoining the PAW. In the last 12 months, there have been many incidents which have caused concern.	Noted.
	The submitter has noted litter being thrown over the fence into the backyard, including beer cans, bottles, clothing and a baby stroller.	Noted.
	The fence adjoining the PAW has been damaged.	Noted.
	On occasion, shopping trolleys have been left on the submitter's lawn, which have been wheeled up the PAW.	Noted.
	The submitter has observed that the usage of the PAW is low, and questions its necessity.	Comment on how the PAW is used by the community is included in the 'Comment' section of the Report.
	The weeds in the PAW are not maintained, and is moving into the submitter's backyard.	Administration has previously responded to requests from the landowners of the PAW, to cut and treat overgrown vegetation, including grass.
Submission	Objection to the PAW closure.	Noted.
No. 15 (local resident)	The submitter constantly uses the PAW, and would be devastated if it were to close.	Noted.
	The PAW helps a lot of residents in Alexander Heights. Without the PAW, walking to public transport and shops would take extra time.	Noted. Discussion on Administration's observations regarding pedestrian movement is included in the 'Comment' section of the Report.

SUBMISSION NO.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE
Submission	Objection to the PAW closure.	Noted.

Submission No. 16	Objection to the PAW closure.	Noted.
(local resident)	The submitter's family are frequent users of the PAW, and uses it to meet friends that reside in Feathertop Rise.	Noted.
	The PAW provides for safe access and less walking distance.	Noted. Discussion on Administration's observations regarding pedestrian movement is included in the 'Comment' section of the Report.
	The submitter has not observed any problems in the PAW.	Noted.
Submission No. 17	Objection to the PAW closure.	Noted.
(local resident)	When purchasing the property on Feathertop Rise, the submitter considered the PAW as an asset, as it allows for access to a nearby child care centre.	Noted.
	The submitter has not observed any vandalism or crime in the PAW.	Noted.
Submission No. 18	Objection to the PAW closure.	Noted.
(local resident)	As an environmentalist, the submitter prefers walking and cycling for short distance travel. Having more PAW's in the community would encourage more people to switch to walking.	Noted.
	The PAW provides an extra escape path in case of emergency.	Noted.
	The submitter considers that all things are built with a purpose at the very beginning. Decisions should be made in consideration to the interest of the general public as a whole instead of a small group of people.	Noted.

SUBMISSION NO.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE
Submission No. 19	Objection to the PAW closure.	Noted.
(local resident)	The submitter considers that a permanent inconvenience will be caused for neighbouring residents, especially the elderly, should the PAW close.	Noted.
	The submitter is a regular user of the PAW, and uses it to visit family members.	Noted.
	The submitter has noted people using the PAW to access the facilities on Greenpark Road.	Noted. Discussion on Administration's observations regarding pedestrian movement is included in the 'Comment' section of the Report.
	The PAW encourages more people to walk or cycling by providing more convenient accessways instead of driving, which benefits the environment.	Noted.
	Council should consider the needs of the residents, particularly the elderly or disadvantaged. Closing the PAW would sacrifice the interests of the majority for the sake of a small group of people.	Noted.
Submission	Objection to the PAW closure.	Noted.
No. 20 (PAW user)	Whilst not an Alexander Heights resident, the submitter would still be affected by the PAW closure. The submitter travels to the area by bus, and walks from the bus stop on The Avenue to a friend's house on Feathertop Rise.	Noted.
	If the PAW was to be closed, there would be a greater distance for the submitter to walk from a bus stop to the the friend's house. Alternative routes are uphill, which the submitter would have difficulty walking.	Noted. Discussion on Administration's observations regarding pedestrian movement is included in the 'Comment' section of the Report.
Submission No. 21	Support for the PAW closure.	Noted.
(local resident)	The submitter has been negatively impacted by this accessway on two separate occasions, with property being vandalised by persons who presumably do not live in the street and are passing through via the accessway. The submitter is aware of at least two other properties in the vicinity that have also had vandalism.	Noted.

SUBMISSION NO.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE
Submission No. 21 (continued)	The submitter has witnessed youths using the PAW with unregistered dirtbikes, creating considerable noise and placing the safety of local residents in Feathertop Rise at risk.	
	On Friday and Saturday evenings, the submitter has witnessed groups of youths walking up and down Feathertop Rise, creating a disturbance, appearing intoxicated.	Noted.
	The submitter has witnessed graffiti on the fences along the PAW numerous times over the years, which tends to be re-graffitied shortly after being cleaned.	Noted.
	The submitter accepts that some nearby residents use the PAW for its intended use; however, the submitter considers the damage caused outweighs the benefit. There are two others points of entry to The Avenue within 100m either side of the PAW: A PAW connecting the Avenue to Tyndall Circuit; and The footpath on Whitcombe Way.	
Submission No. 22 (local resident)	Objection to the PAW closure, for the following reasons: 1. The PAW provides good access and is very convenient to the residents; 2. Using the PAW can save car petrol and reduce the risk of driving cars; 3. It provides an option for residents to use; 4. The PAW has been operational for a long time; and 5. It would be a waste of money to close the PAW, particularly as the submitter's family enjoys using it.	Noted.

SUBMISSION NO.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE
Submission No. 23	Objection to the PAW closure. The submitter is a frequent user of the PAW.	Noted.
(local resident)	This PAW not only benefits residents next to Feathertop Rise, but also residents living along the Avenue and Picton Road. Closure of the PAW will definitely pose inconvenience to the local public.	Noted.
	The submitter hopes that Council can consider the interest of the general public instead of those of a few people making the complaints in the decision making process. A more convenient and easy life style for residents should still be the top priority for the Council.	Noted.
Submission No. 24 (local	Objection to the PAW closure. The submitter's family use the PAW on a regular basis, and would be disappointed if it were closed.	Noted.
resident)	The PAW provides for safe access to parks and shops located on Greenpark Road, as well as access to visit friends on Feathertop Rise.	Noted.
Submission No. 25	One submission with four letters enclosed from various landowners. All four letters object to the PAW closure.	Noted.
(various local residents)	The submitters use the PAW regularly, and think that it is a valuable asset to the community.	Noted.
Submission No. 26	Objection to the PAW closure.	Noted.
(local residents)	Feathertop Rise is a no-through-road. The PAW provides an alternative pedestrian access onto this street. The PAW is of great value to the submitter's family and other residents of Feathertop Rise for the following reasons: The PAW is used by the submitters children on a daily basis, to access bus stops on The Avenue; The PAW is used by the submitter's family and other residents for exercise The submitter's family use the PAW when walking to visit friends; and The PAW provides for a means of an escape in emergencies.	Noted.

SUBMISSION NO.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE
Submission No. 26 (continued)	Claims by the petitioners that the PAW would "prevent its use for anti-social and criminal behaviours" are not substantiated by the Police, rangers and their own observations.	
	If security in the PAW were a problem, then Council could install lighting, which is known to make a difference in other areas.	
	The submitter is not concerned of the "anti-social and criminal behaviours" that are supposedly taking place in the PAW. Closure of the PAW would mean that the submitter's children would be less secure, as the children would be walking home from a bus stop located on Greenpark Road, as opposed to The Avenue. This bus stop is further away from the submitter, and adjoins a park which is dark after sunset.	Noted. Discussion on Administration's observations regarding pedestrian movement is included in the 'Comment' section of the Report.
	It would not be equitable to amalgamate the PAW into the adjoining land parcels at the expense of losing an amenity to the remaining residents of Feathertop Rise. This is significant, as an increase of land area of one of the four adjoining properties would result in that property being subdividable.	
	The submitter is concerned that their property will lose value should the PAW close.	Change in property values as a result of considerations on this matter are unfounded and speculative, and is not deemed a valid planning consideration.
	Whilst there are six petitioners, Council should give weight of its considerations in dealing with this petition to the number of petitioners that actually reside in Feathertop Rise.	
	The proposed PAW closure signage was removed on 22 August 2014, prior to the advertising period concluding on 26 August 2014.	

SUBMISSION NO.	SUMMARY OF SUBMITTER COMMENT	ADMINISTRATION RESPONSE
Submission No. 27 (various local	One submission with four letters enclosed from various landowners. All four letters object to the PAW closure.	Noted.
residents)	The submitters use the laneway regularly, and think that it is a valuable asset to the community.	Noted.
Submission No. 28	Objection to the PAW closure.	Noted.
(local resident)	The submitter uses the PAW regularly, and finds the footpath on Whitcombe Way as being too steep.	Noted. Discussion on Administration's observations regarding pedestrian movement is included in the 'Comment' section of the Report.





Photograph Series 1

Previous instance of malicious damage to fencing





Photograph Series 2

Previous instance of malicious damage to fencing



Photograph 3 - Damage to Garage Door



Photograph 4 – Result of Chemical Bag explosion





Photograph Series 5

Presentation of Railings and Bollards at PAW end



Photograph Series 6

Evidence of Current and Removed Graffiti





Photograph Series 7

Evidence of removed graffiti





Photograph Series 8

Evidence of Damaged Fencing



ASSESSMENT SHEET

PEDESTRIAN ACCESSWAY (PAW) CLOSURE REQUEST

LOCATION (DESCRIPTION): PORTION LOT 1055 (20P) FEATHERTOP

RISE, ALEXANDER HEIGHTS P: 16330; Volume: 1824 Folio: 829

PAW LOCATED BETWEEN THE AVENUE AND FEATHERTOP RISE, ALEXANDER

HEIGHTS

ABUTTING LAND: LOT 84 (88) THE AVENUE

LOT 83 (86) THE AVENUE

LOT 67 (22) FEATHERTOP RISE LOT 1 (20A) FEATHERTOP RISE LOT 1 (20B) FEATHERTOP RISE

INTRODUCTION

On 29 April 2013, a petition (PT04-04/13) with six signatures was tabled by (then) Cr. Mackenzie requesting Council consider closing the PAW between The Avenue and Feathertop Rise in Alexander Heights, to prevent its use for anti-social and criminal behaviours. Included in the Minutes of the 29 April 2014 Council Meeting is the following update, provided by Administration:

Administration has prepared and sent a letter to all six petitioners, advising of further actions that are required from them prior to Administration considering the closure of the public accessway between The Avenue and Feathertop Rise, Alexander Heights. Until such time that information is provided by the petitioners no further action is required by the City.

Further to Administration's response to the above petition, a request was received on 29 April 2014 by the landowners of the four properties adjoining the PAW.

In accordance with the guidelines for closing a PAW, the local government must explore all reasonable management options <u>before</u> progressing a request to close a PAW. In this regard, reference is made to the *Reducing Crime and Anti-Social Behaviour in Pedestrian Accessways Guidelines*. This document explores the typology and need of PAWs, the associated risks and promotes situational crime prevention through the use of various tools, assessments and decision processes.

Where a PAW is considered to be 'Essential' because it plays an essential role in the local or strategic movement network, the emphasis is on retaining the PAW and managing the impacts of any ongoing anti-social behaviour.

Where a PAW is considered to be 'Non-Essential' its closure may be considered by Council and the Western Australian Planning Commission, only after reasonable attempts have been made to manage the issue and the applicant has provided evidence of ongoing and intractable problems, which is supported by contextual crime data.

The assessment also includes calculating a score based on designing out crime criteria, such as surveillance, lighting, line of sight, condition of the PAW, signage, adjacent property, frequency of usage and destination (i.e. proximity to schools, shops, parks etc). The process also involves a socio-economic vulnerability assessment to determine risk based on the users of the PAW and a contextual crime assessment based on reported crime and antisocial behaviour. After completing the assessment of the PAW a decision tree is utilised to determine the appropriate course of action. In most cases the decision tree recommends managing the PAW by implementing designing out crime strategies or in certain circumstances its temporary or permanent closure.

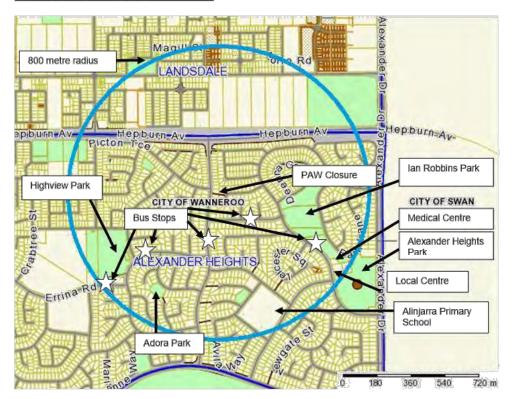
STEP 1 - DETERMINING WHETHER A PAW IS ESSENTIAL/NON-ESSENTIAL

To determine whether a PAW is either 'essential' or 'non-essential', it is necessary to consider the strategic context, condition and connectivity of the PAW. The following plan identifies the key characteristics of the subject PAW and includes:

- Pedestrian Access Way Map; and
- Community facility Map (including schools, shops, parks, community facility, employment nodes, public transport, aged facility and other pedestrian/cycle generators.



LOCALITY (800 METRE RADIUS) -MAP 2



CONNECTIVITY ASSESSMENT

- The subject PAW does not form part of a continuous access route and its closure would primarily impact on the landowners within Feathertop Rise.
- The closure would not impact on the broader pedestrian cyclist movement system because the PAW does not reduce the distance between the intersection of Whitcombe Way and Fenchurch Street/Greenpark Road to the PAW entry along The Avenue (i.e. the distance between A and B on the plan below) are approximately the same.
- The PAW does not from part of any strategic pedestrian or cyclist route and is not identified in the City of Wanneroo 'Bike Plan'.
- Feathertop Rise does not have a constructed footpath or dual use path. The alternate route along Whitcombe Way has a constructed footpath.



- The pedestrian route from A to B has a steeper topography than the pedestrian route shown as B to A.
- There will be an impact on the walkability of residents located within Feathertop Rise. The specific impact on the distance to identified destinations has been calculated from the end of the cul-de-sac (greatest impact) and compared against other alternative routes from that point. Consideration is given to the existing pathways connections, pedestrian/cycle routes and access points into the community facilities.

<u>Effect on Residents of Feathertop</u> (taken from the point of greatest impact, which is usually the end of the culdesac)

Nearest bus stop 200 metre increase (from 440

metres to 640 metres)

Ian Robbins Park

Greenpark Local Centre and Medical Centre

No Impact

No Impact

The main increase in distance applies to the bus stops, with an increased distance applying to the properties on Feathertop Rise where shown on the map, below:

$\underline{\mathsf{MAP}}\ 4$ – PROPERTIES LOCATED AT GREATER DISTANCE TO A BUS STOP IF PAW WERE TO CLOSE



CONCLUSION

The City is required to determine whether the PAW is either 'non-essential' of 'essential'.

Non-Essential – the pedestrian access way could be closed without causing significant disadvantage to local residents because it is not essential to the local or strategic pedestrian/cyclist movement network. Progress to Step 2 to evaluate contextual crime, consider using situational crime prevention tools and progress closure if appropriate.

<u>Essential</u> - The pedestrian access way should be retained and kept open because it plays an essential role in the local movement network. Progress to Step 2 to evaluate contextual crime and make recommendations on situational crime prevention and management of the PAW.

With due consideration for the local and strategic significance of the PAW between Feathertop Rise and The Avenue, the pedestrian/cyclist connection is considered to be 'NON – ESSENTIAL'.

CONSULTATION SECTION

In accordance with the Land Administration Act 1997 and subsequent to the City determining that the PAW is non-essential, the local government is required to consult with the community to be affected by the proposed closure. The City referred the proposal to the relevant infrastructure providers and carried out public consultation as outlined in the 'Consultation' section of the Council Report. The results of the public consultation are included as **Attachment 3** of the Council Report.

STEP 2 - CONTEXTUAL CRIME ASSESSMENT

CONTEXTUAL CRIME ASSESSMENT

Reliable information about actual and perceived levels of crime associated with a pedestrian access way is a crucial backdrop to decision making about interventions aimed at reducing crime and anti-social behavior. It is uneconomic to commit resources to crime prevention or improving the security of a PAW, which does not have a crime problem.

The following information should be obtained regarding actual crime and perceived crime from users of the PAW and those living or working in close proximity.

- Recorded crimes against users
- Recorded crimes involving damage or theft.

Recorded Crimes (Police Data)

The City's Administration requested the assistance of the Business Intelligence Office of WA Police on crime statistics applicable for the immediate area surrounding the PAW. In response, the Business Intelligence Office of WA Police advised that due to existing workloads and mandatory reporting requirements, they were unable to assist the City in providing the requested data.

Recorded damage to the PAW (COW Maintenance data)

Over the last four years, the City received one recorded request to maintain and clean up weeds and broken glass in the PAW. This was received in December 2013.

Numerous requests to remove (paint over) graffiti on the footpaths, fences and adjoining infrastructure have been made over the last four years.

Recorded Data on Safer Citizens/Security Call-Out

No recorded reports of anti-social behaviour or crime related incidents in the subject PAW over the last four years.

RESULTS OF CONTEXTUAL CRIME ASSESSMENT

The results of the contextual assessment indicate that there is some identified risk of anti-social behaviour occurring within the PAW; however without the assistance of WA Police, the extent of crime surrounding the PAW is difficult to gauge.

STEP 3 - SITUATIONAL CRIME ASSESSMENT

INFRASTRUCTURE PROVIDER IDENTIFICATION

PAW's are often used to locate private and public infrastructure such as water, sewer, gas pipes and electrical cables. The City's GIS – Utilities system indicates that the PAW contains Water Corporation and Western Power services. No specific objections were received; however some service modification works will be required to the infrastructure at the cost of abutting purchasers.

PHYSICAL ASSESSMENT (photos included)

Location: Between The Avenue and Feathertop Rise, Alexander Heights

Design Characteristics: The subject PAW is 4 metres wide and approximately 64 metres long. The path is 2 metres wide with 1.0 metre landscape strips on either side. The path slopes gently toward Feathertop Rise from The Avenue and is relatively straight

Paving: The paving is older concrete in average condition.

Fencing: The PAW has a combination of colorbond and super six/fibro fencing along both sides of its entire length. The fencing is in average condition with some evidence of damage.

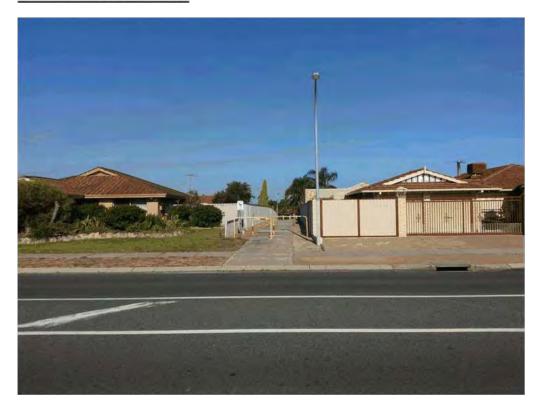
Landscaping: The PAW has no vegetation with the exception of small weeds. Some additional maintenance could be carried out; however, the PAW is in generally in acceptable condition.

Lighting: Street lights exist at both ends of the PAW.

Access Barriers: The PAW has access barriers at either end.

Antisocial Behaviour: Some evidence of graffiti on fences, street lighting and the footpath (evidence of paint on these structures) was noted that might indicate some extent of anti-social behavior.

The Avenue end of the PAW



Feathertop Rise end of the PAW.



Evidence of past graffiti in PAW







Evidence of damaged fencing in PAW



The PAW has no surveillance from the adjoining properties



DESIGNING OUT CRIME PAW ASSESSMENT - TABLE 1 (RISK CRITERIA)

TOTAL	12	2
telephone box or public toilet		
14. The pedestrian access way is not close to an ATM, public	YES	
13. The pedestrian access way is not a path to a school.	YES	
liquor store, hotel, tavern, bottle shop).		
12. The pedestrian access way is not close to a supplier of alcohol (eg	YES	
property.		
11. The pedestrian access way is not adjacent to vacant land or	YES	
10. The pedestrian access way is wide enough to allow pedestrians to pass each other easily.	YES	
9. Does the pedestrian access way have signs indicating acceptable Behaviour?		
	YES	+
The boundaries between public space and private space are robustly fenced.	YES	
defined.	1/50	-
7. The boundaries between public space and private space are clearly	YES	
The pedestrian access way is appropriately maintained.	YES	
There are no entrapment spots or hiding places along the length of the pedestrian access way.		
4. On entering the pedestrian access way, can you see the exit?	YES	
recognition at 10 m distance)?	VEO	
3. Does the pedestrian access way have adequate lighting (eg facial		NO
its route.		
2. The pedestrian access way is overlooked (visual surveillance) along		NO
either of its ingress/egress points.		
1. The pedestrian access way is overlooked (visual surveillance) at	YES	

<u>Designing out crime pedestrian accessway assessment (number of yes answers)</u>

- High designing out crime pedestrian access way assessment (low vulnerability pedestrian access way): 10-14
- Medium designing out crime pedestrian access way assessment (medium vulnerability pedestrian access way): 5-9
- Low designing out crime pedestrian access way assessment (high vulnerability pedestrian access way): 0-4

SOCIO ECONOMIC VULNERABILITY ASSESSMENT

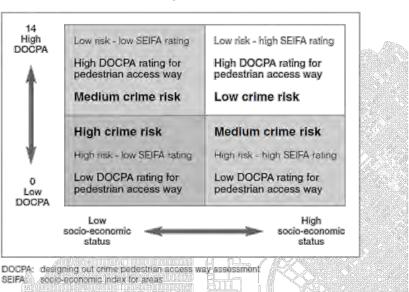
The Australian Bureau of Statistics socio-economic index for areas (SEIFA) is obtained from the ABS website and provides a means for assessing the relative socio-economic advantage of different areas based on census data. The SEIFA data can be used alongside the physical analysis to represent whether a PAW is likely to be of a high or low crime risk due to socio-economic context. Whilst the City does not associate a direct link between SEIFA data and a particular area, the WAPC guidelines indicate that statistically areas of lower socio-economic status are often associated with increase crime levels.

City of Wanneroo SEIFA Rating derived from the Australian Bureau of Statistics 2011 (Source: Profile.id)

SUBURB	SEIFA RATING	SUBURB	SEIFA RATING	SUBURB	SEIFA RATING
Alexander Heights	1004	Hocking	1076	Pearsall	1079
Ashby	1058	Jandabup	1063	Pinjar	1058
Alkimos	1013	Jindalee	1112	Quinns Rocks	1039
Banksia Grove	1007	Koondoola	844	Ridgewood	1029
Butler	1045	Landsdale	1076	Sinagra	1054
Carabooda	1058	Madeley	1079	Tapping	1095
Carramar	1087	Marangaroo	966	Tamala Park	1103
Clarkson	1005	Mariginiup	1063	Two Rocks	960
Darch	1083	Merriwa	940	Wangara	1079
Eglinton	1013	Mindarie	1103	Wanneroo	1013
Girrawheen	898	Neerabup	1058	Woodvale	1079
Gnangara	1063	Nowergup	1058	Yanchep	1013

^{*}City of Wanneroo Average 1026

Table 2: Socio-economic vulnerability assessment



OUTCOME - RECOMMENDED MANAGEMENT ACTIONS SHOULD THE PAW CLOSURE NOT BE PROGRESSED

The PAW locality has a relatively low SEIFA score of 1004 (City of Wanneroo average 1026) and a high "Designing out Crime Pedestrian Accessway" (or DOCPA) assessment score of 12. By referring to Table 2 above, the PAW is considered to be a 'MEDIUM RISK' to pedestrians and cyclists.

The following list represents strategies that may be implemented by the relevant business unit of the City to assist in designing out crime in the subject PAW. The following strategies are the actions that may be recommended by Administration; however, Administration will need to determine the priority and suitability of implementing these recommendations. The recommendations of the Council report will include appropriate strategies relevant to the subject PAW, should closure not be supported by Council.

- · Remove overhanging vegetation to improve sight lines
- Remove graffiti quickly to send the message that the PAW is being properly managed as a public space.
- Clean and make repairs quickly
- Ensure that the walking surfaces are well maintained.
- Improve lighting (brighter lights) to enhance visibility both ends of the PAW or the possibility of lighting along the route of the walkway (also sensor lighting).
- Install safety mirrors to improve sight lines
- · Clear weeds and shrubs
- Install permeable fencing
- Increase passive surveillance
- CCTV for high use PAWs near commercial areas
- Mobile CCTV
- Install signage
- Density matting, climbing plants on fencing subjected to vandalism. This
 technique can also make accessing the abutting property's more difficult.
- Install bollards to restrict vehicle access
- Closing PAW during vulnerable times (i.e. sunset to sunrise)
- Establish police or security patrols

City Businesses

Property

3.11 Proposed Deed of Agreement in relation to Lot 501, Reserve 45553, Hidden Valley Retreat, Clarkson and proposed Deed of Easement in relation to Lot 608 (24K) Hidden Valley Retreat, Clarkson

File Ref: 7410 – 14/197417 Responsible Officer: Director City Businesses

Disclosure of Interest: Nil Attachments: 3

Previous Items: <u>CB06-11/12 Report</u> <u>CB06-11/12 Resolution</u> Proposed

Excision and Purchase of a portion of Crown Reserve 45553, Hidden Valley Park, Clarkson - Ordinary Council

- 13 Nov 2012 7.00pm

Issue

To consider entering into a Deed of Agreement with the Western Power Corporation (WPC) and the Public Transport Authority (PTA) to facilitate the decommissioning of a section of a 525mm reinforced concrete City storm water pipeline located within Lot 501, Reserve 45553, (10) Hidden Valley Park, Clarkson and the subsequent installation of a replacement section of pipeline in Lot 501 and a portion of Lot 608 (24K) Hidden Valley Park, Clarkson (owned in freehold by the WPC). As a result of the proposed installation of the City's infrastructure into WPC freehold land, Council is also to consider entering into a Deed of Easement for drainage purposes with the WPC over Lot 608.

Background

"WPC/PTA proposed purchase"

At its Ordinary Council Meeting on 13 November 2012, a report was presented to Council (CB06-11/12) that detailed the proposed excision and purchase of a 945m² portion of Lot 501, (10) Hidden Valley Retreat, Clarkson, Reserve 45553 (Sub-Station Extension Area) (**Attachment 1 refers**).

Council resolved as follows:

- "1. NOTES that under Sections 28 & 49 of the Energy Operators (Powers) Act 1979 Western Power Corporation may issue a Notice of Entry on the 945m² portion of Crown Reserve 45553 to commence civil works for the electrification of the railway to Butler;
- 2. APPROVES the ENTERING into a conditional contract of sale of land with Western Power Corporation for the purchase of a 945m² portion (subject to survey) of Crown Reserve 45553, Hidden Valley Park, 10 Hidden Valley Retreat, Clarkson at market value determined by the Valuer General plus GST if applicable;
- 3. APPROVES BY ABSOLUTE MAJORITY the unbudgeted expenditure of approximately \$7,700 including GST pursuant to Section 6.8(b) of the Local Government Act 1995;
- 4. AUTHORISES the Chief Executive Officer to publish a local public notice of the City of Wanneroo's intention to enter into a conditional contract of sale with Western Power Corporation subject to the requirements of Section 152 of the Planning and Development Act 2005 Department of Regional Development and Lands Guidelines and Section 3.58(3) of the Local Government Act 1995;
- 5. AUTHORISES the affixing of the Common Seal of the City of Wanneroo, and execute a conditional contract of sale of land between the City and Western Power Corporation;

- 6. SUBJECT to Western Power Corporation entering into a conditional contract of sale of land with the City of Wanneroo, AUTHORISES the excision and purchase of a 945m² portion (subject to survey) of Crown Reserve 45553, Hidden Valley Park, 10 Hidden Valley Retreat, Clarkson at 5% unimproved market value determined by the Valuer General plus GST if applicable; and
- 7. NOTES a further report will be presented to Council with any submissions to the advertisements for the excision, purchase and disposal of the portion of Crown Reserve 45553 and detailing the negotiated sale of the 945m² portion of Hidden Valley Park."

As per Council resolution 4, Administration arranged for the publication of public notices, the details of which are outlined in the 'Consultation' section of this report. No submissions were received by the City.

No other resolutions have been able to be progressed by Administration as the excision, purchase and disposal of the subject portion of Lot 501 has been delayed, the reasons being:

- the initial valuation of \$154,000 (including GST) to purchase the Sub Station Area provided verbally by Landgate Valuation Services on 12 October 2012 and in writing on 25 March 2013 was only indicative. The Department of Lands (DOL) has still not provided the latest market valuation of the land despite repeated requests by Administration. The DOL advised on 21 November 2014 that it has prepared and lodged a briefing note with the Minister for Lands and the release of the latest market valuation to the City is progressing through its internal approval process; and
- the discovery of a storm water pipeline within the Sub-Station Extension Area (see below).

In accordance with Section 86 of the *Land Administration Act 1997* and subject to the Crown Land DOL Guidelines for the disposal of Section 152 reserves, the City will be required to pay 5% of the unimproved market value determined by the Valuer General (including GST which will be an unbudgeted expenditure) to the DOL to acquire the Sub-Station Extension Area as a standalone lot.

"WPC Works - Storm Water Pipeline"

On 24 October 2012 the WPC issued the City with a written 'Notice of Entry' under Sections 28 & 49 of the *Energy Operators (Powers) Act 1979* to access the Sub-Station Extension Area to commence civil works to meet the PTA's timeline for the electrification of the railway extension. The civil works entailed earth works, construction of equipment foundations, cable trenching, site surfacing, drainage works, modification of the earthing grid and the installation of electrical equipment and underground cables. The fence line of Lot 476 was modified and extended to incorporate and secure the perimeter of the Sub-Station Extension Area prior to the land being excised, purchased by the City and subsequently disposed of to the WPC, subject to relevant Council and Ministerial approval and legislative requirements being met.

On 7 December 2012, the WPC advised the City in writing that its earthing contractor had uncovered a 525mm reinforced concrete City storm water pipeline in the portion of Lot 501 proposed to be excised and sold. The subject section of storm water pipeline forms part of a large pipeline network that disposes its storm catchment contents into abutting Lot 13043 (Reserve 45704) to the immediate north of Lot 501. Lot 13043 is vested to the City for the purpose of 'drainage' and is a sump. This section of pipeline did not show up on the WPC's searches and enquiries during detailed design and planning of the resultant earth works and site preparation.

"Replacement Pipe"

The subject section of storm water pipeline cannot remain in the Sub-Station Extension Area once the land has been excised and disposed of as the City would require an easement to facilitate access to it to maintain and attend to it should it fail. Subsequently, it has been agreed between all parties, subject to Council and Ministerial approval that given the fact that the WPC cannot grant an easement to the City to allow its officers access to the expanded Sub-Station due to the nature of the high voltage power infrastructure that it contains, the only feasible way forward is for the City to disable and decommission that section of the storm water pipeline that traverses under the Sub-Station Extension Area by cutting and capping it and leaving the redundant section in the ground.

The WPC has recorded and referenced the location and specification of the section of storm water pipeline that is proposed to become redundant. The City proposes to construct a new section of storm water pipeline in an alternative portion of the City's remaining managed portion of Lot 501. However, in order to discharge storm water into Lot 13043, a portion of the proposed new storm water pipeline will be required to be installed in the south-western portion of Lot 608 (24K) Hidden Valley Retreat, Clarkson. Lot 608 is owned in fee-simple by the WPC and is required to accommodate future line entries for the Sub-Station contained on Lot 476. The City cannot access Lot 13043 without utilising the subject portion of Lot 608.

The WPC has agreed to an easement in favour of the City for an area of approximately 22.2m² in the south-western portion of its fee-simple Lot 608. Construction Plan 2931-1-1 details the proposed decommission points of the subject section of pipeline and its proposed re-routed path (refer to **Attachment 2**). A Deed of Easement is required to be entered into to outline the terms of the proposed easement and this will be annexed to the proposed Deed of Agreement.

Detail

The purpose of this report is for Council to consider entering into a Deed of Agreement with the WPC and the PTA to facilitate the decommissioning of a section of a 525mm reinforced concrete City storm water pipeline located within the Sub-Station Extension Area.

A Deed of Easement will also be required to be entered into between the City and the WPC for drainage purposes over a portion of WPC freehold Lot 608. This is because a section of the proposed new replacement storm water pipeline will be required to be located in the south-western section of Lot 608 in order to discharge its storm water contents into the City's drainage sump contained within Lot 13043. This is the only feasible access point.

Whilst the Sub-Station Extension Area is still vested in the City for 'public recreation' purposes, the WPC has occupied and undertaken civil works on the site, installed fencing and essentially the area now forms part of the pre-existing Sub-Station that is located on Lot 476. This is allowable under Sections 28 & 49 of the *Energy Operators (Powers) Act 1979*.

"Works"

The WPC has extended its pre-existing Sub-Station on Lot 476 eastwards into Lot 501. As a section of the City's storm water drainage pipeline is currently located under the ground of the Sub-Station Extension Area, there is a requirement to cut and cap the existing pipeline and install a new storm water pipeline 2.5m east of the proposed new WPC property line (refer to **Attachment 2**). The WPC has advised the City in writing that no further area of Lot 501 will be required in the future to extend the Sub-Station further east.

The proposed project involves the realignment of an existing storm water drainage pipeline, construction of junction pits, a new drop structure to the drainage sump, new headwall and associated works at the outlet. The existing outlet and headwall structure is to be removed, existing junction pits filled in and the existing drainage pipes are to be sealed and capped.

As illustrated on construction plan 2931-1-1 (refer to **Attachment 2**) the City intends to cut and cap the existing storm water pipeline a minimum of 3m inside the extension of the WPC's Lot 476 which is currently outside of its high security fenced area but within the Sub-Station Extension Area. This decommissioned section of redundant storm water pipeline will become the responsibility of the WPC and an indemnity provided to the City.

It has been identified that a Clearing Permit is required prior to native vegetation being removed to allow for the installation of the proposed new section of storm water pipeline to take place. Administration prepared a Clearing Plan which was approved by the Department of Environment Regulation (DER). The area proposed to be cleared is illustrated (refer to **Attachment 3**) and the Clearing Permit issued by the DER will expire 5 July 2019.

The PTA, as driver of the Sub-Station extension project has agreed to pay the City the \$115,500 estimated costs as calculated by Administration for the decommissioning of the subject section of storm water pipeline and the subsequent installation of a new section of storm water pipeline in the City's remaining managed area of Lot 501 and the WPC's Lot 608. The City will not schedule the proposed works until the funds have been received from the PTA.

Costs may increase if there are unforeseen circumstances (i.e. the \$115,500 price is based on normal digging conditions; if limestone or hard rock is present the price could increase). A firm price cannot be established until works are complete.

A Deed of Agreement is required to be entered into between the relevant parties that will outline the required works, cash component involved, easement and relevant indemnity requirements. The Deed of Agreement will incorporate the following points (though not limited to):

- that the required works will be undertaken by the City or its appointed contractor following receipt of the estimated \$115,500 costs from the PTA. The PTA will therefore be required to be a party to the Deed of Agreement as well as WPC;
- that the PTA pays the City the \$115,500 estimated costs for the required works;
- that the City reserves the right to claim additional costs from the PTA/WPC should the \$115,500 estimated costs for the required works increases.
- that the relevant indemnities and other provisions in relation to the works intended to take place are implemented to protect the City and the Minister for Lands;
- that the redundant section of storm water pipeline be decommissioned and that the WPC assume full maintenance responsibility of this section of redundant infrastructure therein;
- that the parties intention is for a Contract of Sale to be entered into in the future, whereby the City disposes of the land to the WPC.

that following the sale by the City to the WPC as detailed above, the City and WPC are to enter into a Deed of Easement for drainage purposes over a 22.2m² portion of WPC fee-simple Lot 608 – a copy of the agreed Deed of Easement will be annexed to the Deed of Agreement in the first instance as recommended by the external solicitor Kott Gunning.

Consultation

In-principle support from the Minister for Lands has been received to the proposed excision, purchase and disposal of the Sub-Station Extension area. The DOL will appoint the City's preferred surveyor to create the necessary Deposited Plan required to be lodged at Landgate.

In order to comply with the DOL's Section 152 reserve disposal guidelines, the City was required to demonstrate that it met the following criteria in relation to the proposed excision, purchase and sale of the Sub-Station Extension Area:

- Sign post Lot 501 to indicate the proposed sale two 1.8m x 0.9m signs were erected for a period of 35 days at Hester Avenue/Hidden Valley Retreat junction and Hidden Valley Retreat/Walyunga Boulevard junction, 1.25m from ground level. The signs were in place for a period of 35 days (14 May 2013 -17 June 2013) calling for public submissions, none of which were received;
- Advertise in a local newspaper two public notices were published in the North Coast Times and the Wanneroo Times on 14 May 2013 calling for public submissions for a period of 35 days (expiring 17 June 2013). In addition, the City advertised on its website under the 'your-say' link. No submissions were received in either instance;
- Canvass nearby landowners by mail in order to demonstrate to the Minister for Lands
 the level of community support the City wrote to all residences within the immediate
 surrounding area of the Sub-Station on 10 May 2013 (using the radius used by a
 previous WPC letter drop) calling for public submissions for a period of 35 days
 (expiring 17 June 2013). No submissions were received; and
- Provide DOL with details and evidence of the level of public consultation undertaken together with the results of that submission – consultation information was provided in writing on 15 August 2013 stating that no submissions were received.

On 13 June 2014, the DOL advised in writing that no further advertising is required to be undertaken by the City even if the final yet to be disclosed price for the proposed purchase of the Sub-Station Extension Area changes.

On 19 September 2013, the PTA agreed in writing to fund the decommissioning of a section of the storm water pipeline and the installation of a new section of the storm water pipe line further to the east. It also confirmed in writing on 1 May 2014 that it will meet the estimated \$115,500 (inclusive of GST) cost of the works.

Detailed scopes of the proposed storm water pipe line relocation works prepared by the City's Infrastructure Project unit were provided to the WPC on 30 January 2014. Following some minor amendments to ensure safety and consistency of electrical supply, an amended scope was provided to the WPC on 11 March 2014 which the WPC advised was acceptable in writing on 12 March 2014.

The City will seek in-principle consent to the proposed Deed of Agreement and Deed of Easement from the Minister for Lands once the documentation has been drafted by the City's external solicitor, Kott Gunning.

The City's Infrastructure Projects unit supports the proposed Deed of Agreement and Deed of Easement which upon execution and receipt of monies from the PTA will enable Infrastructure Projects to commence and finalise the storm water drainage pipe decommission and re-installation works in mid-late 2015.

Comment

As a result of the WPC serving a 'Notice of Entry' on the City under Sections 28 & 49 of the *Energy Operators (Powers) Act 1979* to enter the Sub-Station Extension Area, the WPC has occupied and undertaken civil works on the site and installed security fencing. The area therefore essentially now forms part of the Sub-Station that is located on Lot 476 despite the Sub-Station Extension Area still being vested in the City for 'public recreation' purposes.

Given the large areas of public open space within Clarkson and neighbouring suburbs, Administration considers that it is acceptable to excise, purchase and dispose of the portion of the previously undeveloped park section of Lot 501 which now contains the extended Sub-Station which has subsequently facilitated the extension of the public transport train network within the northern suburbs and proved to be a vital community service.

It is now imperative that Administration proceeds with arranging and executing the necessary legal documentation to procure the required monies from the PTA to facilitate the commencement of the necessary storm water pipeline decommission and relocation works and ensure that the relevant easement and indemnity provisions are in place to protect the relevant parties. Upon execution of the relevant legal agreements, each party will be aware of its responsibilities and obligations.

Statutory Compliance

The future proposed excision, purchase and sale of the Sub-Station Extension Area will be subject to Section 86 of the *Land Administration Act 1997* and subject to the Crown Land DOL Guidelines for Section 152 reserves.

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."

Risk Management Considerations

Nil

Policy Implications

Nil

Financial Implications

The City's external solicitor Kott Gunning has estimated that a Deed of Agreement, Deed of Easement and a Contract of Sale would cost between \$7,000 - \$9,000 (plus GST and disbursements) This is a preliminary estimate and does not include settlement costs for completing the proposed purchase settlement from the Minister for Lands by the City and the subsequent sale settlement with the WPC.

The PTA, as driver of the Sub-Station extension project has agreed to pay the City the \$115,500 estimated costs for the decommissioning of the subject section of storm water pipeline and the subsequent installation of a new section of storm water pipeline in the City's remaining managed area of Lot 501 and WPC freehold Lot 608. Costs may increase if there are unforeseen circumstances such as the presence of limestone/hard rock or the unearthing of unusual artefacts for instance. A firm price cannot be established until works are complete. In the event that the \$115,500 estimated costs increase, the City reserves the right to request additional funding from the PTA or WPC and this will be outlined in the Deed of Agreement.

It will be funded by unbudgeted income in an equal amount from the PTA.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

- 1. NOTES that Council at its Ordinary Meeting of 13 November 2012 (CB06-11/12) authorised the excision and purchase of a 945m² portion (subject to survey) of Lot 501, Reserve 45553, (10) Hidden Valley Retreat, Clarkson at 5% unimproved market value determined by the Valuer General plus GST if applicable subject to the Western Power Corporation entering into a conditional Contract of Sale with the City of Wanneroo;
- 2. NOTES that Council at its Ordinary Meeting of 13 November 2012 (CB06-11/12) approved the City of Wanneroo to enter into a conditional Contract of Sale with Western Power Corporation for the sale of a 945m² portion (subject to survey) of Lot 501, Reserve 45553, (10) Hidden Valley Retreat, Clarkson at the market value determined by the Valuer General, plus GST if applicable;
- 3. NOTES that no submissions were received to the advertisements for the proposed excision, purchase and disposal of the sale of the 945m² portion (subject to survey) of Lot 501, Reserve 45553, (10) Hidden Valley Retreat, Clarkson;
- 4. AUTHORISES the Chief Executive Officer to affix the Common Seal of the City of Wanneroo, and execute a Deed of Agreement between the City of Wanneroo, the Western Power Corporation and the Public Transport Authority;
- 5. AUTHORISES the Chief Executive Officer to affix the Common Seal of the City of Wanneroo, and execute a Deed of Easement between the City of Wanneroo and the Western Power Corporation over a 22.2m² (subject to survey) portion of Lot 608, (24K) Hidden Valley Retreat, Clarkson; and

6. APPROVES BY ABSOLUTE MAJORITY, the unbudgeted expenditure of approximately \$115,500 pursuant to Section 6.8(1)(b) of the *Local Government Act 1995*, to be fully funded by a contribution from the Public Transport Authority for the relocation of storm water pipelines.

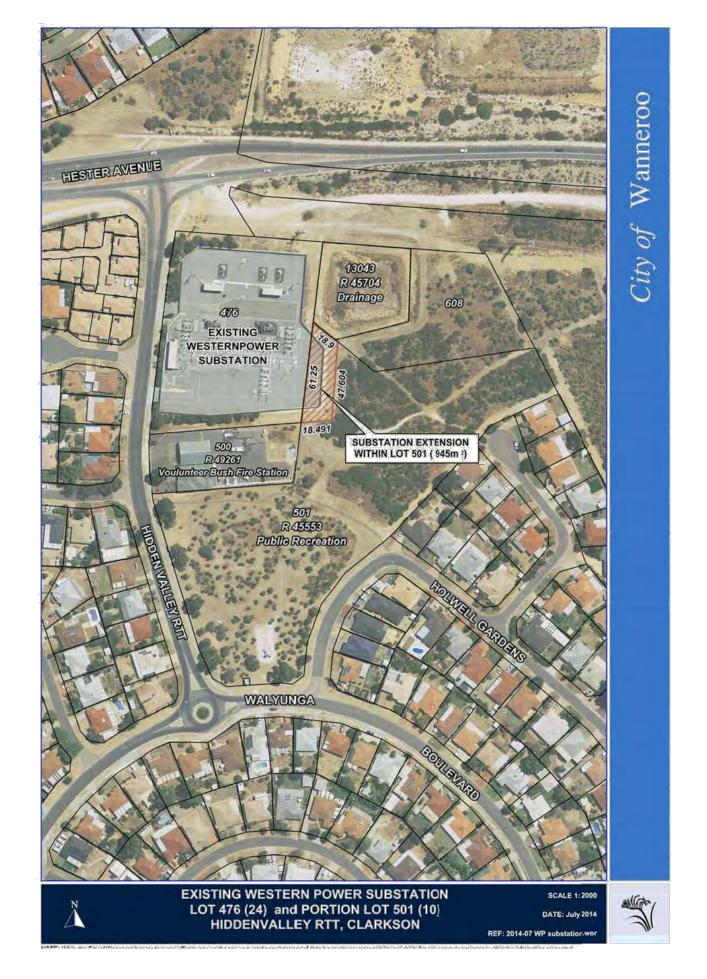
Project No	From	То	Description
PR-3024	115,500		Monies received from the Public Transport Authority for the relocation of Storm water pipelines
PR-3024		115,500	Relocation of Storm water pipeline works to be undertaken by the City

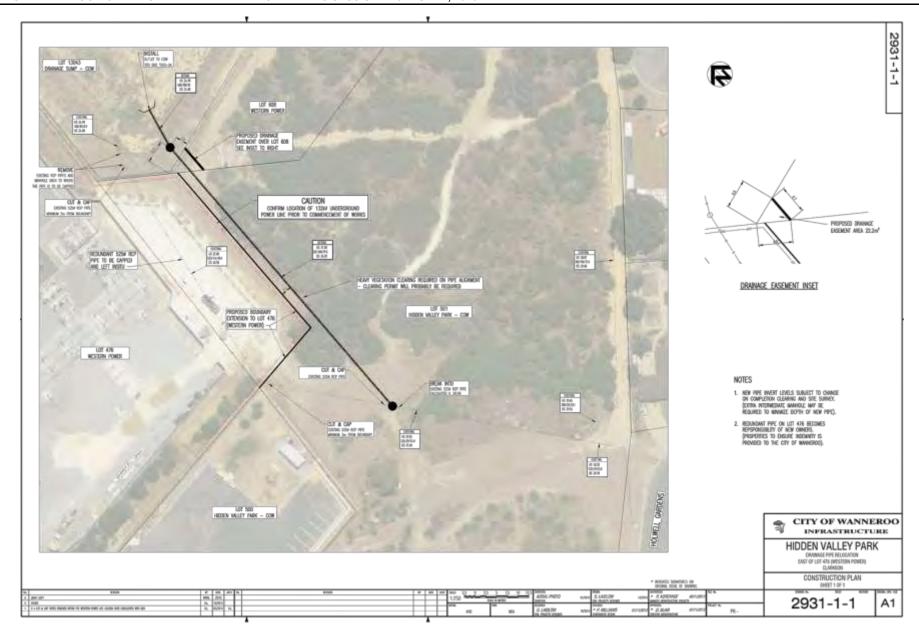
Attachments:

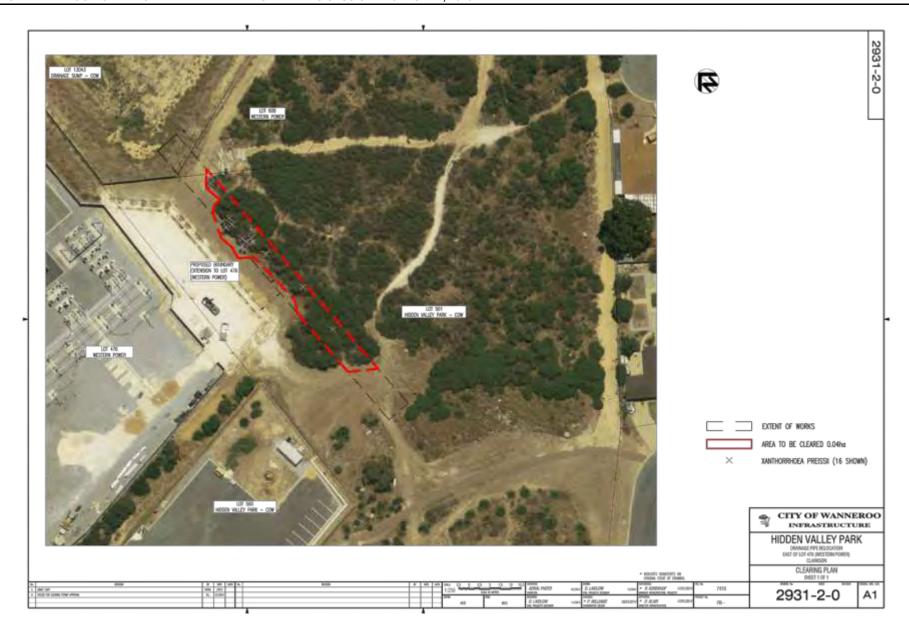
Attachment 1 - Substation including 945m2.pdf 14/307683
 Attachment 2 - Drawing 2931-1-1 14/308976

2. Attachment 3 - Drawing 2931-2-0 14/408507









3.12 Proposed new lease of Office One to the Wanneroo Business Association (Inc.) over a portion of Lot 90 and Lot 91, Wanneroo Road, Wanneroo

File Ref: 5559 – 14/239371 Responsible Officer: Director City Businesses

Disclosure of Interest: Ni Attachments: 1

Issue

To consider entering into a new lease with the Wanneroo Business Association (Inc.) (WBA) over a portion of Lot 90 and Lot 91, Wanneroo Road, Wanneroo for the purpose of an office.

Background

The building known as Enterprise House (building) and located at 935 Wanneroo Road, Wanneroo is situated on Lots 90 and 91, and owned freehold by the City under Certificate of Title Volume 1095 Folio 593.

The land is currently zoned as 'Urban' under the Metropolitan Region Scheme and 'Centre' in the City of Wanneroo District Planning Scheme No.2 and forms part of an Agreed Structure Plan. The current zoning permits a variety of retail and commercial uses.

The building was subject to an internal fit-out by the City in 2005 to permit services associated with the establishment of a Business Growth Centre and incorporated the creation of office space for lease, meeting rooms, a training room and a reception area.

The WBA currently leases an office (Office One) within the building that comprises an area of 14.2481m² (**Attachment 1** refers). Internal fit out of Office One includes carpet floor coverings, vertical blinds, suspended panel ceilings with recessed fluorescent lighting and single pedestrian access door. The existing three (3) year lease, which commenced 12 March 2012 was approved by Council at its Ordinary Council Meeting of 3 April 2012 (CB06-04/12) and will expire 11 March 2015. Under the terms of its existing lease, the WBA has a non-exclusive access right to designated common areas of the building that incorporate the toilets, meeting rooms, tea preparation area and the reception area.

The WBA is guided by a volunteer board of directors drawn from many different business backgrounds and companies offering vast experience in all aspects of business. It is a professional organisation which acts as a representative body on matters that may affect businesses at a local, state or federal level and works with government bodies and organisations to improve business conditions and enhance opportunities within the Wanneroo region.

Detail

The WBA agreed to enter into a new three (3) year lease with the City for Office One commencing 12 March 2015 in writing on 19 November 2014. This in principle lease agreement is the subject of this report.

Under the terms of the City's current Tenancy Policy approved by Council, the WBA is categorised as a 'commercial' tenant being a non-exempt disposition under the *Local Government Act 1995*. In accordance with the Tenancy Policy, annual rent is to be negotiated at Market Rate. Whilst the WBA is an incorporated body, the activity being undertaken is essentially a profit making venture.

The City currently receives an annual lease income stream from Office One of \$3,771.69 per annum (plus GST) for rent with annual CPI increases.

A market valuation was sought from a licensed valuer to establish the current market rent for Office One as per required legislation and a rate of \$270.21/m² (plus GST) per annum, inclusive of variable outgoings was suggested by the licensed valuer.

The licensed valuer concluded that the current market value of Office One is \$3,850 per annum (plus GST) gross inclusive of variable outgoings and with the right to use the common area facilities of the building.

Administration and the WBA have negotiated a rent of \$3,850 per annum (plus GST) gross inclusive of variable outgoings being a rate of \$270.21/m², inclusive of variable outgoings subject to Council approval.

Accordingly, the following essential terms for the proposed lease have been agreed with the WBA, subject to Council approval:-

Leased Premises:	Exclusive use of 'Office One' being an area of 14.2481m ²	
	and use of the Enterprise House building common areas	
	to the Wanneroo Business Association (Inc.)	
Permitted Purpose:	Office	
Lease Term:	Three (3) years	
Commencement Date:	12 March 2015	
Lease Rental:	\$3,850 per annum (plus GST) inclusive of all outgoings	
Outgoings included in Lease		
Rental:	, ,	
Rates & Taxes:	Not applicable	
Building Insurance:	Lessor responsibility	
Public Liability Insurance:	Lessee responsibility - \$20 million	
Cleaning:	Lessee responsibility	
Lessee Services:	Lessee responsible for the provision of special	
	requirements such as telephone and broadband	
	services.	
Maintenance:	Lessee to keep and maintain every part of the inside of	
	'Office One' including all ceiling panels, lighting and	
	electrical installations, doors, windows, floor coverings	
	and all other fixtures and fittings in good and substantial	
0	repair and condition.	
Structural Maintenance:	Lessor responsibility	
CPI Reviews:	Annual increase in accordance with CPI.	
Common Areas:	Lessee is permitted to use (on a non exclusive basis) the	
	common areas during the buildings opening hours and at	
	other times as permitted. The common area is defined as	
	the reception foyer, toilets, meeting rooms and tea	
	preparation area.	

Consultation

The essential terms of the proposed new lease have been prepared in consultation with the WBA.

Infrastructure Maintenance and Planning & Sustainability support the terms of the proposed new lease.

Comment

Should Council agree to the proposed new lease, given that the proposed lease is not an 'exempt disposition', it will be necessary to publish a local notice of the proposal inviting public submissions. Subject to no submissions being received from the advertising process, formal consent to the proposed new lease as outlined in this report is sought from Council.

Should any submissions be received, the proposed new lease will not be executed until a further report is be presented to Council for consideration.

Administration supports the proposed new lease to the WBA for the following reasons:

- to assist with business growth and development within the City of Wanneroo;
- to create and promote local business opportunities within the City of Wanneroo; and
- to ensure the economic well being of the business community within the City of Wanneroo in a professional and ethical manner.

Statutory Compliance

Regulation 30 of the Local Government (Functions and General) Regulations 1996 provides a basis under which certain 'dispositions' are exempt from the requirements of Section 3.58 of the Local Government Act 1995 (Act), including sub-regulation 30(2)(b), 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
 - the objects of which are of a 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 constitution of the WBA has the following stated Objects:-

- "(A) To establish maintain and conduct an Association of a business recreational social non-political and non-sectarian character for the purpose of promoting and fostering the exchange of business manufacturing and trading knowledge between members.
- (B) To promote social contact between and to meet regularly.
- (C) To assist members by providing advice and guidance when requested to do so.
- (D) To represent members in matters of interest to members."

Given the activities, role and stated objectives of the WBA, it is considered it would not meet the requirements of sub-regulation 30(2)(b) of the Act and therefore the proposed new lease is not deemed an exempt disposition. Accordingly, prior to agreeing to enter into the proposed new lease with the WBA, the City is required to give local public notice of the proposed disposition in accordance with the requirements of Section 3.58 of the Act.

The public notice advertisement is required to fully comply with the requirements under the following sections of the Act with respect to the proposed disposition:

- Section 3.58(3) of the Local Government Act 1995 states:
 - "A local government can dispose of property (including leasing) other than by public tender or auction if, before agreeing to dispose of the property:
 - (a) It gives a local public notice of the proposed disposition
 - (i) describing the property concerned;
 - (ii) giving details of the proposed disposition; and
 - (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given."
 - Section 3.58(4) of the Local Government Act 1995 states:
 - "The details of a proposed disposition that are required by subsection (3)(a)(ii) include:
 - (a) the names of all other parties concerned;
 - (b) the consideration to be received by the local government for the disposition; and
 - (c) the market value of the disposition –
 - (i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition".

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."

Risk Management Considerations

Nil

Policy Implications

The proposed new lease is consistent with the City's current Tenancy Policy.

Financial Implications

The proposed new lease will generate an annual income stream to the City of \$3,850 per annum (plus GST) gross, inclusive of all outgoings. Annual CPI increases will apply. The WBA will be responsible for the cost of cleaning, internal repairs and maintenance and public liability insurance.

Voting Requirements

Simple Majority

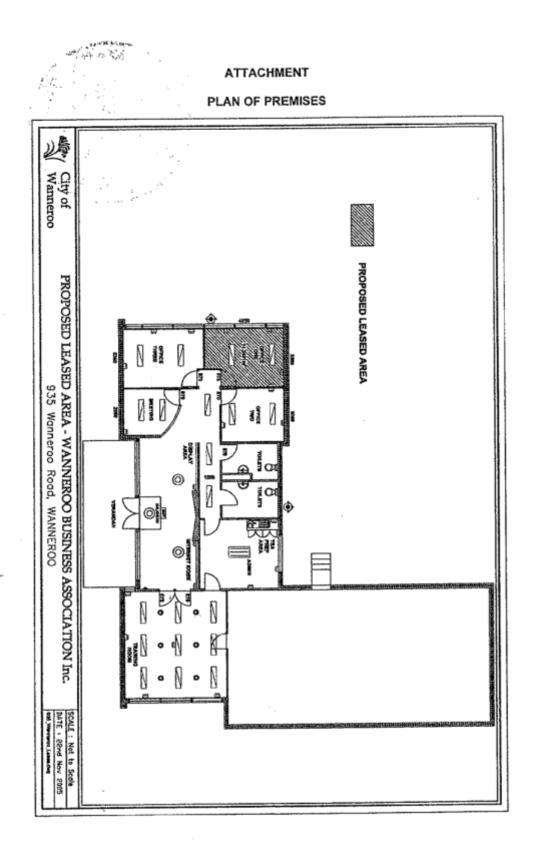
Recommendation

That Council:-

- APPROVES in principle, a commercial lease of a 14.2481m² portion (Office One) at Lot 90 & Lot 91, (935) Wanneroo Road, Wanneroo (Attachment 1 refers) to the Wanneroo Business Association (Inc.) for a term of three (3) years commencing 12 March 2015, subject to the requirements of section 3.58 of the Local Government Act 1995;
- 2. AUTHORISES the publication of a local public notice of the intention to enter into the lease in accordance with section 3.58 of the *Local Government Act 1995*;
- 3. NOTES if any submissions are received a further report will be presented to Council; and
- 4. In the event there are no submissions,
 - a) NOTES the Chief Executive Officer under delegated authority will approve the lease; and
 - b) AUTHORISES the affixing of the Common Seal of the City of Wanneroo to a lease between the City and the Wanneroo Business Association (Inc.) in accordance with the City's Execution of Documents Policy.

Attachments:

1. Attachment 1: Office One 14/352925 Minuted



20

3.13 Proposed lease of Tenancy North to Tracey Cottrell, portion of Lot 101 (3) Rocca Way, Wanneroo

File Ref: 4238 – 14/379824 Responsible Officer: Director City Businesses

Disclosure of Interest: Nil Attachments: 1

Issue

To consider a commercial lease over an 80m^2 vacant ground floor commercial tenancy known as Tenancy North at the Wanneroo Library and Cultural Centre to Tracey Cottrell for the operation of a hair salon.

Background

The Wanneroo Library and Cultural Centre (the Centre) is situated at the corner of Dundebar Road and Rocca Way and was officially opened on 25 October 2009. The land on which the Centre is situated is Lot 101 on Deposited Plan 66852 and is comprised in Certificate of Title Volume 2784 Folio 44 and is owned freehold by the City.

The ground floor comprises two commercial tenancies, one of which is Café Elixir (facing Rocca Way, Wanneroo) which is under a lease arrangement that commenced 1 September 2009, and the other is Tenancy North (facing Dundebar Road, Wanneroo). Tenancy North (**Attachment 1** refers) is an area of approximately 80m². It has been vacant since 17 March 2014 but prior to this date was leased and operated as a hair salon.

Since 17 March 2014, the City has endeavoured, on two separate occasions (27 May and 15 July 2014), to seek a new tenant through the placing of advertisements in the Wanneroo Times. The advertisements called for expressions of interest from parties wishing to lease the vacant area. Each occasion consisted of two stages, the first (Stage 1) being to see who was interested in leasing the premises, and the second stage (Stage 2) required interested parties to submit a formal proposal to lease the facility. As part of Stage 2, interested parties were sent an information package about the tenancy which included a selection criteria from which formal submissions were assessed.

Despite receiving initial interest from Stage 1 on both occasions, the City did not receive any formal applications to lease the premises from either occasion by the relevant closing dates. As a result, the City was contemplating engaging a commercial real estate agent to seek a tenant, however two formal proposals to lease the area were submitted to the City in late October 2014. Both applications were assessed against the selection criteria outlined in the information package and a decision was made, subject to Council approval, to negotiate a lease with one of the applicants.

Detail

A proposed new lease has been negotiated with the successful applicant, Tracey Cottrell.

Tracey Cottrell's application, likewise with the other application received, was assessed against the selection criteria. In addition to assessing the submissions in this manner, the City also looked at the submissions holistically. The successful applicant has considerably more years experience in the hairdressing industry and currently operates her own hairdressing business and has done so for the past 4.5 years.

It is therefore proposed, subject to Council approval and the requirements of the *Commercial Tenancy (Retail Shops) Agreements Act 1985* being satisfied, to enter into a 'private treaty' semi gross lease arrangement under the following essential terms:

Lessee	Tracey Cottrell (or nominated company) trading as Hennaberrys For Hair.		
Premises	Tenancy North at the Wanneroo Library & Cultural Centre being an area of approximately 80m².		
Proposed Use	Hair Salon.		
Lease Term	Five (5) years with no options.		
Commencement Date	Within four (4) weeks of the lease being signed.		
Commencing Rent	\$29,000 per annum (plus GST) payable monthly in advance.		
Rent Reviews	Annually in accordance with CPI.		
Outgoings	Nil, except for those services (such as electricity) directly metered or attributable to the Premises only.		
Fit out	The tenancy is already fitted out as a hair salon with three (3) built in hair washing basins with chairs attached and the applicant has indicated that she is only contemplating minor cosmetic changes.		
Water Rates (not usage)	Lessee responsibility.		
Council Rates	Payable by Lessee as assessed.		
Emergency Services Levy	Lessee responsibility.		
Maintenance & Cleaning	The Lessee will be responsible for the maintenance and upkeep of the internal space of the Premises including any Lessor's fixtures and any external signage and lighting installed by the Lessee. The Lessee will not be responsible for items of a structural nature.		
Insurance	The Lessee shall take out all appropriate insurance cover for workers compensation, Lessee's and Lessor's fixtures and fittings, plate glass and the like but will not be responsible for building insurance.		
Bond	The Lessee will be required to submit a bond of \$5,000 which will be held by the City for the full term of the lease in a non-interest bearing account.		

To comply with the requirements of the *Local Government Act 1995*, a revised market rental valuation was obtained in November 2014 following an initial valuation that was conducted in May 2014, revealing a rental of \$29,000 per annum plus GST.

The previous tenant paid an annual lease fee of \$27,751.44 plus GST.

Consultation

The essential terms of the proposed lease have been prepared in consultation with the tenant.

It is proposed that, subject to Council approval to the lease, formal commercial lease documentation will be prepared by one of the City's external solicitors and will include the disclosure requirements of the *Commercial Tenancy (Retail Shops) Agreements Act 1995.*

Comment

Should Council agree to the lease, given that the proposed lease is not an 'exempt disposition', it will be necessary to publish a local notice of the proposal inviting public submissions. Subject to no submissions being received from the advertising process, formal consent to the lease as outlined in this report is sought from Council.

Should any submissions be received, the lease will not be executed until a further report is presented to Council for consideration.

Administration supports the proposed new lease of Tenancy North to Tracey Cottrell as outlined in this report.

Statutory Compliance

The public notice advertisement will fully comply with the requirements of Section 3.58 of the *Local Government Act 1995* with respect to the proposed disposition.

In addition, the proposed lease tenure complies with the requirement of the *Commercial Tenancy (Retail Shops) Act 1985* whereby a minimum tenure term of five (5) years is required along with the provision of a Disclosure Statement.

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."

Risk Management Considerations

Nil

Policy Implications

The proposed lease has been negotiated in accordance with the 'commercial' guidelines as outlined in the City's Tenancy Policy.

Financial Implications

The proposed lease will generate an annual income stream to the City of \$29,000 (plus GST) per annum gross incremented to CPI on an annual basis, inclusive of all outgoings except electricity.

Voting Requirements

Simple Majority

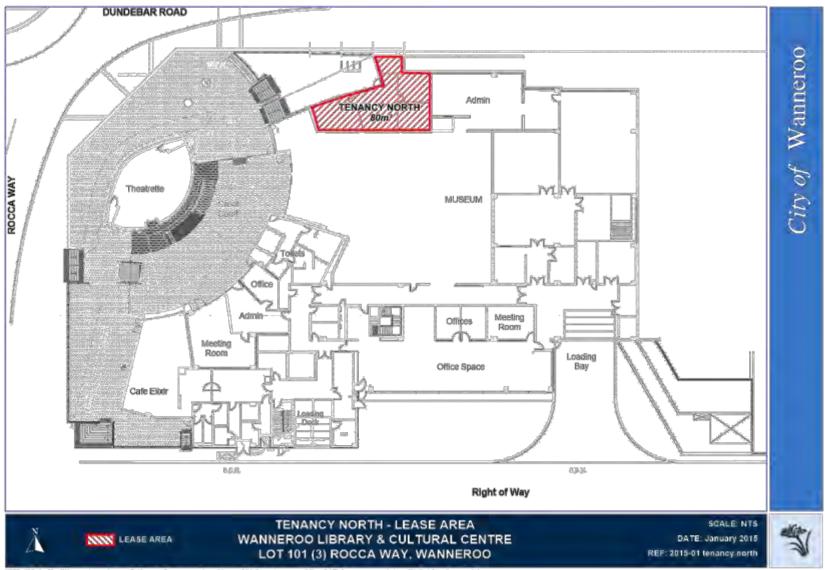
Recommendation

That Council:-

- 1. APPROVES in principle, a commercial lease of approximately 80m² portion of Lot 101 (3) Rocca Way, Wanneroo to Tracey Cottrell, for a term of five (5) years commencing within four (4) weeks of the lease being signed subject to the requirements of the *Commercial Tenancy (Retail Shops) Act 1985*;
- 2. AUTHORISES the publication of a local public notice of the intention to enter into the lease in accordance with Section 3.58 of the *Local Government Act 1995*; and
- 3. In the event there are no submissions,
 - a) NOTES the Chief Executive Officer under delegated authority will approve the lease; and
 - b) AUTHORISES the affixing of the Common Seal of the City of Wanneroo to a lease between the City and Tracey Cottrell in accordance with the City's Execution of Documents Policy.

Attachments:

1. Tenancy North Lease Area Plan 15/5617



NOTE: While the City of Witemance has made every effort to ensure the accuracy and completeness of data it accepts no responsibility or fability for any errors or ordinators editin the information presented. Based on information provided by and with the permission of the Western Australian Lend Authority backing as LANDONTE (2012).

Infrastructure

Traffic Management

3.14 Amendments to Bus Shelter Installation Program 2014/2015

File Ref: 7242 – 14/362414
Responsible Officer: A/Director Infrastructure

Disclosure of Interest: Nil Attachments: 4

Issue

To consider amendments to the 2014/2015 Bus Shelter Installation Program.

Background

Council considered report "IN08-06/14 Bus Shelter Installation Program" at its meeting of 24 June 2014 and resolved in part as follows:

- "2. "ENDORSES the proposed bus shelter installation program as shown on Attachment 2 as the basis for community consultation; and
- 3. NOTES that a report will be presented to Council on the outcomes of the community consultation, should the Director Infrastructure consider that the proposed 2014/15 Bus Shelter Installation Program require significant amendments to reflect the feedback from the community."

The locations endorsed by Council for the bus shelter installations as per the above resolution are listed below:

Bus Stop No.	Bus Stop Location
12429	Marangaroo Drive after Balgonie Avenue
25032	Two Rocks Road before Lindsay Beach Boulevard
26107	Waldburg Drive after Whyalla Chase
21874	Wyatt Road after Elliot Road
26410	Camborne Parkway after Poppleton Parkway
21935	Santa Barbara Parade after Lorient Pass
25789	Landbeach Boulevard after Clontarf Way
26301	Benenden Avenue after Melvich Green
26506	Benenden Avenue before Santorini Parade
23498	Viridian Drive after Turquoise Loop

This report considers the outcome of the community consultation and information received from the Public Transport Authority (PTA) and recommends an amended 2014/2015 Bus Shelter Installation Program.

Detail

The 2014/15 program was referred to the PTA whereby support was given for the installation of bus shelters at all stops except bus stop no. 23498 - Viridian Drive after Turquoise Loop (Attachment 1 refers) and bus stop no. 26506 - Benenden Avenue Before Santorini Parade (Attachment 2 refers). PTA advised that the bus stops at these locations are not on its final alignments for the bus routes through the area and are subject to change in future.

The City also received one objection from a resident at the property adjacent the proposed installation of a bus shelter at Bus Stop No. 26107 – Waldburg Drive, Tapping. The resident objected to the installation of the bus shelter at front of the property raising concerns that sightlines may be impeded.

In order to achieve the best outcome for residents and public transport users within the City, priority is given to bus stops qualifying for co-funding through PTA's Bus Shelter Grants Scheme (BSGS). To qualify for PTA funding under the BSGS, the nominated bus stop requires an average minimum patronage of 15 boarding passengers per weekday. Council confirmed this position on 2 April 2013, (Item IN06-04/13 refers) and resolved as follows:

"SUPPORTS the ongoing practice of giving priority to installing bus shelters at sites that meet the Public Transport Authority's Bus Shelter Grant Scheme".

The City can still proceed with the installation of bus shelters at locations with lower patronage but will need to fully fund the project as the PTA would not provide the 50/50 funding for these stops.

Consultation

The City conducted consultation with residents directly affected by the installation of a bus shelter adjacent to their property as well as users of the bus stops. Residents directly affected by the proposed installation of bus shelters were notified in writing of the proposed installation and users of the bus stop were notified by the erection of signage at the bus stops for a period of two weeks.

During the consultation period the City only received one objection in relation to the installation of a bus shelter at Bus Stop No. 26107 – Waldburg Drive, Tapping. The resident's main concerns regarding the installation of a bus shelter is the reduction in sightlines when accessing and exiting his/her property. No other responses were received by Administration during the consultation period.

Comment

While the City would like to encourage public transport use by providing facilities at all bus stops it is committed to achieving the best result for all public transport users by funding those bus stops with the highest patronage which also attract 50/50 grant funding from PTA.

Given that the PTA does not support the installation of shelters at Bus Stop No. 26506 – Benenden Avenue and Bus Stop No. 23498 – Viridian Drive, Administration requested the latest patronage statistics from the PTA to identify alternative stops for bus shelters to be placed.

Based on the latest patronage data provided by the PTA, Administration identified that Bus Stop No. 26937 - Joondalup Drive after Mistletoe Drive (Attachment 3 refers) which has patronage numbers of 44, and Bus Stop No. 17998 - Marmion Avenue after Anchorage Drive (Attachment 4 refers) which has patronage numbers of 38 as most suitable for the installation of bus shelters. PTA has also indicated its' support for the installation of bus shelters at both these stops.

With respect to Bus Stop No. 26107 – Waldburg Drive, Tapping, Administration considers that the sightlines at the location to be adequate. It is considered that the location at which the bus shelter is to be installed would not impede sightlines for the residents when accessing and exiting their property. Administration recommends that the City proceed with the installation of a bus shelter at Bus Stop No. 26107 - Waldburg Drive, Tapping.

A number of bus stops, at which bus shelters have been proposed, have already been upgraded to disability standards by the PTA without consideration to the installation of a bus shelter. In these instances, an additional section of concrete footing will need to be installed to comply with Disability Standards. The cost associated with this additional work will need to be fully funded by the City.

The proposed revised 2014/15 Bus Shelter Installation Program is listed below:

Bus Stop No.	Bus Stop Location
12429	Marangaroo Drive after Balgonie Avenue
25032	Two Rocks Road before Lindsay Beach Boulevard
26107	Waldburg Drive after Whyalla Chase
21874	Wyatt Road after Elliot Road
26410	Camborne Parkway after Poppleton Parkway
21935	Santa Barbara Parade after Lorient Pass
25789	Landbeach Boulevard after Clontarf Way
26301	Benenden Avenue after Melvich Green
26937	Joondalup Drive after Mistletoe Drive
17998	Marmion Avenue after Anchorage Drive

PTA has agreed to the installation of the bus shelters at the above locations subject to the City contributing to the bus shelter installation on a 50/50 basis and the City fully funding the cost of additional section of concrete footings.

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."

Risk Management Considerations

Nil

Policy Implications

Nil

Financial Implications

The full cost of installation per bus shelter is in the order of \$10,000, however if the location meets the minimum patronage requirement for 50/50 grant funding under the Bus Shelter Grants Scheme, the cost to the City per shelter will be in the order of \$5,000.

The current annual allocation in the 10 Year Bus Shelter Program of \$50,000 per year allows for the maximum installation of 10 shelters per year under the 50/50 arrangement with the Public Transport Authority or 5 shelters per year without the 50/50 arrangement.

Additionally bus stops that have already been upgraded to meet disability standards by the PTA require an additional section of concrete footing to be installed at a cost of \$1,500 per location. Five locations within the City have been identified as requiring additional sections of concrete footing to be installed. This will result in a total additional cost of \$7,500 above the budgeted \$50,000 allocated for PR-1055 Bus Shelter Installation Program.

The additional cost can be accommodated by re-allocating savings from Project Number PR-2656 - Traffic Management Projects- Various. This is in line with the City's Accounting Policy Section 3(g)(c) which states:

"Circumstances:

...the budget allocation for a capital work project is insufficient

Action:

In accordance with Section 6.8 of the Local Government Act 1995 by way of a report and recommendation to the Council seeking authorisation of the expenditures and to endorse the necessary budget variation."

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. NOTES Public Transport Authority's advice regarding Bus Stop No. 26506 Benenden Avenue and Bus Stop No. 23498 Viridian Drive;
- 3. SUPPORTS the removal of Bus Stop No. 26506 Benenden Avenue and Bus Stop No. 23498 Viridian Drive from the 2014/2015 Bus Shelter Installation Program;
- 4. SUPPORTS the installation of a bus shelter at Bus Stop No. 26107 Waldburg Drive after Whyalla Chase;
- 5. SUPPORTS the installation of bus shelters at Bus Stop No. 26937- Joondalup Drive after Mistletoe Drive and Bus Stop No. 17998 Marmion Avenue after Anchorage Drive as part of the 2014/2015 Bus Shelter Installation Program;
- 6. ADVISES those residents that provided a response during community consultation of Council's Decision; and

7. APPROVES the following budget variations to accommodate the shortfall in funding for the Bus Shelter Installation Program:

Project No	From	То	Description
PR-2656	7,500		Traffic Management Projects- Various
PR-1055		7,500	Bus Shelter Installation Program

Attachments:

1.	Location Map - Bus Stop No. 23498 - Viridian Drive, Banksia Grove	15/3696[v2]
2.	Location Map- Bus Stop No 26506 - Benenden Avenue, Alkimos	15/3748[v2]
3.	Location Map - Bus Stop No. 26937 - Joondalup Drive, Banksia Grove	15/3710[v2]
4	Location Map - Bus Stop No 17998 - Marmion Avenue Mindarie	15/3724[v2]











3.15 Proposed Speed Limit Change - Ocean Keys Boulevard

File Ref: 3125V02 – 14/358682 Responsible Officer: A/Director Infrastructure

Disclosure of Interest: Nil Attachments: 3

Issue

To seek formal endorsement of a proposal to apply a 40km/h speed limit on Ocean Keys Boulevard, Clarkson between Marmion Avenue and Key Largo Drive. Refer to **Attachment 1** for location map.

Background

In December 2010, the City applied to Main Roads WA (MRWA) to implement a 40 km/h speed zone on Ocean Keys Boulevard, Clarkson between Pensacola Terrace and Key Largo Drive. This request was denied at the time as MRWA was in the process of undertaking trials of permanent 40km/h speed limit reduction on the retail/alfresco strip along Albany Highway through Victoria Park (refer to **Attachment 2**).

In May 2014, after receiving a number of complaints regarding vehicle speeds and pedestrian safety on Ocean Keys Boulevard, Administration contacted MRWA and requested an update on the 40 km/h speed zone trials. In September 2014, MRWA responded and requested updated traffic counts for Ocean Keys Boulevard to support the City's application for a 40 km/h speed zone. These counts were undertaken in October 2014 and provided to MRWA for further assessment.

Following the review of the data for Ocean Keys Boulevard, MRWA has agreed to the implementation of a 40 km/h speed zone on Ocean Keys Boulevard between Marmion Avenue and Key Largo Drive (which encompasses the City's previous request of a speed limit reduction between Pensacola Terrace and Key Largo Drive) subject to the formal endorsement of the proposal by Council (refer to **Attachment 3**).

Detail

The section of Ocean Keys Boulevard between Key Largo Drive and Marmion Avenue has been constructed as a two lane divided road with parking and retail on both sides and provides for the movement of buses, cyclists and pedestrians. The layout of this section of road is consistent with a Town Centre main street.

This section of Ocean Keys Boulevard carries a high volume of both vehicular and pedestrian traffic and currently operates under the default urban speed limit of 50 km/h. Four formalised pedestrian crossing points are present on Ocean Keys Boulevard. A zebra crossing is provided just east of Ebb Way and three pedestrian crossing points with median refuge islands are provided east of Pensacola Terrace, west of Ebb way and west of Key Largo Drive.

There have been numerous concerns raised by the community with respect to the vehicle speeds and pedestrian safety along this highly trafficked retail section of Ocean Key Boulevard.

Consultation

Consultation has mainly been with MRWA who is the authority delegated to assign speed limits and install traffic signs on public roads in WA.

Comment

As a general rule, motorists will drive in accordance with the speed environment of the road and not necessarily in accordance with its posted speed limit. The predictability and homogeneity of the road network should be considered in the speed zoning process. Roads with a similar road environment should be speed zoned the same to provide a predictable environment for road users.

Consideration also needs to be given to the safety implications associated with speed zoning. The majority of conflicts along this section of Ocean Keys Boulevard are likely to be between vehicles and pedestrians. The 'safe speed' cornerstone recognises that under a safe systems approach, a speed of 30km/h is considered as being the highest survivable speed for a collision between vehicles and vulnerable road users such as pedestrians and cyclists. The safe system speed for vehicle and vulnerable road user conflicts should be considered in the speed zoning process.

MRWA does not support a speed limit of 30km/h for Ocean Keys Boulevard as it considers that the proposed 40km/h speed zone is more in keeping with motorists' expectations and the prevailing road environment. The recorded 85th percentile speed of 38km/h on Ocean Keys Boulevard further justifies the proposed 40km/h speed limit. Implementing a 30km/h speed limit along this section of Ocean Keys Boulevard would only result in low compliance rate.

A reduction in vehicle speed reduces both the likelihood and severity of road crashes. Considering the high number of vehicles and pedestrians on this section of Ocean Keys Boulevard, any reduction in vehicle speed as a result of a speed limit reduction is expected to have a positive road safety outcome.

Administration supports MRWA's proposal to apply a posted 40km/h speed limit on this section of Ocean Keys Boulevard between Marmion Avenue and Key Largo Drive, Clarkson and recommends that Council endorse this proposal.

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."

Risk Management Considerations

Nil

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

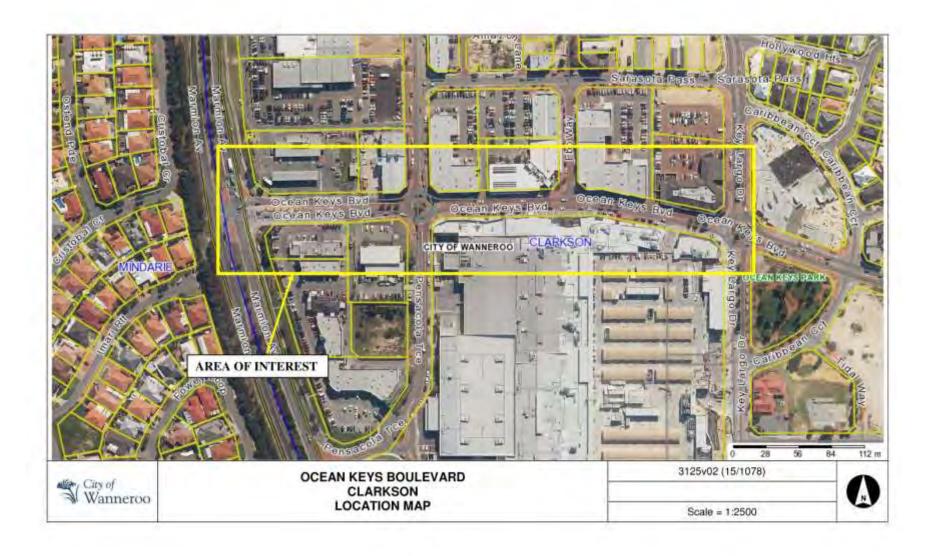
That Council:-

- 1. ENDORSES the proposal to apply a posted 40km/h speed limit on a section of Ocean Keys Boulevard between Key Largo Drive and Marmion Avenue, Clarkson; and
- 2. ADVISES Main Roads WA of Council's endorsement of this speed reduction on Ocean Keys Boulevard.

Attachments:

Attachment 1 - Ocean Keys Boulevard Location Map 15/1117[v2]
 REQUEST FOR 40 KM/H SPEED ZONE - OCEAN KEYS BOULEVARD 11/25031

3. SPEED LIMIT REVIEW - OCEAN KEYS BOULEVARD 14/364111





Enquiries: Sharon Healy on 9323 4226

Our Ref:

Your Ref: 3120 (10#67136)

03/7935

2 March 2011

Chief Executive Officer City of Wanneroo Locked Bag 1 WANNEROO 6946

ATTENTION: MR RUSSELL HEWITT

Dear Russell

REQUEST FOR 40 KM/H SPEED ZONE - OCEAN KEYS BOULEVARD

I refer to your letter dated 20 December 2010 requesting a review of the speed limit on Ocean Keys Boulevard which I referred to Main Roads Speed Zoning section.

The practice of installing 40 km/h speed limits on roads was put into place when the default built-up-area speed limit was 60 km/h, and before Western Australia had contemplated moves towards the lower default 50 km/h speed limit.

You would be aware of the positive outcomes since the default 50 km/h built-up-area speed limit was introduced in Western Australia on the 1st December 2001. As such, there has been a general policy amendment by Main Roads to remove the use of 40 km/h speed limits on local roads, and restrict the implementation of these speed zones to specific areas such as schools and Central Business Districts.

However, there have been suggestions that in specifically high pedestrian trafficable areas such as retail / commercial / alfresco precincts, the 50 km/h BUA limit may be considered excessive.

Therefore Main Roads are currently trialling a number of different scenarios of traffic calming in the metro area. The latest being a full-time 40 km/h speed limit reduction on the retail / alfresco strip along Albany Hwy through Victoria Park.

As these trials are still underway, the Main Roads Traffic Manager has given a directive not to implement similar speed limit reductions until such time as these studies are completed. The final outcomes will determine which solution is the most appropriate for such road environments, and will provide consistency in application throughout the state.

If you require any further information please contact Sharon Healy on (08) 9323 4226. In reply please quote file reference 03/7935.

Yours sincerely

Bruce King

12 149

TRAFFIC SERVICES COORDINATOR - NORTH EAST

Don Aitken Centre, Waterloo Croscent, East Perth or PO Box 6202 EAST PERTH. Western Australia. 6892. Telephone: (08) 9323 4111 Facsimile: (08) 9323 4174 TTY: (08) 9428 2230. Email: roadtraft@mainroads.wa.gov.au. Website: www.mainroads.wa.gov.au.





Enquiries: Rick Hunnisett on 9323 4180 Our Ref: 04/1875-02

Our Ref: Your Ref:

3 December 2014

Mr R Jackson Traffic Engineer City Of Wanneroo Locked Bag 1 WANNEROO WA 6946

Dear Russell

SPEED LIMIT REVIEW - OCEAN KEYS BOULEVARD

Thank you for your email dated 16 May 2014, in which you request a review of the current speed limit on Ocean keys Boulevard between Marmion Ave and Key largo Dr, with a view to reducing the current default state built up area speed limit to a new limit of 40km/h.

I wish to advise that a speed assessment based on Main Roads current guidelines, standards and practices has been completed, and conclusions from this assessment are that all the requirements of a linear 40km/h Speed Zone, being a road section that is fully contained within a shopping/alfresco dining precinct, have been met and that a speed reduction therefore appears to be justified on the section of Ocean Keys Bvd between Marmion Ave and Key Largo Dr. Existing vehicle speed data provided by Council further justifies the proposed reduction.

Part of the assessment process involved a drive-by along the road being considered, at the proposed speed limit. Having driven Ocean Keys Bvd at 40 km/h, it was concluded that this limit appeared reasonable for the environment.

Therefore, Main Roads recommendation is to apply a posted 40 km/h speed limit on the length of Ocean Keys Bvd between Marmion Ave and Key Largo Dr.

As with all proposed speed limit amendments affecting Council controlled roads, Main Roads seeks formal endorsement for the abovementioned proposal.

If you have any questions regarding this or any other issue, please contact Rick Hunnisett on 9323 4180. In reply, quote file reference 04/1875-02 on all correspondence.

Yours sincerely

Rick Hunnisett

A/ROAD SERVICES OFFICER - SPEED ZONING

Don Aitken Centre, Waterloo Crescent, East Perth or PO Box 6202 EAST PERTH, Western Australia, 6892.

Telephone, 138 138 Facsimile, (08) 9323 4430.

Email, enquiries∰manifoads wa gov.au, Website, www.manifoads wa gov.au.

3.16 Parking Prohibitions - Headingly Crescent, Butler

File Ref: 5597 – 14/323238 Responsible Officer: A/Director Infrastructure

Disclosure of Interest: Nil Attachments: 2

Issue

To consider the implementation of parking prohibitions along Headingly Crescent, Butler.

Background

The City has received a request from the Department of Fire and Emergency Services to consider parking prohibitions on Headingly Crescent to support the safe and efficient operation of the Butler Career Fire Station which opened in early January 2015.

Detail

Headingly Crescent, Butler is classified as a Local Access Road within the City's Functional Road Hierarchy and connects Lukin Drive with Connolly Drive providing access to Brighton Catholic Primary School and a recently opened service station, both of which have alternative access onto Connolly Drive Access Road. Refer to **Attachment 1** for a location plan.

Daily traffic volumes in Headingly Crescent recorded in August 2014 show an average weekday traffic volume of 372 vehicles per day. Headingly Crescent is predominantly used as a drop-off and pick-up point for parents during school times with an average of 123 vehicles per hour between 8am and 9am and 113 vehicles per hour between 2pm and 3pm.

The Department of Fire and Emergency Services has recently commenced operation of the Butler Career Fire Station at Lot 4001, Headingly Crescent. This is expected to conflict with the current on-street parking which takes place on Headingly Crescent during school hours. In parking near the Fire Station, motorists pose the risk of blocking the passage of emergency vehicles. A site inspection undertaken by Administration confirmed that the majority of parking on Headingly Crescent takes place on the western/northern side of the road with most vehicles parking off the carriageway on the nature strip.

Consultation

Administration met with the Principal of Brighton Catholic Primary School to inform him of the potential issues relating to the on-street parking and proposed parking prohibitions. At this meeting it was agreed that some form of parking prohibitions on Headingly Crescent were required to allow for the safe and efficient operation of the Butler Fire Station and to reduce the risks associated with fire truck movements during an emergency response.

Comment

The City received a Development Application in April 2013 for approval to use Lot 4001 Headingly Crescent for the development of a fire station. In this application, it was stated by MGA Town Planners that:

"Accordingly, there is limited opportunity for traffic conflicts and in particular, for traffic associated with school drop-offs/ pick-ups hindering the movement of emergency vehicles."

This application included the submission of a Transport Statement provided by a traffic consultant in support of the development which stated:

"Whilst the likelihood of unacceptable risk associated with school traffic is considered to be low, consideration should be given by the Local Authority to restricting parking on Headingly Crescent in the vicinity of the Fire Station and to ensure compliance by regular surveillance."

Additionally, the report concludes that "...the proposed development will have minimal adverse impact on safety and the satisfactory operation of the surrounding road network."

Administration conducted a site inspection on 9 December 2014 to observe traffic patterns and behaviour on Headingly Crescent and the surrounding road network. On street parking on Headingly Crescent was observed only during school hours and predominantly took place on the nature strip on the northern/western side of Headingly Crescent (siding the school site). During this site inspection, Administration also observed congestion issues on the Connolly Drive Access Road which could prevent emergency vehicles from directly accessing Connolly Drive during school pick up time. During this time, it is expected that it would be necessary for emergency vehicles to use Lukin Drive to access the arterial road network. This would require free movement along Headingly Crescent in a westerly/southerly direction.

The needs of Brighton Catholic Primary School have also been considered by Administration in the proposed parking prohibitions. The location of Brighton Catholic Primary School, Irene McCormack Catholic College and Butler College being in close proximity to each other, places a large demand on the local road network, both in terms of traffic movement and in parking requirements. In implementing parking prohibitions, it is acknowledged that any reduction in parking supply on Headingly Crescent is likely to increase parking demand in other areas which may adversely impact other parts of the local road network. While safety is of primary concern, Administration considers that the loss of on-street parking on Headingly Crescent should be minimised to limit these impacts.

Administration has considered these issues and assessed the need for parking prohibitions on Headingly Crescent accordingly.

Based on the traffic consultant's Transport Statement and Administration's assessment of the situation, it is recommended that parking prohibitions be installed on the southern/eastern side of Headingly Crescent (siding the fire station site) as shown in **Attachment 2**.

Administration does not consider that parking prohibitions on the northern/western side of Headingly Crescent (siding the school site) are necessary at this time. Based on the site inspection it was considered that parking in these locations would not severely impact on the operations of the Butler Fire Station or pose increased safety risk to students or motorists.

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."

Risk Management Considerations

Nil

Policy Implications

Nil

Financial Implications

The provision of parking prohibitions incurs not only the initial cost of materials and installation of the signs but also the ongoing cost of maintenance due to vandalism and graffiti and the cost of enforcement. The estimated cost of materials and labour to implement these parking prohibitions is approximately \$1,000 which can be funded from Project No. PR-2657: Parking Scheme Signage and Line Marking which has a total budget allocation of \$20,000 in the 2014/15 Capital Works Program.

Voting Requirements

Simple Majority

Recommendation

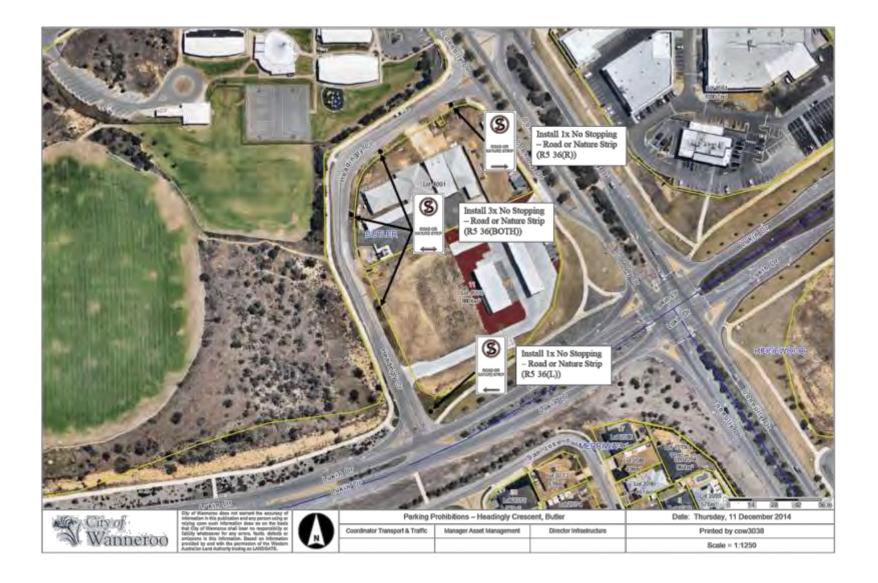
That Council:-

- 1. APPROVES the installation of 'NO STOPPING' signs on the southern/western side of Headingly Crescent, Butler (siding the Fire Station site) between Lukin Drive and Connolly Drive Access Road as shown in Attachment 2;
- 2. ADVISES Butler Career Fire Station and Brighton Catholic Primary School of Council's decision; and
- 3. REQUESTS Brighton Catholic Primary School to advise parents of Council's decision.

Attachments:

- 1. Butler Fire Station Area Map 15/1723
- 2. Headingly Crescent Parking Prohibitions Map 15/1733 Minuted





Community Development

Nil

Corporate Strategy & Performance

Finance

3.17 Warrant of Payments for the Period to 31 December 2014

File Ref: 1859 – 15/1053

Responsible Officer: Director Corporate Strategy & Performance

Disclosure of Interest: Nil Attachments: Nil

Issue

Presentation to consider the list of accounts paid for the month of December 2014, including a statement as to the total amounts outstanding at the end of the month.

Background

Local Governments are required each month to prepare a list of accounts paid for that month and submit the list to the next Ordinary Meeting of the Council.

In addition, it must record all other outstanding accounts and include that amount with the list to be presented. The list of accounts paid and the total of outstanding accounts must be recorded in the minutes of the Council meeting.

Detail

The following is the Summary of Accounts paid in December 2014:

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – December 2014		
Cheque Numbers	100297 - 100605	\$2,596,306.15
EFT Document Numbers	2120 - 2139	<u>\$11,170,451.99</u>
TOTAL ACCOUNTS PAID		\$13,766,758.14
Less Cancelled Cheques		(\$1,962.16)
Town Planning Scheme		<u>(\$27,031.43)</u>
RECOUP FROM MUNICIPAL FUND		<u>\$13,737,764.55</u>
Municipal Fund – Bank A/C		
Accounts Paid – December 2014		
Municipal Recoup		\$13,737,764.55
Direct Payments		\$0.00
Payroll – Direct Debits		<u>\$3,224,219.86</u>
TOTAL ACCOUNTS PAID		<u>\$16,961,984.41</u>
Town Planning Scheme		
Accounts Paid - December 2014		
Cell 1		\$827.77
Cell 2		\$827.77
Cell 3		\$827.77
Cell 4		\$827.77
Cell 5		\$9,868.48

Cell 6	\$827.77
Cell 7	\$827.77
Cell 8	\$9,868.49
Cell 9	\$827.84
Cell Berkley	\$1,500.00
TOTAL ACCOUNTS PAID	\$ <u>27,031.43</u>

At the close of December 2014 outstanding creditors amounted to \$2,711,146.34.

Consultation

Nil

Comment

The list of payments (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of December 2014 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."

Risk Management Considerations

Nil

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council RECEIVES the list of payments drawn for the month of December 2014, as summarised below:-

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – December 2014		
Cheque Numbers	100297 - 100605	\$2,596,306.15
EFT Document Numbers	2120 - 2139	<u>\$11,170,451.99</u>
TOTAL ACCOUNTS PAID		\$13,766,758.14
		(24,000,40)
Less Cancelled Cheques		(\$1,962.16)
Town Planning Scheme		<u>(\$27,031.43)</u>
RECOUP FROM MUNICIPAL FUND		<u>\$13,737,764.55</u>
Municipal Fund – Bank A/C		
Accounts Paid – December 2014		
Municipal Recoup		\$13,737,764.55
Direct Payments		\$0.00
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TOTAL ACCOUNTS PAID		<u>\$16,961,984.41</u>
Town Planning Scheme		
Accounts Paid – December 2014		
Cell 1		\$827.77
Cell 2		\$827.77
Cell 3		\$827.77
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Cell 5		\$9,868.48
Cell 6		\$827.77
Cell 7		\$827.77
Cell 8		\$9,868.49
Cell 9		\$827.84
Cell Berkley		<u>\$1,500.00</u>
TOTAL ACCOUNTS PAID		<u>\$27,031.43</u>

WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00100297	02/12/2014	Rockwell Olivier (Perth) Pty Ltd	\$30.00
		Refund - Freedom Of Information Application Fee	
00100298	02/12/2014	Aekino Gale	\$163.60
		Refund - Hire Fee - Liddell Park North	
00100299	02/12/2014	Eh Nyaw Maw	\$129.34
		Refund - Hire Fees - Liddell Park North	
00100300	02/12/2014	MRFIX Pty Ltd	\$136.00
		Refund - Health Assessment Certificate Fees Only Applicable For Food Premises - Clothing Store - No Application Required	
00100301	02/12/2014	Woolworths Limited (WA)	\$266.00

WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Refund - Health Assessment	
		Certificate Fees Only Applicable For	
		Food Premises - Liquor Store - No	
		Application Required	
00100302	02/12/2014	Rates Refund	\$304.80
00100303	02/12/2014	Claire Cunniam	\$787.50
		Bond Refund	
00100304	02/12/2014	Rates Refund	\$168.65
00100305	02/12/2014	Rates Refund	\$900.25
00100306	02/12/2014	Wanneroo Basketball Association (Incorporated)	\$713.89
		Refund - Overpayment of Waste Collection Account.	
00100307	02/12/2014	Cancelled	
00100308	02/12/2014	Landsdale Primary School P & C	\$810.00
0010000	02/12/2011	Association	40.000
		Bond Refund	
00100309	02/12/2014	Manish Parmar	\$810.00
		Bond Refund	
00100310	02/12/2014	Dipesh Shah	\$520.00
		Bond Refund	·
00100311	02/12/2014	Rachel Aubrey	\$520.00
		Bond Refund	¥ 2 2 2 2
00100312	02/12/2014	The 84 Contemporary Machine	\$800.00
		Embroidery And Textile Group	, , , , , ,
		Incorporated	
		Bond Refund	
00100313	02/12/2014	Clarkson Child and Adolescent Health Service	\$50.00
		Bond Refund	
00100314	02/12/2014	Rates Refund	\$705.55
00100315	02/12/2014	A Monk	\$360.00
		Vehicle Crossing Subsidy	
00100316	02/12/2014	R Dryden	\$360.00
		Vehicle Crossing Subsidy	
00100317	02/12/2014	J & T A Bulley	\$360.00
		Vehicle Crossing Subsidy	
00100318	02/12/2014	J Malkoc	\$360.00
		Vehicle Crossing Subsidy	
00100319	02/12/2014	K Bulley	\$360.00
		Vehicle Crossing Subsidy	
00100320	02/12/2014	M & C Willacy	\$360.00
		Vehicle Crossing Subsidy	·
00100321	02/12/2014	S Burgess	\$360.00
		Vehicle Crossing Subsidy	,
00100322	02/12/2014	Clarkson Community High School	\$7,013.00
		Donation Beneficiary Of The 2014 City	+-,3.5.5
		Of Wanneroo Charity Golf Day Event	

WARRANT OF PAYMENTS December 2014			
DAYMENT	D.4.T.E.	DESCRIPTION	AMOUNT
PAYMENT	DATE	DESCRIPTION	AMOUNT
00100323	02/12/2014	Wanneroo Secondary College	\$7,013.00
		Donation Beneficiary Of The 2014 City Of Wanneroo Charity Golf Day Event	
00100324	02/12/2014	The Department of Child Protection	\$30.00
		Hire Fee Refund	
00100325	02/12/2014	Parames Karpusamy	\$787.50
		Bond Refund	
00100326	02/12/2014	Cancelled	
00100327	02/12/2014	Ashley Wiltshire	\$520.00
		Bond Refund	
00100328	02/12/2014	Quinns Rocks Playgroup	\$504.00
		Bond Refund	
00100329	02/12/2014	Melissa R. Briggs	\$520.00
		Bond Refund	A
00100330	02/12/2014	Touch Football WA	\$520.00
		Bond Refund	
00100331	02/12/2014	Maria Chapman	\$520.00
		Bond Refund	
00100332	02/12/2014	Drill Dance WA	\$520.00
		Bond Refund	
00100333	02/12/2014	Osipos Pty Ltd	\$520.00
		Bond Refund	
00100334	02/12/2014	Kathleen Del Casale	\$520.00
		Bond Refund	
00100335	02/12/2014	Belinda O'Dwyer	\$520.00
00100000	00//0/00//	Bond Refund	
00100336	02/12/2014	Rumbek Youth Association RYAWA	\$520.00
2212227	00//0/00//	Bond Refund	
00100337	02/12/2014	Dhaval Shah	\$520.00
0040000	00/40/0044	Bond Refund	
00100338	02/12/2014	Nicola Cumming	\$810.00
00400000	00/40/0044	Bond Refund	
00100339	02/12/2014	Samita Misra	\$360.00
00100210	00/40/2044	Vehicle Crossing Subsidy	
00100340	02/12/2014	Chrispen Mahowa	\$360.00
00400044	00/40/0044	Vehicle Crossing Subsidy	
00100341	02/12/2014	Rates Refund	\$251.60
00100342	02/12/2014	Century 21 Active Realty Joondalup	\$244.66
00100242	00/40/004 4	1 X Financial Assistance	#050.40
00100343	02/12/2014	Rates Refund	\$259.16
00100344	02/12/2014	Rates Refund	\$576.82
00100345	02/12/2014	Rates Refund	\$266.18
00100346	02/12/2014	Wanneroo Giants Baseball Club	\$2,103.00
00400047	00/40/0044	Hire Fee Refund	#4 OF4 FO
00100347	02/12/2014	Wanneroo Giants Baseball Club	\$1,051.50
		Hire Fee Refund	

WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00100348	02/12/2014	B Wesley	\$360.00
00100346	02/12/2014	<u> </u>	φ300.00
00100349	02/12/2014	Vehicle Crossing Subsidy Teniell Graham	¢520.00
00100349	02/12/2014	Bond Refund	\$520.00
00400250	00/40/0044		¢4 040 40
00100350	02/12/2014	Alinta Gas	\$1,249.40
		Gas Supplies For The City	
00400054	00/40/0044	6 X Financial Assistance \$847.80	#2 402 42
00100351	02/12/2014	AMP Life Limited	\$3,192.13
00400050	00/40/0044	Payroll Deductions	# 004.40
00100352	02/12/2014	Accounts Services Petty Cash	\$904.10
00400050	00/10/0011	Petty Cash	050.50
00100353	02/12/2014	Girrawheen Library Petty Cash	\$50.50
001000=1	00/10/00/14	Petty Cash	21111
00100354	02/12/2014	Museum Petty Cash	\$44.44
		Petty Cash	
00100355	02/12/2014	Mr Evan Martin	\$267.25
		Keyholder	
00100356	02/12/2014	Optus	\$170.34
		1 X Financial Assistance	
00100357	02/12/2014	Quinns Rocks Adult Day Care Petty Cash	\$101.90
		Petty Cash	
00100358	02/12/2014	The Heights Community Club Petty Cash	\$89.55
		Petty Cash	
00100359	02/12/2014	Cancelled	
00100360	02/12/2014	Cancelled	
00100361	02/12/2014	Water Corporation	\$9,068.44
		Water Supplies For The City	
		2 X Financial Assistance \$640.87	
00100362	02/12/2014	Cancelled	
00100363	02/12/2014	Synergy	\$7,595.03
		Power Supplies For The City	
		6 X Financial Assistance \$1,905.08	
00100364	02/12/2014	Telstra	\$5,931.03
		Phone Charges For The City	
		Internet & Data Charge For The City	
		1 X Financial Assistance \$91.03	
00100365	02/12/2014	Mrs Jennifer Martin	\$235.20
		Keyholder/Tennis Booking Officer	
00100366	02/12/2014	Western Power	\$500.00
		Lukin Drive Reinstate - Parks	
00100367	02/12/2014	Generations Personal Super	\$623.40
		Payroll Deductions	·
00100368	02/12/2014	Navigator Applications Account	\$206.50
		Payroll Deductions	
00100369	02/12/2014	Hostplus Superannuation Fund	\$3,719.48

WARRANT OF PAYMENTS December 2014			
DAVAGNIT	D.4.T.F	DECODIDETION	AMOUNT
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Payroll Deductions	
00100370	02/12/2014	Australian Super	\$5,284.38
	00//0/00/	Payroll Deductions	
00100371	02/12/2014	MLC Nominees Pty Limited	\$2,177.25
	00/40/0044	Payroll Deductions	0.454.40
00100372	02/12/2014	The Industry Superannuation Fund	\$451.42
00100272	00/40/0044	Payroll Deductions	£400.70
00100373	02/12/2014	100F Portfolio Service Superannuation Fund	\$182.72
		Payroll Deductions	
00100374	02/12/2014	Integra Super	\$172.17
	02/12/2011	Payroll Deductions	Ψ112.11
00100375	02/12/2014	Catholic Superannuation and	\$663.12
	02/12/2011	Retirement Fund	φοσο. 12
		Payroll Deductions	
00100376	02/12/2014	First State Super	\$577.02
		Payroll Deductions	
00100377	02/12/2014	MTAA Superannuation Fund	\$899.92
		Payroll Deductions	
00100378	02/12/2014	Australiansuper	\$10,759.67
		Payroll Deductions	
00100379	02/12/2014	Rest Superannuation	\$11,034.50
		Payroll Deductions	
00100380	02/12/2014	Asgard Capital Management Ltd	\$907.89
		Payroll Deductions	
00100381	02/12/2014	Unisuper Limited	\$1,251.31
		Payroll Deductions	
00100382	02/12/2014	Hesta Super Fund	\$2,411.26
		Payroll Deductions	
00100383	02/12/2014	Prime Super	\$383.34
		Payroll Deductions	
00100384	02/12/2014	Colonial First State Firstchoice	\$2,698.42
		Payroll Deductions	
00100385	02/12/2014	Care Super	\$383.92
		Payroll Deductions	
00100386	02/12/2014	Spectrum Super	\$523.48
		Payroll Deductions	
00100387	02/12/2014	Media Super	\$502.80
		Payroll Deductions	
00100388	02/12/2014	BT Super For Life	\$2,511.81
		Payroll Deductions	2,
00100389	02/12/2014	Mr Barry O'Loughlin	\$133.65
		Keyholder	
00100390	02/12/2014	Ashby Operations Centre Petty Cash	\$140.75
		Petty Cash	2272
00100391	02/12/2014	Telstra Superannuation Scheme	\$3,104.93
		Payroll Deductions	

WARRANT OF PAYMENTS December 2014					
PAYMENT	DATE	DESCRIPTION	AMOUNT		
00100392	02/12/2014	Amist Super	\$463.32		
		Payroll Deductions			
00100393	02/12/2014	Valdor Superannuation Fund	\$248.74		
		Payroll Deductions			
00100394	02/12/2014	Health Industry Plan (Hip)	\$122.13		
		Payroll Deductions			
00100395	02/12/2014	Vision Super Pty Ltd	\$467.42		
		Payroll Deductions			
00100396	02/12/2014	Recruitmentsuper	\$220.66		
		Payroll Deductions			
00100397	02/12/2014	Macquarie Investment Management Ltd	\$192.72		
		Payroll Deductions			
00100398	02/12/2014	Superwrap - Personal Super Plan	\$1,328.22		
		Payroll Deductions			
00100399	02/12/2014	Ms Jodie Walter	\$106.90		
		Key Holder			
00100400	02/12/2014	Sunsuper Pty Ltd	\$1,511.33		
		Payroll Deductions			
00100401	02/12/2014	Construction & Building Unions	\$424.21		
		Payroll Deductions			
100402	02/12/2014	Asteron Optimum - Suncorp Master	\$575.42		
		Trust			
		Payroll Deductions			
00100403	02/12/2014	ANZ Superannuation Saving Account	\$107.06		
		Payroll Deductions			
00100404	02/12/2014	Ms Venetia Donnellan	\$208.50		
		Keyholder/Tennis Booking Officer			
00100405	02/12/2014	Perpetual Wealth Focus Super Plan	\$451.42		
		Payroll Deductions			
00100406	02/12/2014	Statewide Superannuation Trust	\$819.54		
		Payroll Deductions			
00100407	02/12/2014	Mrs Kim Forrestal	\$80.20		
		Keyholder Payment			
00100408	02/12/2014	IHS Superannuation Fund	\$195.30		
		Payroll Deductions			
00100409	02/12/2014	AXA Australia	\$451.42		
		Payroll Deductions			
00100410	02/12/2014	Bendigo & Adelaide Bank Staff	\$497.94		
		Payroll Deductions			
00100411	02/12/2014	Girl Guides WA Incorporated	\$200.00		
		Kidsport Voucher X 1 Child			
00100412	02/12/2014	Victorian Superannuation Fund	\$534.78		
		Payroll Deductions			
00100413	02/12/2014	Matrix Superannuation Master Trust	\$647.38		
		Payroll Deductions			
00100414	02/12/2014	The Trustee for Tindari Self Manage	\$586.86		

WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT
PATMENT	DATE	Payroll Deductions	AMOUNT
00100415	02/12/2014	Ms Christine McGhee	\$168.48
00100415	02/12/2014	Keyholder/Tennis Booking Officer	φ100. 4 0
00100416	02/12/2014	QSuper	\$523.48
00100410	02/12/2014	Payroll Deductions	Ψ323.40
00100417	02/12/2014	The Trustee For Legalsuper	\$1,119.26
00100417	02/12/2014	Payroll Deductions	Ψ1,110.20
00100418	02/12/2014	Mr Graham John Woodard	\$160.40
30130113	02/12/2011	Keyholder/Tennis Booking Officer	ψ100.10
00100419	02/12/2014	North	\$565.84
	<u> </u>	Payroll Deductions	Ψοσοίο :
00100420	02/12/2014	The Portfolio Service Retirement Fund	\$844.14
		Payroll Deductions	1.5
00100421	02/12/2014	Australian Association of Gerontology	\$60.00
		Registration - J Higgins & H O'Sullivan - Social Connections & Loneliness	
00100422	02/12/2014	Among Older Adults - Programs Australian Safari	\$11,000.00
00100422	02/12/2014	Sponsorship - Event Funding - Australian Safari 2014 - Communication & Events	Ψ11,000.00
00100423	02/12/2014	Kleenheat Gas Pty Ltd	\$463.04
		2 X Financial Assistance	
00100424	02/12/2014	Rocla Pipeline Products	\$1,354.23
		Stormwater Pipes - Parks	
00100425	03/12/2014	Fantastic Furniture	\$394.00
		Sofa For Community Links	
00100426	04/12/2014	Department of Transport	\$21.85
		License Fees WN29128 - Fleet Assets	
00100427	09/12/2014	Teagan Fitzgerald	\$48.00
		Hire Fee Refund	
00100428	09/12/2014	Rates Refund	\$172.63
00100429	09/12/2014	Jane Elizabeth Robinson	\$147.00
		Development Application Refund - Duplication	
00100430	09/12/2014	Wallace Cope	\$208.00
		Development Application Refund - Application Withdrawn By Applicant	
00100431	09/12/2014	Dorothy Parin	\$6.00
		Refund Gold Program - Have A Go Day	
00100432	09/12/2014	Mitchell Russell	\$30.00
		Refund Youth Program 2015 Adventure World	
00100433	09/12/2014	John Wright	\$40.00
		Refund - Gold Program - Client Unavailable	
00100434	09/12/2014	Quick Service Restaurant Holdings	\$280.00

WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Refund Of Food Premises Annual Fee - Red Rooster Kingsway & Mindarie	
00100435	09/12/2014	Century 21 - Max Comben	\$360.00
00100100	00/12/2011	1 X Financial Assistance	Ψ000.00
00100436	09/12/2014	Selvarajah Marimuthu	\$760.00
00100100	00/12/2011	Bond Refund	Ψ1 00.00
00100437	09/12/2014	Ms Tram Huynh	\$800.00
30100101	307.1272311	Bond Refund	Ψ000.00
00100438	09/12/2014	Oluwatomi Ibilola	\$360.00
		Vehicle Crossing Subsidy	+ + + + + + + + + + + + + + + + + + + +
00100439	09/12/2014	Brian Ritchie	\$360.00
		Vehicle Crossing Subsidy	+000.00
00100440	09/12/2014	Cancelled	
00100441	09/12/2014	Brenton Joel Hills	\$360.00
		Vehicle Crossing Subsidy	Ψοσοίος
00100442	09/12/2014	Cancelled	
00100443	09/12/2014	Sam Beck	\$550.00
00100110	00/12/2011	Bond Refund	Ψ000.00
00100444	09/12/2014	Rates Refund	\$379.97
00100445	09/12/2014	Department Of Housing	\$127,756.86
		Bond Refund - Lot 1 Yanchep Beach Road Stage11 WAPC 147696	<u> </u>
00100446	09/12/2014	Department of Housing	\$600,000.00
		Bond Refund - Lot 1 Yanchep Beach Road Stage 11 WAPC 147696	
00100447	09/12/2014	Alisha Roche	\$520.00
		Bond Refund	
00100448	09/12/2014	Reformed Evangelical Church In Australia	\$520.00
		Bond Refund	
00100449	09/12/2014	Devina Sandler-Cook	\$520.00
		Bond Refund	
00100450	09/12/2014	Street Hassle Events	\$810.00
		Bond Refund	
00100451	09/12/2014	Lucy D'Olimpio	\$810.00
		Bond Refund	
00100452	09/12/2014	Darminder Singh Virdee	\$787.50
		Bond Refund	
00100453	09/12/2014	Peet Alkimos Pty Ltd	\$3,373.22
		Reimbursement - Development Application Fees - Withdrawn By Applicant	
00100454	09/12/2014	Sparkles R Us	\$810.00
		Bond Refund	
00100455	09/12/2014	Peet Alkimos Pty Ltd	\$4,678.60
		Reimbursement Of Development Application Fees - Withdrawn By	•

WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT
PATMENT	DAIL	Applicant	AWOUNT
		Applicant	
00100456	09/12/2014	Lisa Mauchien	\$520.00
		Bond Refund	¥32000
00100457	09/12/2014	Landsdale Gardens Playgroup	\$97.32
		Hire Fee Refund	<u> </u>
00100458	09/12/2014	M Dryden	\$360.00
		Vehicle Crossing Subsidy	
00100459	09/12/2014	David Vance & Edward McFadyen	\$325.00
		Vehicle Crossing Subsidy	
00100460	09/12/2014	Bradley James Dougan	\$360.00
		Vehicle Crossing Subsidy	
00100461	09/12/2014	The Spiritual Assembly of the Baha	\$520.00
		Bond Refund	
00100462	09/12/2014	L J Fearnley	\$360.00
		Vehicle Crossing Subsidy	
00100463	09/12/2014	N Black	\$360.00
		Vehicle Crossing Subsidy	
00100464	09/12/2014	Larni Simiyu	\$520.00
		Bond Refund	
00100465	09/12/2014	Sarah Ali Almuslihi	\$360.00
		Vehicle Crossing Subsidy	
00100466	09/12/2014	Landsdale Gardens Playgroup	\$504.00
		Bond Refund	
00100467	09/12/2014	J & N Brown	\$360.00
		Vehicle Crossing Subsidy	
00100468	09/12/2014	Vespoli Constructions Unit Trust	\$360.00
		Vehicle Crossing Subsidy	
00100469	09/12/2014	Michael James Harding	\$360.00
		Vehicle Crossing Subsidy	
00100470	09/12/2014	Creative & Therapy Activities	\$504.00
		Bond Refund	
00100471	09/12/2014	Alinta Gas	\$1,299.40
		Gas Supplies For The City	
		4 X Financial Assistance \$1,008.30	
00100472	09/12/2014	Fines Enforcement Registry	\$2,003.80
		Lodgement - 43 Infringement Notices - Regulatory Services	
00100473	09/12/2014	Girrawheen Library Petty Cash	\$48.50
		Petty Cash	
00100474	09/12/2014	Mr Evan Martin	\$213.85
		Keyholder Payment - November 2014	
00100475	09/12/2014	Wanneroo Library Petty Cash	\$62.50
		Petty Cash	
00100476	09/12/2014	Water Corporation	\$5,355.22
		Water Charges For The City	

WARRANT OF PAYMENTS December 2014			
DAVMENT	DATE	DESCRIPTION	AMOUNT
PAYMENT	DATE	DESCRIPTION	AMOUNT
00100477	09/12/2014	Cancelled	
00100478	09/12/2014	Cancelled	
00100479	09/12/2014	Cancelled	
00100480	09/12/2014	Cancelled	
00100481	09/12/2014	Synergy	\$126,892.15
		Power Supplies For The City	
		1 X Financial Assistance \$200.00	
00100482	09/12/2014	Telstra	\$42.52
		Mobile Charges For The City	
00100483	09/12/2014	Mrs Jennifer Martin	\$176.40
		Keyholder Payment - November 2014	•
00100484	09/12/2014	Clarkson Library Petty Cash	\$188.35
		Petty Cash	,
00100485	09/12/2014	Wanneroo Adult Day Centre Petty Cash	\$250.95
00100100	00/12/2011	Petty Cash	Ψ200.00
00100486	09/12/2014	Ms Jodie Walter	\$106.90
00100400	09/12/2014	Keyholder Payment - November 2014	Ψ100.90
00100487	09/12/2014	Ms Venetia Donnellan	\$200 E0
00100467	09/12/2014		\$208.50
00400400	00/40/0044	Keyholder Payment - November 2014	#00.00
00100488	09/12/2014	Mrs Kim Forrestal	\$80.20
		Keyholder Payment - November 2014	
00100489	09/12/2014	Camboon Little Athletics Club	\$200.00
		Kidsport Voucher X 1 Child	
00100490	09/12/2014	Ms Christine McGhee	\$112.20
		Keyholder Payment - November 2014	
00100491	09/12/2014	Wanneroo Lions Touch Incorporated	\$800.00
		Kidsport Voucher X 8 Children	
00100492	09/12/2014	Mr Graham John Woodard	\$160.40
		Keyholder Payment - November 2014	
00100493	09/12/2014	Cr F Cvitan	\$2,575.00
		Monthly Allowance	
00100494	09/12/2014	Cr D M Newton	\$4,315.62
		Monthly Allowance	· · ·
00100495	11/12/2014	Synergy	\$405,646.95
		Streetlights 25.10.14 - 24.11.14	4 100,0 10100
00100496	12/12/2014	Cancelled	
00100497	12/12/2014	Joanne Noble	\$77.50
00100437	12/12/2014	Dog Registration Refund - Sterilisation	Ψ11.50
00100100	15/12/2014		<u> </u>
00100498	15/12/2014	Alemlube Pty Ltd	\$9,167.40
		Electrical Work For Extractor Fan - Fleet	
00100499	15/12/2014	City of Gosnells	\$5,500.00
00100433	10/12/2014		φυ,υυυ.υυ
		Switch Your Thinking - Annual Licence Fee - City Growth	
00100500	15/12/2014	Cooldrive Distribution	\$315.57
30100300	10/12/2014	Spare Parts For Fleet	ψυ 10.07
00100501	15/10/0044	-	Φ7E 00
00100501	15/12/2014	For The Love Of Scrap	\$75.00

WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Various Items - Heritage	
00100502	15/12/2014	Garry Mason	\$140.00
		Perth Variety Performer - For Quinns Adult Day Centre & Gumblossom Community Centre	
00100503	15/12/2014	,	\$1,848.00
		HP Trim Health Check Consulting Services - IT	
00100504	15/12/2014	Ms Pamela Goulden	\$260.00
		Afternoon Concert - Wanneroo Adult Day Club - Funded Services	
00100505	15/12/2014	Party Plus	\$27.00
		Various Items For Early Childhood Activities - Community Links	
00100506	15/12/2014	Snap Joondalup	\$1,293.60
		Requisition Books - Stores	
00100507	15/12/2014	State Library of WA	\$2,559.70
		Lost/Damaged Book Charges - Library Services	
00100508	15/12/2014	Stephen McKee	\$1,400.00
		Works At Various Locations - Waste	
00100509	15/12/2014	Wanneroo Deli & Lunch Bar	\$152.40
		Catering - Social Support Outing - Funded Services	
00100510	16/12/2014	John Wollaston - Anglican Community	\$500.00
		Bond Refund - Arts Trailer	
00100511	16/12/2014	Jacqueline Pashill	\$100.00
		Reimbursement - Mowing Incident - Gumblossom Park	
00100512	16/12/2014	C Tetlow	\$360.00
		Vehicle Crossing Subsidy	
00100513	16/12/2014	G Illarda	\$48.00
		Hire Fee Refund	
00100514	16/12/2014	Redink Homes	\$775.09
		Reimbursement Of Development Application - Applications Lodged Twice	
00100515	16/12/2014	Gemmil Homes	\$237.35
		Refund - Septic Tank Charged Twice	
00100516	16/12/2014	Rates Refund	\$1,463.12
00100517	16/12/2014	St Thomas Primary School	\$500.00
		Bond Refund - Art Trailer Hire	
00100518	16/12/2014	Yanchep Two Rocks Lions Club	\$477.00
		Refund - Indoor Markets - Phil Renkin Centre - Facilities	
00100519	16/12/2014	Rates Refund	\$149.03
00100520	16/12/2014	Lesley Trow	\$20.00
		Dog Registration Refund - Deceased	

WARRANT OF PAYMENTS December 2014			
DAVMENT	DATE	DECORIDEION	AMOUNT
PAYMENT	DATE	DESCRIPTION	AMOUNT
00100521	16/12/2014	DB & J Lee	\$360.00
00400500	40/40/0044	Vehicle Crossing Subsidy	#204 FF
00100522	16/12/2014	Virgin Mobile	\$291.55
00400500	16/12/2014	1 X Financial Assistance Urban WA Real Estate	#242.00
00100523	16/12/2014		\$313.00
00100524	16/12/2014	1 X Financial Assistance Rates Refund	¢167.60
00100524	16/12/2014	Rates Refund	\$167.69 \$10.66
00100525	16/12/2014	Rates Refund	\$810.00
00100526	16/12/2014	Rates Refund	\$853.35
00100527	16/12/2014	Rates Refund	\$871.98
00100528	16/12/2014	M Clarke & J Skellington	\$360.00
00100529	10/12/2014	<u> </u>	φ300.00
00100530	16/12/2014	Vehicle Crossing Subsidy Scouts Association Of Australia WA	\$3,850.00
00100530	10/12/2014		\$3,000.00
		Community Funding Program Community Hallmark Event 2014 -	
		2016 - Inclusive Australia Day 2015	
00100531	16/12/2014	Ursula Huhne	\$80.00
		Refund - Microchip/Unsterilised Fees	,
		Charged In Error	
00100532	16/12/2014	Rates Refund	\$576.56
00100533	16/12/2014	Rates Refund	\$332.48
00100534	16/12/2014	Rates Refund	\$786.36
00100535	16/12/2014	Biosystems 2000 Pty Ltd	\$118.00
		Refund - Septic Tank Permit	
00100536	16/12/2014	Cancelled	
00100537	16/12/2014	Rates Refund	\$276.42
00100538	16/12/2014	Johann Visser	\$750.00
		Bond Refund	
00100539	16/12/2014	Rates Refund	\$338.85
00100540	16/12/2014	Rates Refund	\$146.21
00100541	16/12/2014	Rates Refund	\$276.42
00100542	16/12/2014	Rates Refund	\$602.50
00100543	16/12/2014	Rates Refund	\$341.94
00100544	16/12/2014	Rates Refund	\$732.50
00100545	16/12/2014	Rates Refund	\$829.45
00100546	16/12/2014	Rates Refund	\$276.42
00100547	16/12/2014	Rates Refund	\$857.08
00100548	16/12/2014	Rates Refund	\$695.69
00100549	16/12/2014	Rates Refund	\$885.03
00100550	16/12/2014	Rates Refund	\$776.42
00100551	16/12/2014	Rates Refund	\$614.86
00100552	16/12/2014	Petro Botha	\$520.00
		Bond Refund	
00100553	16/12/2014	Melaine Taylor-Hanks	\$520.00
		Bond Refund	
00100554	16/12/2014	Disability Services Commission - North	\$520.00

WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT
FAIMLINI	DAIL	Bond Refund	AWOUNT
00100555	16/12/2014	Rates Refund	¢276.42
			\$276.42
00100556	16/12/2014	Mark McGuigan	\$810.00
00400557	40/40/0044	Bond Refund	Ф ЕОО ОО
00100557	16/12/2014	Tracey Pedder	\$520.00
00400550	40/40/0044	Bond Refund	# 500.00
00100558	16/12/2014	Two Rocks Playgroup	\$520.00
00400550	40/40/0044	Bond Refund	\$500.00
00100559	16/12/2014	Kerry Murray	\$520.00
	10/10/00/1	Bond Refund	* =00.00
00100560	16/12/2014	Carol Potter	\$520.00
		Bond Refund	
00100561	16/12/2014	Yanchep Two Rocks Lions Club	\$810.00
		Bond Refund	
00100562	16/12/2014	Bashir Ahmad	\$520.00
		Bond Refund	
00100563	16/12/2014	Landsdale Community Wesleyan	\$810.00
		Methodist Church	
		Bond Refund	
00100564	16/12/2014	Sharlyn Rahman	\$520.00
		Bond Refund	
00100565	16/12/2014	Maulik Patel	\$520.00
		Bond Refund	
00100566	16/12/2014	Kiran Shah	\$520.00
		Bond Refund	
00100567	16/12/2014	Titilayo Cruickshank	\$787.50
		Bond Refund	
00100568	16/12/2014	Kellie Ututaonga	\$520.00
		Bond Refund	
00100569	16/12/2014	Lindy Highet	\$520.00
		Bond Refund	
00100570	16/12/2014	Rates Refund	\$726.66
00100571	16/12/2014	Rates Refund	\$742.81
00100572	16/12/2014	Rates Refund	\$276.42
00100573	16/12/2014	Rates Refund	\$791.87
00100574	16/12/2014	Rates Refund	\$801.18
00100575	16/12/2014	Rates Refund	\$602.50
00100576	16/12/2014	NRG Cheer Sports Incorporated	\$150.00
		Sponsorship - 2 X Members - CUA Stars & Stripes At Mount Claremont 09.11.2014	¥ 100100
00100577	16/12/2014	Athletics WA	\$200.00
		Sponsorship - 1 X Member - The Australian All Schools Track & Field Adelaide 05 - 07.12.2014	
00100578	16/12/2014	Touch Australia	\$200.00

PAYMENT	DATE	DESCRIPTION	AMOUNT
		Sponsorship - 1 X Member - The	
		Trans Tasman Sydney 15 -	
00400570	40/40/0044	18.01.2015	
00100579	16/12/2014		\$63.34
00100580	16/12/2014	Rates Refund	\$602.50
00100581	16/12/2014	Phuay Tang Heng	\$42.50
		Dog Registration Refund - Sterilisation	
00100582	16/12/2014	Louisa Good	\$50.00
		Dog Registration Refund - Sterilisation	
00100583	16/12/2014	Aubrye Steyn	\$30.00
		Dog Registration Refund - Sterilisation	
00100584	16/12/2014	First Western Realty	\$123.59
		1 X Financial Assistance	
00100585	16/12/2014	Raine and Horne North Perth	\$410.00
		1 X Financial Assistance	
00100586	16/12/2014	Rates Refund	\$12,434.40
00100587	16/12/2014	Alinta Gas	\$1,331.20
		5 X Financial Assistance \$1,246.50	
		Gas Supplies For The City	
00100588	16/12/2014	Building & Construction Industry	\$115,116.38
		Construction Levy Payments 01 -	
		30.11.2014 - Finance	
00100589	16/12/2014	Landgate	\$160.00
		Registration Fee Riverlinks Park -	
		Leasing And Land	
00100590	16/12/2014	Girrawheen Library Petty Cash	\$75.70
		Petty Cash	
00100591	16/12/2014	Facility Officer WLCC Petty Cash	\$47.95
		Petty Cash	
00100592	16/12/2014	Quinns Rocks Adult Day Care Petty	\$84.68
		Cash	
		Petty Cash	
00100593	16/12/2014	Water Corporation	\$11,823.34
		Water Charges For The City	
		2 X Financial Assistance \$579.52	
00100594	16/12/2014	Cancelled	
00100595	16/12/2014	Cancelled	
00100596	16/12/2014	Synergy	\$65,634.50
		Power Charges For The City	
		4 X Financial Assistance \$1,150.00	
00100597	16/12/2014	Telstra	\$10,138.68
		Mobile Phone/Internet Charges For	
		The City	
00100598	16/12/2014	Roy Bastick	\$40.00
		Volunteer Payment - Bus Driver	
00100599	16/12/2014	Wanneroo Adult Day Centre Petty Cash	\$108.0
		Petty Cash	

	WARRA	NT OF PAYMENTS December 2014	
PAYMENT	DATE	DESCRIPTION	AMOUNT
00100600	17/12/2014	Turner Galleries	\$3,500.00
00100000	17712/2011	Purchase Of Art - Echoplasia By Paul Kaptein - Heritage	ψο,σσσ.σσ
00100601	18/12/2014		\$610,400.00
		Bond Refund	
00100602	18/12/2014	Elizabeth Bonthuizen	\$520.00
		Bond Refund	
00100603	22/12/2014	Rates Refund	\$613.23
00100604	22/12/2014	Water Corporation	\$408.48
		2 X Financial Assistance	
00100605	23/12/2014	Western Power	\$253,851.00
		Lenore Road - Streetlights - Projects	
		Total Director Corporate Services Advance - Cheques	\$2,596,306.15
	EL	ECTRONIC FUNDS TRANSFER	
00002120	01/12/2014		<i>*</i>
		Brierty Ltd	\$14,209.64
		Payment Certificate 8 Construction Of Flynn Drive Stage 1 - Projects	, ,
00002121	01/12/2014		
		Spectrum Servicing Pty Ltd	\$54,450.00
		Payment Certificate 2 Replace Fire Detection System - Projects	
00002122	02/12/2014		
		Australia Post	\$10,325.65
		Postage Charges For The City October 2014	
		Barlow Superannuation Fund	\$1,701.38
		Payroll Deductions	
		Butler Little Athletics Club	\$190.00
		(Incorporated)	
		Kidsport Voucher X 1 Child	
		Cr Norman Hewer	\$196.08
		Reimbursement Of Travel Expenses October 2014	
		Crosbie & Duncan Golf	\$200.00
		Kidsport Voucher X 1 Child	
		Douglas Valeriani	\$53.45
		Keyholder Payment	
		Frediani Milk Wholesalers	\$567.95
		Milk Deliveries For The City	
		Greenwood Giants Basketball Club	\$350.00
		Kidsport Voucher X 3 Children	

WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Gregory Johnson	\$251.25
		Keyholder/Tennis Booking Officer	·
		Joe Arrigo	\$117.60
		Keyholder / Tennis Booking Officer	Ţ
		John Everitt Superannuation Fund	\$192.85
		Payroll Deductions	Ψ102.00
		L & D Ryan Superannuation Fund	\$283.25
		Payroll Deductions	Ψ200.20
		Landgate	\$7,428.2
		Gross Rental Valuations Chargeable -	Ψ1,420.2
		Rating Services	
		Mr Gregory Kent	\$504.40
		Reimbursement - Goods Bought For	ΨΟΟ 1. Τ
		Charity Golf Day Event	
		Mr John Baker	\$80.20
		Keyholder Payment	70012
		Ms Deanne Hetherington	\$56.12
		Keyholder/Tennis Booking Officer	φοσ. 12
		North Coast Ball Club Incorporated	\$125.00
		Kidsport Voucher X 1 Child	Ψ120.00
		Padbury Pumas Junior Basketball Club	\$150.00
			\$ 150.00
		Kidsport Voucher X 1 Child	ФС 4 F - 4 I
		Quinns Rock Bush Fire Brigade	\$645.40
		Catering Cost For New Fire Fighter Recruit Training At Quinn's Fire	
		Station - Emergency Services	
		Quinns Rocks Cricket Club	\$200.00
		Kidsport Voucher X 1 Child	Ψ200.00
		Snowbird Gardens Superannuation	\$293.4
		Fund	Ψ290.43
		Payroll Deductions	
		The Claystone Superannuation Fund	\$428.04
		Payroll Deductions	Ψ120.0
		The FIA Magid Superannuation Fund	\$506.92
		Payroll Deductions	Ψ300.32
		The Forrestal Superannuation Fund	\$140.8
		Payroll Deductions	φ140.0
		3	CODE 2
		The Michael Penson Superannuation Fund	\$925.32
		Payroll Deductions	
		The Trustee For Bobs Superannuation	\$575.42
		Fund	φυ/ υ.4/
		Payroll Deductions	
		The Trustee For Commonwealth	\$90.63
		Essential Super	ψθυ.υ.
		Payroll Deductions	
		The Trustees of The Easson Family	\$428.8
		Superannuation Fund	Ψ-120.00

WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Payroll Deductions	
		Timms Superannuation Fund	\$357.60
		Payroll Deductions	·
		Urban Development Institute of	\$85.00
		Australia WA Division Inc	
		Registration - Hot Topics Breakfast - 03.12.2014 - M Dickson	
		Western Power	\$30,000.00
		Design Fee - Wattle Avenue &	
		Trandos Road - Projects	
		Design Fee - Old Yanchep Road Neerabup - Projects	
00002123	02/12/2014		211.22
		Accidental First Aid Supplies	\$11.00
		First Aid Supplies - Mayors Office	
		Automotive Personnel	\$3,062.40
		Contract Staff - Fleet	
		Benara Nurseries	\$643.50
		Plants - Parks	
		BOC Limited	\$16.04
		Nitrogen Industrial - Fleet	
		Bucher Municipal Pty Ltd	\$1,750.79
		Vehicle Spare Parts - Fleet	
		Butler Little Athletics Club	\$565.00
		(Incorporated) Kidsport Voucher X 1 Child	
		Capital Finance Australia Limited	\$2,877.60
			φ2,077.00
		Spin Bikes Rental Fees - Aquamotion	¢11 062 50
		Cardno (WA) Pty Ltd Professional Services - Civil Work At	\$11,863.50
		Civic Centre - Projects	
		Carramar Resources Industries	\$1,920.06
		Supply Fill Sand - Wattle Avenue -	Ψ1,020.00
		Projects	
		Clark Equipment Sales Pty Ltd	\$607.41
		Parts For Fleet	
		Corporate Scorecard	\$1,315.60
		Standard Financial Assessment - Contracts	
		David And Leon Hendroff	\$315.00
		Workshop - Marionette CoW Making - Heritage, Museum And Arts	·
		Department of Environment Regulation	\$5,149.36
		Licence Instrument Number L8403/2009/2 - WRC	φο, 1 πο.ου
		Discus Digital Print	\$368.50
		Signs Behind The Lines - Heritage	Ψ000.00

	WARRA	ANT OF PAYMENTS December 2014	
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Dowsing Concrete	\$10,329.37
		Supply & Install Concrete - Civic Drive	, -,
		- Engineering	
		Install Pathway & Crossover - Da Vinci	
		Drive - Engineering	
		Drainflow Services Pty Ltd	\$39,831.44
		Road Sweeping - Various Locations -	
		Engineering	
		Cleaning Rubbish - Hainsworth Skate Bowl - Parks	
		High Pressure Jetting & Educting -	
		Various Locations - Engineering	
		Edith Cowan University	\$5,500.00
		Research Projects Small Medium	
		Enterprise Cyber Security	
		Engagement - City Growth	
		Elan Energy Management	\$3,147.24
		Tyre Collection From Depot - Fleet	
		Environmental Industries Pty Ltd	\$6,776.00
		Monthly Maintenance - Various	
		Locations - Parks	
		Find Wise Location Services	\$313.50
		Location Of Services - Crisafulli	
		Avenue - Projects	
		Fire & Safety WA	\$1,076.28
		Various Item For Fire Services	
		Geoff's Tree Service Pty Ltd	\$5,560.50
		Firebreak Pruning - Koondoola	
		Regional Reserve - Infrastructure Assets	
		Pruning - Various Locations -	
		Infrastructure Assets	
		Greenworx	\$353.09
		Landscape Maintenance - Damperia	ψοσοίσο
		Park - Parks	
		Hays Personnel Services	\$12,783.24
		Contract Staff For The City	
		IPWEA	\$360.00
		2014 Plant & Vehicle Management	, = = = = =
		Workshop - Fleet	
		J Blackwood & Son Ltd	\$130.24
		Super Absorb - Fleet	
		J.H. Fluid Transfer Solutions Pty Ltd	\$261.54
		Vehicle Hoses For Fleet Maintenance	
		KDAire Mechanical Services	\$485.64
		Replace Pulley At Clarkson Library -	Ţ 100.01
		Building Maintenance	
		Kerofill	\$473.00
		Kerosene For Fire Services	+ 11 31 3 4

	WARRA	ANT OF PAYMENTS December 2014	
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Konnect (Coventry Fasteners)	\$81.10
		Vehicle Spare Parts - Fleet	
		Kyocera Document Solutions	\$244.74
		Photocopier Meter Reading For The	
		City	
		Learning Horizons	\$5,060.00
		Registration - Business Excellence	
		Training For R Crisp & R Aitken - CS&P	
		Ideas Breakfast Requested By Mayor - Risk & Business Improvement	
		Local Government Managers Aust.	\$4,500.00
		Registration - 2015 LGMA Management Challenge For S Kidd - Capability & Culture	
		Marketforce Express Pty Ltd	\$14,756.85
		Advertising Services For The City	
		Master Lifts WA	\$523.60
		Annual Lift Service Aquamotion - Building Maintenance	
		Mayday Earthmoving	\$42,543.60
		Heavy Equipment Hire For The City	
		Mindarie Regional Council	\$141,972.79
		Refuse Disposal For The City	
		Mining Maintenance Solutions Australia	\$1,760.00
		Hire Of Loader & Bobcat - Emergency Services	
		MP Rogers & Associates Pty Ltd	\$1,614.25
		Coastal Engineering Advice Mindarie Breakwater - Engineering	
		Perth Recruitment Services	\$2,267.38
		Contract Staff - Fleet	. ,
		Programmed Integrated Workforce	\$54,525.58
		Casual Labour For The City	, ,
		Roads 2000 Pty Ltd	\$170,211.40
		Nannatee Way - Projects	, , ,
		Scorpion Training Solutions	\$605.00
		Course - Health & Safety	¥
		Representatives 5 Day Course For I Ayerbe - OSH	
		Shawsett Training & Safety Pty Ltd	\$668.00
		Training 08.11.2014 - Drive Medium Rigid Vehicle For M Devisser &	
		E Raine - Fire Services	
		Sheridans For Badges	\$1,714.40
		Metal Badges & Embroidery - Emergency Services	
		Specialised Security Shredding	\$10.84

	WARRA	NT OF PAYMENTS December 2014	
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Security Shredding - WRC	
		Sprout Ventures Pty Ltd	\$175.00
		Directorate Site Tour Alkimos -	
		Planning And Sustainability	
		Squire Patton Boggs	\$3,913.80
		Legal Fees For The City	
		Staples Australia Pty Ltd	\$15,445.36
		Stationery For The City October 2014	
		Stewart & Heaton Clothing Company Pty Ltd	\$9,469.56
		300 X Badge Shield Patch And Uniforms - Emergency Services	
		Swan Towing Services Pty Ltd	\$495.00
		Towing Services WN33669 - Fleet	
		Toyota Material Handling (WA) Pty Ltd	\$381.62
		Parts - Fleet	
		Turfmaster Pty Ltd	\$80,488.84
		Carramar & Marangaroo Golf Course	<u> </u>
		Maintenance - October 2014	
		Vetcare Innovation Pty Ltd	\$184.80
		Euthanasia 2 X Dog/Cat - Rangers	
		WA Local Government Association	\$64,199.88
		2014 / 2015 Annual Subscription - Corporate	
		Wanneroo Business Association Incorporated	\$3,390.00
		Co-Naming Rights Sponsorship City Of Wanneroo Business Awards 2014	
		Business Breakfast Meeting At Yanchep Inn 15.10.2014 Attendees J Macey, C Buck - City Business	
		Worldwide Online Printing	\$56.00
		Printing - Business Card - IT	
00002124	02/12/2014		
		Hender Lee Electrical Contractors Pty Ltd	\$64,806.95
		Payment Certificate 3 St Andrews Park Floodlighting - Projects	
00002125	02/12/2014		
		Amcap Distribution Centre	\$645.10
		Vehicle Spare Parts - Fleet	
00002126	05/12/2014	National Australia Bank	
		Purchasing Cards - September 2014 \$13,090.17 Breakdown On Page	

	WARRA	NT OF PAYMENTS December 2014	
PAYMENT	DATE	DESCRIPTION	AMOUNT
00002127	09/12/2014	BEGORII HON	AMOUNT
00002127	09/12/2014	Andy Heerkens	\$200.00
		Volunteer Payment - Girrawheen	Ψ200.00
		Australia Post	\$19,142.08
		Postage Charges - November &	Ψ19,142.00
		October 2014	
		Australian Manufacturing Workers	\$280.80
		Union Payroll Doduction	
		Payroll Deduction Australian Services Union	Ф 7 22.40
			\$732.40
		Payroll Deduction	£400 C4C 00
		Australian Taxation Office	\$488,616.00
		Payroll Deduction	***
		CFMEU	\$90.00
		Payroll Deduction	
		Child Support Agency	\$682.37
		Payroll Deduction	
		City of Wanneroo	\$110.00
		Building Application Amendments - Retaining Walls - Brazier Road Stage 2 - Projects	
		City of Wanneroo - Payroll Rates	\$5,783.50
		Payroll Deduction	
		City of Wanneroo - Social Club	\$860.00
		Payroll Deduction	
		Crosbie & Duncan Golf	\$37,910.26
		Commission Fees - November 2014 - Carramar Golf Course	
		Dale Sutherland	\$15.00
		Volunteer Payment	ψ10.00
		Decipha Pty Ltd	\$1,929.20
		Monthly Mailroom Contract - IM	Ψ1,020.20
		DFES	\$4,996,349.27
		2014 / 2015 ESL 2nd Quarter	ψ+,000,0+0.27
		Contribution - Finance	#50.45
		Douglas Valeriani	\$53.45
		Keyholder Payment - November 2014	****
		Duncan & Crosbie Pro Golf WA Pty Ltd	\$39,709.12
		Marangaroo Golf Course Commissions - Property	
		Edith Cowan University Touch Football Incorporated	\$800.00
		Kidsport Voucher X 8 Children	
		Frediani Milk Wholesalers	\$564.25
		Milk Deliveries For The City	4001.20
		Gregory Johnson	\$251.25
		Keyholder Payment - November 2014	Ψ201.20
		HBF Insurance	\$1,304.30
		TIDI IIIBUIAIICE	φ1,304.30

	WARF	RANT OF PAYMENTS December 2014	
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Payroll Deduction	
		Joe Arrigo	\$117.60
		Keyholder Payment - November 2014	*********
		Landgate	\$4,225.56
		UV Interim Valuations - Rates	+ 1,===111
		Software Annual Subscription Fee - IT	
		LGRCEU	\$1,969.10
		Payroll Deduction	· ,
		Local Government Planners	\$70.00
		Association	·
		Training Changing The Environment For Multiple Dwellings 20.11.2014 - Mark Dickson - Planning And Sustainability	
		Mary Colvin	\$60.00
		Volunteer Payment	
		Maureen Butler	\$60.00
		Volunteer Payment	
		Mr Harminder Singh	\$160.00
		Reimbursement - Mobile Phone & Costs 17.04.2014 - 16.08.2014 @ \$40 Per Month	
		Mr John Baker	\$80.20
		Keyholder Payment - November 2014	
		Mr Kenneth Oates	\$7,000.00
		One Off Ex Gratia Payment For Vacating Site 49 At Quinns Rocks Caravan Park - Property	
		Mrs Hazel Walker	\$180.00
		Volunteer Payment - Alexander Heights	
		Ms Deanne Hetherington	\$224.60
		Keyholder Payment - November 2014	
		Ms Resmie Greer	\$40.00
		Reimbursement - Mobile Phone Allowance - October 2014 & November 2014	
		Padbury Pumas Junior Basketball Club	\$200.00
_		Kidsport Voucher X 2 Children	
		Peggy Brown	\$133.65
		Keyholder Payment - November 2014	
		Selectus Salary Packaging	\$17,515.27
		GST Imputs Claimed To Be Credited To Employees Accounts For November 2014	
		Payroll Deduction	
		Sorrento Football Club	\$200.00
		Kidsport Voucher X 1 Child	Ψ200.00

	WARRA	NT OF PAYMENTS December 2014	
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Susan Morrissey	\$60.00
		Volunteer Payment - Heights	
		Community	
		WA Super	\$544,650.98
		Payroll Deduction	
		West Coast Gymnastics Incorporated	\$200.00
		Kidsport Voucher X 1 Child	
		Western Power	\$16,500.00
		Flynn Drive - Relocation - Projects	
20000400	00/40/0044		
00002128	09/12/2014	City of Wangara	Ф 7 4.45
		City of Wanneroo	\$74.45
		Councillor's Personal Expenses Incurred At NGAA Conference	
		16.10.2014 - Reimbursement to the	
		City	
		City of Wanneroo - Rates	\$332.18
		Deductions From Monthly Allowances	· · · · · · · · · · · · · · · · · · ·
		Cr Brett Treby	\$2,500.55
		Monthly Allowance	· ,
		Cr Denis John Hayden	\$2,575.00
		Monthly Allowance	
		Cr Domenic Zappa	\$2,326.15
		Monthly Allowance	
		Cr Glynis Parker	\$2,575.00
		Monthly Allowance	
		Cr Huu Van Nguyen	\$2,575.00
		Monthly Allowance	
		Cr Linda May Aitken	\$2,575.00
		Monthly Allowance	
		Cr Norman Hewer	\$2,575.00
		Monthly Allowance	
		Cr Robert Smithson	\$2,575.00
		Monthly Allowance	
		Cr Russell Driver	\$2,575.00
		Monthly Allowance	
		Cr Sabine Winton	\$2,575.00
		Monthly Allowance	
		Cr Thi Nguyet-Anh Truong	\$2,575.00
		Monthly Allowance	
		Mayor Tracey Roberts	\$11,158.33
		Monthly Allowance	
00002129	11/12/2014	Cancelled	
00003130	11/10/2014		
00002130	11/12/2014	Australian Super	\$850.00
		Australian Super	φου.υυ

	WARRA	NT OF PAYMENTS December 2014	
PAYMENT	DATE	DESCRIPTION	AMOUNT
7701012101	57112	Superannuation Contribution	7
		Cr Dianne Guise	\$1,725.00
		Monthly Allowance	Ψ1,720.00
		Monthly Allowance	
00002131	11/12/2014		
		Bistel Construction Pty Ltd	\$157,410.78
		Progress Claim 4 - Kingsway Baseball Improvements - Projects	
00000100	07/10/00/1		
00002132	25/12/2014		000 450 50
		3 Monkeys Audiovisual	\$32,153.58
		Projection System For The City	
		A D Engineering International Pty Ltd	\$220.00
		Repair To Scoreboard Screenface – Kingsway	
		A1 Apiaries	\$540.00
		Spray For Bees - Various Locations –	Ψ0.00
		Parks	
		ABM Landscaping	\$2,015.41
		Install 2 X Traffic Islands - Viveash Road - Projects	
		Repair Paving - Galeru Place - Parks	
		Abnote Australasia Pty Ltd	\$759.00
		Barcodes For Library Services	
		Accidental First Aid Supplies	\$1,506.35
		First Aid Supplies For The City	<u> </u>
		ACO Polycrete Pty Ltd	\$8,293.51
		Various Items For Projects	· ,
		Adelphi Tailoring Company	\$280.50
		Various Items For Rangers	,
		Advance Press (2013) Pty Ltd	\$528.00
		Printing - City Brochures - Events	, , , , , , , ,
		Adventure World WA Pty Ltd	\$600.00
		Deposit For School Holiday Program - Youth Services	·
	▼	Air Communications	\$17,061.00
		Annual Maintenance Renewal - IT	
		Alance Newspaper and Magazine Delivery	\$32.40
		Newspapers For Clarkson	
		Alexander House of Flowers	\$105.00
		Flowers - 50th Wedding Anniversary - J & E Anastaskis – Mayor's Office	
		All About Asbestos Removal Perth	\$3,976.50
		Removal Of Asbestos - Various	+-,
		Amcap Distribution Centre	\$1,276.79
		Vehicle Spare Parts - Stores	. , = -

	WARR	ANT OF PAYMENTS December 2014	
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Amgrow Pty Ltd	\$2,194.50
		Various Items For Parks	
		Aquamaster Reticulation Services	\$176.00
		Remove/Cap Pipework - Graham	·
		Road - Projects	
		Arcadia Architectural	\$473.00
		Maintenance And Inspection - WRC	
		Arrow Pressure Wash	\$154.00
		Vehicle Repairs - Fleet	
		Artists Chronicle	\$450.00
		Annual Listing On View Section WLCC	
		Ashdown Ingram	\$559.24
		Spare Parts For Fleet	7000.2
		Asphaltech Pty Ltd	\$322.49
		Granit Mix - Engineering	4022 110
		Audio Technik	\$9,493.00
		Sound Production - Eskimo Joe At	φυ,+υυ.υυ
		The Wanneroo Showground –	
		Marketing	
		Austral Pool Solutions Pty Ltd	\$428.18
		Various Items For Aquamotion	·
		Australian Computer Society	\$50.00
		Incorporated	,
		Registration Fee For Breakfast Event 28.11.2014 For T Evans - IT	
		Australian Plant Wholesalers/Lullfitz	\$261.25
		Native Seedlings - Citizenship	Ψ201.20
		Australian Water Association	\$330.00
		Registration - WA 2014 Water Awards	φ330.00
		Gala Dinner For N Stawarz, P	
		Thompson - Planning & Sustainability	
		Automotive Personnel	\$4,799.10
		Casual Workshop Supervisor - Fleet	¥ 1,1 001110
		Autosmart WA North Metro	\$698.50
		Floor Smart Cleanse - Stores	+ + + + + + + + + + + + + + + + + + +
		Bagmasters Stores	\$125.40
		Locking Safety Sacks - Community	Ψ120.40
		Links	
		Beaurepaires For Tyres	\$36,295.91
		Tyre Fitting Services For The City	
		Bell Fire Equipment Company Pty Ltd	\$12,155.00
		Space Saver - Fleet	
		BGC Concrete	\$880.44
		Concrete Mix - Various Locations –	,
		Engineering	
		Bidvest Hospitality Perth	\$910.42
		Coffee, Tea, Milk & Sugar – Stores	

	WARF	RANT OF PAYMENTS December 2014	
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Binley Fencing	\$2,025.29
		Hire Of Temporary Fencing - Various	. ,
		Locations - Projects	
		BOC Limited	\$720.62
		Oxygen - Aquamotion	
		Boral Construction Materials Group Ltd	\$4,451.85
		Concrete Mix For Various Locations –	
		Engineering	#47.554.00
		Boult Nominees	\$17,551.29
		Power & Lighting Supplies For Eskimo Joe Event - Communications & Events	
		Boya Equipment	\$554.99
		Vehicle Spare Parts - Parks	
		Bozbuilt	\$244.70
		Parts For Fleet	
		Brian Zucal & Associates	\$8,195.00
		Cell Valuations And Compensation Valuations - Planning Implementation	
		Bridgeleigh Reception Centre	\$500.00
		Deposit - Venue Hire For 2014 Annual Reward & Recognition - Capability & Culture	
		Bridget Turner	\$800.00
		Entertainment - Simone And Girlfunkle – Marketing	
		Bring Couriers	\$400.35
		Courier Services - Health	
		Bucher Municipal Pty Ltd	\$13,871.39
		Vehicle Spare Parts - Stores/Fleet	
		Bullivants Pty Ltd	\$1,284.82
		Various Items/Services For	
		Projects/Engineering	#4.044.00
		Bunnings Pty Ltd	\$1,341.33
		Hardware Purchases For The City Bunzl Limited	¢2 202 E0
			\$2,292.59
		Toilet Tissue And Aqua Soap - Stores Byprogress Pty Ltd	\$1,089.99
		Hire Of Pirateship Slide - CoW	Φ1,009.99
		Presents - Marketing	
		Campbells Wholesale Pty Ltd	\$514.47
		Parts For Stores	ΨΟΙΙΙΙ
		Canoeing Western Australia	\$580.80
		Incorporated Canoeing Activity Ocean Reef	
		19.11.2014 - Community Links	
		Car Care Motor Company Pty Ltd	\$1,637.90
		Vehicle Services For Fleet	
		Cardno (WA) Pty Ltd	\$24,307.36

	WARRA	ANT OF PAYMENTS December 2014	
PAYMENT	DATE	DESCRIPTION	AMOUNT
1 ATMENT	DAIL	Survey Services - Quinns Rocks	AMOUNT
		Coastline - Engineering	
		Review Of Coastal Protection Works –	
		Engineering	
		Consultancy Services - Quinns Beach	
		Long Term Costal Management – Engineering	
		Professional Services - Yanchep	
		Coastal Risk Management - Projects	
		Cardno Geotech Pty Ltd	\$4,426.03
		Testing Of Materials - Wattle Avenue	
		– ProjectsCarramar Resources Industries	\$21,537.19
		Disposal Of Rubble & Sand Supplies -	Ψ21,337.19
		Projects/Engineering	
		Castledine Gregory	\$17,723.20
		Legal Fees For The City	
		CBM Corporate Pty Ltd	\$1,266.10
		Belkin Dual Port - IT	
		Challenge Batteries WA	\$71.50
		Vehicle Batteries - Fleet	
		Chica Catering	\$2,890.80
		Catering Services For Council Functions	
		Chillo	\$258.50
		Repair Fridge - New Civic Centre - Building Maintenance	
		Chris Kershaw Photography	\$690.00
		Photography - Executive Portraits -	\$650.00
		Marketing Photography - Yanchep Lagoon –	
		Marketing	
		Civica Pty Ltd	\$48,896.10
		Library Software Fees - IT	
		Annual Subscription Renewal Fee - IT	
		CJD Equipment Pty Ltd	\$39.60
	· · · · · · · · · · · · · · · · · · ·	Keys For Fleet	** ** ** ** ** ** ** **
		Cleanaway	\$141,459.39
		Bin Rental/Rubbish Collection	
		Services For The City Clifford Hallam Healthcare	\$332.64
		Various Items For Funded Services	\$302.01
		Clinipath Pathology	\$225.50
		Medical Fees For The City	
		Coates Hire Operations Pty Ltd	\$6,060.21
		Equipment Hire For Various	
		Departments	
		Coca Cola Amatil Pty Ltd	\$939.47
		Beverage For Kingsway Indoor	

	WARRA	ANT OF PAYMENTS December 2014	
PAYMENT	DATE	DESCRIPTION	AMOUNT
. ,	27112	Computer Badge Embroidery	\$23.10
		3 X Name Badges - Rangers	Ψ20.10
		Concept Wire Industries	\$24,016.61
		Bailing Wire For WRC	Ψ24,010.01
		Conplant Pty Ltd	\$119.68
		Parts For Fleet	ψ119.00
		Conway Highbury Pty Ltd	\$4,009.50
		Review Of Local Laws - Governance	Ψ4,009.30
		Review Of Local Laws - Governance Review Of Wards And Presentation -	
		Governance	
		Core Building Surveyors	\$220.00
		Amended CDC For Brazier Road -	Ψ220.00
		Projects	
		Corporate Scorecard	\$2,696.98
		Standard Financial Assessment - Contracts & Purchasing	
		Courier Australia	\$7.02
		Courier Services - Fleet	
		COVS Parts	\$1,020.14
		Various Items - Fleet/Stores	+ ,
		Cubic Solutions	\$14,853.85
		Materials Delivery - Graham Road -	*** 1,000.00
		Projects	
		Curnow Group Pty Ltd	\$17,857.77
		Final Progress Payment - Groynes - Quinns Beach - Engineering	
		Currambine Bar & Bistro	\$500.00
		Christmas Lunch - Social Support -	Ψοσοίσο
		Funded Services	¢2.005.50
		Data #3 Limited	\$2,995.59
		Software Purchases - IT	#0.000.0F
		Davey Glass	\$2,230.25
		Glazing Services For The City	ΦE07.40
		Davidson Trahaire Corpsych Pty Limited	\$567.19
		Translators & Interpreters - HR	
		De Vita & Dixon Lawyers	\$6,899.70
		Legal Fees For The City	
		Dell Australia Pty Ltd	\$32,789.90
		Computers And Accessories - IT	
		Computer Server - IT	
		Diamond Lock & Key	\$8,239.37
		Locking Services For The City	
		Dick Smith Electronics	\$183.25
		Batteries/Portable Powerbank - City	<u> </u>
		Business Discus Digital Print	\$772.20
		Art Market Signs X 10 - Heritage	Φ112.20

PAYMENT DATE DESCRIPTION Signs - Drawing Rooms - Heritage Printing - Exhibition Open - Heritage Dowsing Concrete Supply/Install Footings/Pathways - Various Locations - Projects Drainflow Services Pty Ltd Educting & Jetting - Rockdale Pass - Engineering Road Sweeping Oil Spill - Bendix Wa - Waste Drive In Electrics Vehicle Electrical Repairs - Fleet Dunbar Services (WA) Pty Ltd Filter Exchange - Building Maintenance Dustex Australia Pty Ltd Dustex Solution - Projects DVG Wanneroo Mitsubishi New Vehicle Purchase - Isuzu Ute - Fleet Assets	
Signs - Drawing Rooms - Heritage Printing - Exhibition Open - Heritage Dowsing Concrete Supply/Install Footings/Pathways - Various Locations - Projects Drainflow Services Pty Ltd Educting & Jetting - Rockdale Pass - Engineering Road Sweeping Oil Spill - Bendix Wa - Waste Drive In Electrics Vehicle Electrical Repairs - Fleet Dunbar Services (WA) Pty Ltd Filter Exchange - Building Maintenance Dustex Australia Pty Ltd Dustex Solution - Projects DVG Wanneroo Mitsubishi New Vehicle Purchase - Isuzu Ute -	\$50,334.16 \$2,453.00 By \$1,267.15 \$35.75
Printing - Exhibition Open - Heritage Dowsing Concrete Supply/Install Footings/Pathways - Various Locations - Projects Drainflow Services Pty Ltd Educting & Jetting - Rockdale Pass - Engineering Road Sweeping Oil Spill - Bendix Wa - Waste Drive In Electrics Vehicle Electrical Repairs - Fleet Dunbar Services (WA) Pty Ltd Filter Exchange - Building Maintenance Dustex Australia Pty Ltd Dustex Solution - Projects DVG Wanneroo Mitsubishi New Vehicle Purchase - Isuzu Ute -	\$2,453.00 By \$1,267.15 \$35.75
Dowsing Concrete Supply/Install Footings/Pathways - Various Locations - Projects Drainflow Services Pty Ltd Educting & Jetting - Rockdale Pass - Engineering Road Sweeping Oil Spill - Bendix Wa - Waste Drive In Electrics Vehicle Electrical Repairs - Fleet Dunbar Services (WA) Pty Ltd Filter Exchange - Building Maintenance Dustex Australia Pty Ltd Dustex Solution - Projects DVG Wanneroo Mitsubishi New Vehicle Purchase - Isuzu Ute -	\$2,453.00 By \$1,267.15 \$35.75
Supply/Install Footings/Pathways - Various Locations - Projects Drainflow Services Pty Ltd Educting & Jetting - Rockdale Pass - Engineering Road Sweeping Oil Spill - Bendix Wa - Waste Drive In Electrics Vehicle Electrical Repairs - Fleet Dunbar Services (WA) Pty Ltd Filter Exchange - Building Maintenance Dustex Australia Pty Ltd Dustex Solution - Projects DVG Wanneroo Mitsubishi New Vehicle Purchase - Isuzu Ute -	\$2,453.00 By \$1,267.15 \$35.75
Various Locations - Projects Drainflow Services Pty Ltd Educting & Jetting - Rockdale Pass - Engineering Road Sweeping Oil Spill - Bendix Wa - Waste Drive In Electrics Vehicle Electrical Repairs - Fleet Dunbar Services (WA) Pty Ltd Filter Exchange - Building Maintenance Dustex Australia Pty Ltd Dustex Solution - Projects DVG Wanneroo Mitsubishi New Vehicle Purchase - Isuzu Ute -	\$1,267.15 \$35.75
Educting & Jetting - Rockdale Pass - Engineering Road Sweeping Oil Spill - Bendix Wa - Waste Drive In Electrics Vehicle Electrical Repairs - Fleet Dunbar Services (WA) Pty Ltd Filter Exchange - Building Maintenance Dustex Australia Pty Ltd Dustex Solution - Projects DVG Wanneroo Mitsubishi New Vehicle Purchase - Isuzu Ute -	\$1,267.15 \$35.75
Engineering Road Sweeping Oil Spill - Bendix War-Waste Drive In Electrics Vehicle Electrical Repairs - Fleet Dunbar Services (WA) Pty Ltd Filter Exchange - Building Maintenance Dustex Australia Pty Ltd Dustex Solution - Projects DVG Wanneroo Mitsubishi New Vehicle Purchase - Isuzu Ute -	\$1,267.15 \$35.75
- Waste Drive In Electrics Vehicle Electrical Repairs - Fleet Dunbar Services (WA) Pty Ltd Filter Exchange - Building Maintenance Dustex Australia Pty Ltd Dustex Solution - Projects DVG Wanneroo Mitsubishi New Vehicle Purchase - Isuzu Ute -	\$1,267.15 \$35.75
Vehicle Electrical Repairs - Fleet Dunbar Services (WA) Pty Ltd Filter Exchange - Building Maintenance Dustex Australia Pty Ltd Dustex Solution - Projects DVG Wanneroo Mitsubishi New Vehicle Purchase - Isuzu Ute -	\$35.75
Dunbar Services (WA) Pty Ltd Filter Exchange - Building Maintenance Dustex Australia Pty Ltd Dustex Solution - Projects DVG Wanneroo Mitsubishi New Vehicle Purchase - Isuzu Ute -	
Filter Exchange - Building Maintenance Dustex Australia Pty Ltd Dustex Solution - Projects DVG Wanneroo Mitsubishi New Vehicle Purchase - Isuzu Ute -	
Maintenance Dustex Australia Pty Ltd Dustex Solution - Projects DVG Wanneroo Mitsubishi New Vehicle Purchase - Isuzu Ute -	\$1,405.80
Dustex Australia Pty Ltd Dustex Solution - Projects DVG Wanneroo Mitsubishi New Vehicle Purchase - Isuzu Ute -	\$1,405.80
Dustex Solution - Projects DVG Wanneroo Mitsubishi New Vehicle Purchase - Isuzu Ute -	
DVG Wanneroo Mitsubishi New Vehicle Purchase - Isuzu Ute -	
	\$42,704.60
Dy-Mark (Aust) Pty Ltd	\$98.51
Parts For Stores	
E'Co Australia Ltd	\$804.10
Wiping Rags - Stores	+
Educational Art Supplies	\$86.39
Various Items For Heritage, Museum And Arts	· ·
e-Fire & Safety	\$115.50
Spare Parts For Fleet	¥110100
Elan Media Partners Pty Ltd	\$215.24
Purchase Of DVD/CD Stock - Library	
Services	
Electrical Industrial Wholesalers	\$41.58
Parts For Fleet	
Elliotts Irrigation Pty Ltd	\$680.90
Reticulation Items - Parks	
Embroidme Malaga	\$383.35
Polo Shirts - Regulatory Services & Kingsway	
Environmental Industries Pty Ltd	\$4,345.17
Cartage Of Sand - Hepburn Avenue - Projects	
Supply/Install Mulch - Planting Work - Projects	-
Ergolink	\$2,538.68
Various Items For Workcare	Ψ2,000.00
Essential Fire Services	\$2,431.35
Investigate Fault - WRC	Ψ2,π01.00

	WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT	
		Inspection/Testing Fire Equipment -		
		November 2014 - Building		
		Maintenance		
		Events Industry Assoc	\$450.00	
		Gold Membership Fees 2015 -		
		Marketing	#0.004.07	
		Evolution Traffic Control Pty Ltd	\$8,984.27	
		Traffic Control Services For The City	#2 450 00	
		Evolution Training & Safety Pty Ltd	\$3,450.00	
		Training - Advanced Worksite Traffic		
		Management - M Barua - Asset Management		
		Training - Basic Worksite Traffic		
		Management X 10 Attendees -		
		Projects		
		Training - Traffic Control - Arnel		
		Aguinot - Projects		
		Excalibur Printing	\$427.35	
		Embroidery Services - Cap X 30 –		
		Rangers		
		Exceed Consulting (WA) Pty Ltd	\$429.00	
		Desktop & Safety Audit For		
		Greenfields Playground - Parks		
		Post Installation Audit - Broadview		
		Park – Projects Review Of Quotation - Parks		
		Fairfax Radio Network Pty Ltd	\$2,145.00	
		Radio Campaign For Dogs Breakfast	φ2,145.00	
		- Marketing		
		Fawzak Pty Ltd	\$2,393.62	
		Magazine Subscriptions - Library	Ψ2,000.02	
		Services		
		Fence Hire WA	\$80.00	
		Temporary Fence - Wanneroo		
		Community Centre - Building		
		Maintenance		
		Find Wise Location Services	\$5,062.48	
		Location Of Services - Various		
		Locations - Projects		
		Flag City	\$110.00	
		Repair Flag Pole - Building		
		Maintenance	#20.00	
		Flamin Framin	\$30.00	
		Mattboards For 2015 Australia Day -		
		Marketing Foxtel	<u></u>	
			\$90.00	
		Subscription - Wanneroo Library Freds Hardware	¢4 4EE 60	
			\$1,155.68	
		Hardware Purchases For The City		

	WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT	
		Friction Control	\$101.20	
		Vehicle Spare Parts - Fleet		
		Frontline Fire & Rescue Equipment	\$5,751.47	
		Hose Testing - Fire Services		
		Fuji Xerox Australia Pty Ltd	\$1,154.04	
		Paper Supplies - Governance		
		Garmony Property Consultants	\$1,650.00	
		Valuation Report - McNamara Place - Property		
		Gecko Contracting Turf & Landscape Maintenance	\$11,049.50	
		Landscape Maintenance - Various Locations - Parks		
		Geoff's Tree Service Pty Ltd	\$28,724.87	
		Chipper - Various Locations - Park		
		Removal Fallen Tree - Various Locations - Parks		
		Prune Firebreaks - Various Locations - Conservation/Parks		
		Vegetation Clearing - Carramar Golf Course - Projects		
		GHD Pty Ltd	\$715.00	
		Plumbing And Electrical Audit - Property		
		Ghems Holding Pty Ltd	\$149,918.59	
		Weed Control/Handweed - Various Locations - Projects/Conservation		
		Grand Toyota	\$1,950.05	
		Various Items For Stores/Fleet		
		Grant Thornton	\$17,963.00	
		Interim Fee For Audit - Finance		
		Gymcare	\$628.34	
		Maintenance Of Gym Equipment - Aquamotion		
		Hanson Construction Materials Pty Ltd	\$11,701.03	
		Drainage Items - Various Locations - Projects/Engineering		
		Harmer News Pty Ltd	\$354.16	
		Newspapers/Periodicals For The City		
		Hays Personnel Services	\$11,322.47	
		Casual Labour For The City		
		Headset ERA	\$1,303.50	
		3 X Headsets - CRC		
		Heatley Sales Pty Ltd	\$2,331.36	
		Spare Parts For Fleet/Stores		
		Heli West	\$8,525.00	
		Helicopter Hire - Firebreak		
		Hendercare	\$27,766.37	

WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Support Services HACC/CACP Clients	
		Hitachi Construction Machinery Pty Ltd	\$425.83
		Vehicle Filters For Depot Store	·
		Humes Concrete Products	\$10,275.31
		Drainage Items - Various Locations - Projects/Engineering	• •
		Hydraulic Hoist & Winch	\$17.22
		In-Line Air Filter - Fleet	
		Hydroquip Pumps	\$52,454.11
		Irrigation Design - Marangaroo Golf Course - Design	
		Cadastral & Aerial Imagery - Fred Stubbs Reserve - Engineering	
		Removal Of Debris At Carramar Golf Lake - Property	
		Pump Works - Fred Stubbs Reserve - Engineering	
		IBolt Fencing	\$797.50
		Repair Gate At Paloma Park - Parks	
		ID Equipment Pty Ltd Trading As Vermeer (WA & NT)	\$156.64
		Bolts - Stores	
		Initial Hygiene	\$280.50
		Hygiene Services For The City	
		Instant Waste Management	\$143.00
		Transportation Of Bins - Yanchep Lagoon To Yanchep Kiosk And Return - Land & Leasing	
		Intercity Office Partitioning	\$25,018.40
		Install Partition Wall - Building Maintenance	• •
		J Blackwood & Son Ltd	\$1,847.97
		Various Items - Stores/Parks/Fleet	
		J.H. Fluid Transfer Solutions Pty Ltd	\$6,365.30
		Vehicle Hoses For Fleet Maintenance	
		Jacksons Drawing Supplies Pty Ltd	\$15.24
	· ·	Mounting Board - Community Links	·
		James Bennett Pty Ltd	\$8,461.62
		Book Purchases - Library Services	
		Jason Sign Makers	\$940.50
		Supply/Fit Decals - Fire Services Vehicle - Fleet	
		JB Hi Fi Group Pty Ltd	\$155.98
		CD Receiver X 2 - Fleet	,
		JCR Roofing Solutions	\$1,650.00
		Repairs/Clean Asbestos Ceiling - Charnwood Park - Building Maintenance	, ,,,,,,,,,,

	WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT	
. ,	27112	Joondalup Drive Medical Centre	\$971.00	
		Medical Fees - HR	φ9/ 1.00	
			6000 40	
		Joondalup Smash Repairs Pty Ltd	\$899.43	
		Repair To WN 33066 - IT	****	
		KDAire Mechanical Services	\$23,413.89	
		Airconditioning Maintenance For The City		
		Kennards Hire Pty Ltd	\$1,500.00	
		Hire - Message Board - Regulatory		
		Services/Property		
		Kerb Direct Kerbing	\$35,007.62	
		Kerbing Works - Various Locations - Projects		
		Kim Hee Chinese Restaurant	\$252.80	
		Function - Community Transport		
		Volunteers - Funded Services		
		Kleenit	\$775.23	
		Graffiti Removal For The City		
		Kmart Australia Limited (Wanneroo)	\$149.00	
		Bi-Monthly Award Photos & Christmas	VIII	
		Decoration - Customer Relations		
		Knight And Sons	\$562.94	
		Food For Animal Care Centre -	ΨΟΟΣ.Ο-Τ	
		Rangers		
		Kott Gunning	\$244.50	
		Legal Fees For The City	Ψ211.00	
		Kristoffer Myhre	\$3,800.00	
		2 X Promo Videos - Dogs Breakfast -	ψ0,000.00	
		Marketing		
		2 X Promo Videos - City Of Wanneroo Presents - Marketing		
		Kyocera Document Solutions	\$3,085.09	
		Photocopier Meter Reading For The City		
		L & T Venables Pty Ltd	\$273.65	
		Various Items For WRC	- -	
		Ladybirds Plant Hire	\$243.65	
		Rental Of Indoor Plants For The City	Ψ= 10.00	
		Landmark Products Limited	\$495.00	
		Plastic Guide/Spaces - Yanchep	ψ+90.00	
		Board Walk - Projects		
		Landsdale Mini Hardware & Boxes Galore	\$361.51	
		Various Items For Engineering/Parks		
		Landvision	\$1,320.00	
		Professional Services - Land		
		Acquisition Claim - Property		
		Lasso Kip Pty Ltd	\$550.00	

	WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT	
. , , , , , , , , , , , , , , , , , , ,	27112	Advertising - School Holiday - Youth	7 1111 0 0 1 1 1	
		Services		
		Lawn Doctor	\$880.00	
		Apply Fertiliser - Gumblossom - Parks		
		LD Total	\$71,554.66	
		Landscape Maintenance - Various		
		Locations - Parks		
		Additional Works - Koondoola - Parks		
		Maintenance - Landsdale/Darch - June 2014 - Parks		
		Landscape Maintenance -		
		Streetscapes July 2014 - Parks		
		Replant Verge - Tardorna - Parks		
		Maintenance - Batoni - Parks		
		Leamac Picture Framing	\$27.00	
		100 X Single Hole D Rings - Heritage	212122	
		Learning Seat Pty Ltd	\$1,815.00	
		Base Fee November 2014 - HR	*	
		Len French Fencing Contractor	\$520.00	
		Repair Nets - Various Locations - Parks		
		Lennys Commercial Kitchens	\$561.00	
		Pie Warmer - Programs		
		Les Mills Asia Pacific	\$1,302.13	
		Group Fitness - Aquamotion		
		Lil Rach Creative	\$123.00	
		Various Items - Heritage, Museum & Arts		
		Local Government Managers Australia	\$635.00	
		Registration - Finance Professional Development Day - 19.09.2014 - L		
		Lam, J Stenhouse, S Paulsen, E		
		Applin, C King		
		Registration - Regional Spotlight 28.07.2014 - D Middlemass, A		
		Hobson - Community Links		
		Lovegrove Turf Services Pty Ltd	\$13,703.80	
		Turfing/Fertilise - Various Locations - Parks		
		Mailforce Document Solutions Pty Ltd	\$4,997.98	
		Postage Charges - Rating Services		
		Major Motors	\$6,937.86	
		Parts, Service And Repairs - Fleet		
		Mandi Nelson	\$924.00	
		Yoga Classes For Aquamotion &		
		Kingsway Marfloot Distributing Co. Pty Ltd.	Ф400 00	
		Marfleet Distributing Co. Pty Ltd Parts For Fleet	\$423.06	
			¢25 654 42	
		Marketforce Express Pty Ltd	\$35,651.12	

WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Advertising Services For The City	
		Marquee Magic	\$497.00
		Marquee For Wanneroo Show -	•
		Marketing	
		Mayday Earthmoving	\$132,776.0
		Heavy Equipment Hire For The City	
		McLeods Barristers And Solicitors	\$18,569.57
		Legal Fees For The City	
		Mercury Search & Selection Pty Ltd	\$2,420.00
		E-Recruitment Software Fee -	. , ,
		December 2014 - HR	
		Meridian Services	\$3,719.97
		Security Officer Patrols - Ranger	
		Services	
		Merlo Australia	\$332.92
		Spare Parts For Stores	
		Meter Office	\$79.20
		Stationery Supplies For Library	·
		Metrocount	\$2,887.50
		Subscription - Fieldpod - Infrastructure	Ψ=,σσ: ισ:
		Assets	
		Bitumen/Textile Road Tape/Tube -	
		Transport & Traffic	
		Mindarie Regional Council	\$454,219.49
		Refuse Disposal For The City	
		Mini-Tankers Australia Pty Ltd	\$6,866.17
		Fuel Issues - November - Fleet	
		Miracle Recreation Equipment Pty Ltd	\$42,276.30
		Repair Slide - Wanneroo	
		Showgrounds - Parks	
		Supply & Install Playground -	
		Greenfields Park - Projects	
		Rock Wall Grips - Parks	
		Inspect Climbing Net - Parks	
		Mirco Bros Pty Ltd Oil Distributors	\$218.7
		Various Items - Parks	
		Modern Teaching Aids Pty Ltd	\$2,776.92
		Various Supplies For Aquamotion	· · ·
		Creche	
		Various Items For Community Links	
		Morgan Bain	\$2,000.00
		Support Act - City Of Wanneroo	
		Presents Event 08.11.2014 -	
		Communication & Events	
		Morley Mower Centre	\$83.23
		Vehicle Spare Parts - Fleet	
		Mossys Mini Excavations	\$2,920.50
		Replace Electrical Pit - Marangaroo	<u> </u>

WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Golf Course - Projects	
		Mr Bodie Huts	\$350.00
		Entertainment - DJ For Christmas	·
		Party - Funded Services	
		Mr Rollershutter	\$88.00
		Service Call - Oldham Park - Repair	
		Switch - Building Maintenance	
		Ms Cindy Lane	\$905.00
		Workshops - Heritage	
		MSD Wholesale Pty Ltd	\$1,906.00
		Metro Range Workstations -	
		Emergency Services	P40 744 40
		Natural Area Holdings Pty Ltd	\$10,711.12
		Erosion Matting - Joondalup Drive - Projects	
		Weed Control - Appleby Park - Infrastructure Assets	
		Progress Claim - Various Locations - Infrastructure Assets	
		Newsxpress Ocean Keys	\$45.00
		Newspapers/Periodicals - Clarkson	Ψ-0.00
		Library	
		Non Organic Disposal	\$206.25
		Disposal Of Rubble - Projects	
		Northern Districts Pest Control	\$3,015.40
		Pest Control Services For The City	***
		Northern Lawnmower & Chainsaw Specialists	\$698.00
		Spare Parts For Fleet	
		Various Items - Parks	
		Northsands Resources	\$8,822.72
		Limestone - Engineering	
		Notice Board Systems Pty Ltd	\$587.40
		Advertising At Landsdale Farmer	
		Jacks November 2014 - April 2015 -	
		Kingsway	#005.40
		Novus Autoglass	\$925.10
		Supply & Fit Windscreens - Fleet	
		Nufab Industries Pty Ltd	\$66.00
		Spare Parts For Fleet	644.00
		Nuford	\$44.00
		Spare Parts For Fleet	#67.006.40
		Office Cleaning Experts	\$67,296.13
		Cleaning Services For The City	¢407.50
		Officeworks Superstores Pty Ltd	\$427.50
		Staff Lockers - Aquamotion	
		Paper & Laminating - Youth Services Old Parliament House	¢2 200 00
		Old Parliament House	\$2,200.00

	WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT	
		Behind The Lines 2013 Exhibition Hire		
		- Heritage		
		Opposite Lock - Wangara	\$735.00	
		Sand Tracks - Parks		
		Opus International Consultants (PCA) Ltd	\$20,836.42	
		Professional Services - Connolly Drive Dualling - Projects		
		Orica Australia P/L	\$3,206.57	
		Chlorine Gas - Aquamotion		
		PAC Fire Australia	\$2,021.47	
		Boots - Emergency Services		
		Paperbark Technologies	\$890.00	
		DNA Analysis - 4 X Ficus Trees - Parks		
		Peaches & Clean	\$296.00	
		Various Retail Items For Museum Gift Shop - Heritage, Museum & Arts		
		Peerless Jal Pty Ltd	\$406.01	
		Gymclean - Stores	,	
		Pegi Williams Book Shop	\$151.12	
		Books & CD's - Yanchep Library	·	
		Perth Audiovisual	\$231.00	
		Hire Of Sound Equipment - Transport & Traffic	·	
		Perth Maxi Charters	\$1,180.00	
		Hire Of Shuttle Bus - Communication & Events	, ,	
		Perth Petroleum Services	\$1,548.80	
		Emergency Shower - Aquamotion	* ,	
		Perth Recruitment Services	\$986.98	
		Casual Labour - Fleet	,	
		Pharaohs Vending Services	\$600.28	
		Confectionery For Kingsway Indoor Stadium Vending Machine		
		PJ & CA Contracting	\$242.00	
		Repair Retaining Wall At Brightlands Park - Parks	Ψ2 12.00	
		Plantrite	\$68.31	
		Plants - Brazier Road - Projects	Ψ00.01	
		PLE Computers	\$1,998.00	
		Power Shield Products - IT	ψ1,000.00	
		Polytechnic West	\$754.12	
		Course Fees - Semester 2 2014 - Certificate II In Automotive Air Conditioning Technology For Paul	Ψ/01.12	
		Trandos		
		Prestige Alarms	\$51,093.69	

	WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT	
		Alarm Services For The City		
		Print Smart Online Pty Ltd	\$2,615.06	
		Printing - Vacation Swim Passes In	Ψ2,010.00	
		Books - Aquamotion		
		Printing - School Holiday Program - Youth Services		
		Printing - Ranger Caution Books - Rangers		
		Printing - Ranger Calling Books - Rangers		
		Pro-Copy	\$1,980.00	
		Merging/Editing Oral History Sound Files - Heritage, Museum And Arts		
		Programmed Integrated Workforce	\$43,603.21	
		Casual Labour For The City		
		Project Industries	\$1,133.42	
		Spare Parts For Fleet		
		Protector Alsafe	\$3,338.39	
		Various Items - Stores		
		Put On Happy Face - Face Painting	\$432.00	
		Face Painting - A Day At The Dairy 2014 - Heritage, Museum & Arts		
		Raeco International Pty Ltd	\$2,636.37	
		Book Purchases - Library Services		
		Ralph Beattie Bosworth	\$3,080.00	
		Assessment - Architectural		
		Submissions - Projects		
		RCG Pty Ltd	\$3,972.58	
		Disposal Of Rubble - Projects & Engineering		
		Recall Total Information Management	\$5,996.66	
		Document Retrieval - IT		
		Reece's Hire & Structures	\$30.80	
		Replace White Chair - Events		
		Reliable Fencing	\$51,060.84	
		Install/Repair Fence - Various Locations - Parks		
		Repair Nets - Warradale Park - Parks		
		Replace Bollards/Gates - Various Locations - Parks		
		Windbreak Fencing - Quinns Foreshore - Parks		
		Install Conservation Fencing & Bollard At Oldham Park - Projects		
		Relocate Gate - Lake Gnangara - Parks		
		Revtrain Fitness	\$298.00	
		Trainers Package - Aquamotion		

WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Richgro	\$163.60
		Lawn Mix - Parks	*
		Gin Gin Loam - Parks	
		Ricoh Australia Pty Ltd	\$3,148.51
		Image Charges For Print Room	ψο, ποιοπ
		Ricoh Finance	\$3,294.50
		Lease Fees - Print Room	Ψ0,201.00
		Road & Traffic Services	\$9,686.60
		Pavement Marking - Various Locations - Projects	ψο,σσσ.σσ
		Road Signs Australia	\$9,747.86
		Street Name Plates - Engineering	. ,
		Signs - Various - Engineering	
		Sign - Loading Zone - Projects	
		Sign - Various - Parks	
		Bollards - Projects	
		Signs - Financial Counselling -	
		Building Maintenance	
		Sign - Observe All Safety Signs - WRC	
		Sign - Changed Traffic - Engineering	
		Sign - Danger - Projects	
		Roads 2000 Pty Ltd	\$190,757.08
		Roadworks - Various Locations - Projects	
		S & C Linemarking	\$1,553.20
		Line Marking Services For The City	
		Safety World	\$316.80
		Earplugs For Waste	
		Sanax Medical And First Aid Supplies	\$1,586.49
		First Aid Supplies - Stores	
		Schindler Lifts Aust Pty Ltd	\$1,988.69
		Lift Service - Various Locations - Building Maintenance	
		Scott Print	\$56,078.00
		Printing - Calendar - Marketing	
		Scotts Trimming Service	\$440.00
		Sand Tarp - Fleet	
		Sigma Chemicals	\$1,152.14
		Pool Chemicals - Aquamotion	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
		Sigma Data Solutions	\$1,758.90
		Barcode Terminal - IT	Ţ :,: 33:30
		Sign Synergy Pty Ltd	\$5,467.00
		Name Plate - Building Maintenance	ψο, τοτ .σο
		75 X Signs - Building Maintenance	
		Site Architecture Studio	\$7,713.20

	WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT	
		Professional Services - Kingsway Baseball Stage 6A - Projects		
		Soils Aint Soils Joondalup	\$260.00	
		Letter Box - Waste	Ψ200.00	
		Solution 4 Building Pty Ltd	\$37,213.00	
		Completion Of Construction Works - Yanchep Bin Store - Projects		
		Source Machinery Pty Ltd	\$2,961.20	
		Vehicle Repairs - Fleet	. ,	
		Spare Parts Puppet Theatre	\$770.00	
		2 X Introduction To Puppetry 13.11.2014 & 20.11.2014 - Heritage, Museum And Arts		
		Spider Waste Collection Services Pty Ltd	\$2,417.80	
		Collection Of Mattresses - Waste		
		Spotlight Stores Pty Ltd	\$99.95	
		Kinetic Sand - Community Links		
		Squire Patton Boggs	\$887.70	
		Legal Fees For The City		
		St John Ambulance of Australia	\$482.00	
		Ambulance Call Out - Workcare		
		Stantons International Audit & Consulting Pty Ltd	\$1,267.20	
		Professional Services - Quinns Rocks Caravan Park - Property		
		Staples Australia Pty Ltd	\$12,002.98	
		Stationery - November 2014		
		State Law Publisher	\$69.50	
		Advertising Services For The City		
		Statewide Cleaning Supplies Pty Ltd	\$685.61	
		Cleaning Supplies For Depot Store		
		Statewide Pump Services	\$880.00	
		Repair Pump - Joondalup Park - Building Maintenance		
		Sterihealth Services Pty Ltd	\$125.90	
		Sharpsmart - Health Services		
		Stewart & Heaton Clothing Company Pty Ltd	\$2,561.21	
		Uniforms - Emergency Services		
		Stihl Shop Osborne Park	\$147.55	
		Starter Cover & Oil Pump - Fleet		
		Studio Karin	\$900.00	
		Museum Retail Display - Museum		
		Sunny Industrial Brushware	\$433.40	
		Various Items For Stores		
		Supreme Drycleans and Laundrette	\$280.00	

WARRANT OF PAYMENTS December 2014			
PAYMENT	DESCRIPTION	AMOUNT	
77777	DATE	Laundry Services - Kingsway	7 1111 0 1111
		Surekleen Products	\$306.24
		40 X Spray Bottles - Waste	ψ500.24
		Surf Life Saving WA Incorporated	\$269.00
		Training - Refresher Course - S	Ψ209.00
		Pickard, E Moloney, A Fredericks, B	
		Johnson - Funded Services	
		Swan Towing Services Pty Ltd	\$921.25
		Towing Services For Fleet	
		Switched Onto Safety	\$3,025.00
		Annual Fee For Goldffx Licence For January - December 2015 - IT	. ,
		Teknacool Marketing	\$2,500.00
		Replacement - Reflective Kerb	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
		Numbers - Various Locations - Projects	
		Tenderlink.com	\$1,155.00
		Tenderlink SAAS Service - Contracts	
		The A J Harding Family Trust	\$1,018.00
		Advertising - November 2014 - City Growth	
		The Factory	\$32,472.00
		Install Christmas Decorations 2014 / 2015 - Building Maintenance	. ,
		The Leisure Institute of WA Aquatics Incorporated	\$110.00
		Aquatics Membership - S Hyde - Aquamotion	
		The Royal Life Saving Society Australia WA Branch Incorporated	\$17,619.60
		Training - S Hyde - Aquamotion	
		Swim Certificates Term 4 2014 - Aquamotion	
		Home Pool Inspections - Regulatory Services	
		The Trustee for Australian Civil Haulage Unit Trust	\$25,885.05
		Roadbase Supply For Wattle Avenue - Projects	
		The University of Western Australia	\$5,500.00
		Contribution To UWA For Hal Project - Parks	
		The Watershed Water Systems	\$60,726.28
		Reticulation Items - Parks/Projects	
		Think Promotional	\$434.50
		1000 X Its All About Play Balloons - Community Links	
		Toll Transport Pty Ltd	\$1,379.15
		Courier Services - Various	

WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Departments	
		Toolmart	\$109.00
		Battery For Engineering	,
		Total Landscape Redevelopment	\$1,135.00
		Service Pty Ltd	, , , , , , , , , , , , , , , , , , ,
		Supply/Install Temporary Fence - Wanneroo Civic Centre - Projects	
		Toyota Material Handling (WA) Pty Ltd	\$3,790.18
		Spare Parts For Fleet	
		TQuip	\$469.20
		Vehicle Spare Parts - Stores	
		Tudor House	\$3,465.00
		Flag Poles - Wanneroo Show	
		Turbotech Turbochargers	\$415.78
		Spare Parts For Fleet	The state of the s
		Turfmaster Pty Ltd	\$86,098.84
		Putting Green Preparation -	ΨΟΟ,ΟΟΟ.ΟΤ
		Marangaroo Golf Course - Property	
		Maintenance & Additional Greens	
		Mowing - Marangaroo & Carramar	
		Golf Courses - Parks	
		United Equipment	\$67,238.86
		Spare Parts For Fleet	· · · · ·
		Hire Telehandler - 05.11.2014 -	
		Marketing	
		New Vehicle Purchase - Hydralada Maxi Boom - Fleet - \$64,938.50	
		Vertical Telecoms WA Pty Ltd	\$882.20
		Radio Battery - Fleet	+
		Install Two Way Radio - Fleet	
		Vigilant Traffic Management Pty Ltd	\$27,550.11
		Traffic Management Services For The City	Ψ27,000.11
		VIP Curtains & Blinds	\$4,660.00
		Blinds - Yanchep Community Centre -	Ψ+,000.00
		Building Maintenance	
		WA Garage Doors Pty Ltd	\$561.00
		Repair Roller Door - WLCC - Building Maintenance	·
		Service Roller Door - Kingsway -	
		Building Maintenance	
		WA Hino Sales & Service	\$3,605.85
		Vehicle Spare Parts - Stores/Fleet	
		WA Library Supplies	\$7,142.40
		Stationery Items For Library Services	
		WA Limestone Company	\$18,104.01
		BSL/Limestone Supplies -	
		Projects/Stores/Engineering	

1	WARRANT OF PAYMENTS December 2014		
PAYMENT	DATE	DESCRIPTION	AMOUNT
		WA Local Government Association	\$412.50
		Short Course Booking - Contract Management For T Healy 27 - 28.11.2014	
		Wanneroo Agricultural Machinery	\$173.38
		Various Parts - Fleet/Stores	
		Wanneroo Business Association Incorporated	\$2,205.00
		WBA Business Breakfast 19.11.2014 - City Growth	
		Business Awards 2014 Table Of 10 - City Growth	
		Wanneroo Caravan Centre & Steel Fabricators	\$748.00
		Steel Fabrication Works - Building Maintenance	5
		Wanneroo Electric	\$68,790.97
		Electrical Maintenance For The City	
		Wanneroo IGA	\$126.72
		Groceries - Heritage	•
		Wanneroo Plumbing	\$27,353.70
		Plumbing Maintenance For The City	+ /
		Wanneroo Towing Service	\$4,376.90
		Towing Abandoned Vehicles - Regulatory Services	¥ 1,0 × 0.00
		Towing Services For Fleet	
		Wanneroo Trophy Shop	\$579.92
		Name Badges For Various Employees	·
		Student Citizenship Medal Engraving - Communication & Events	
		Trophy Plate Sub Print - Customer Relations	
		Wavesound Pty Ltd	\$79.20
		Purchase Book Stock - Clarkson Library	·
		West Australian Nursing Agency	\$2,495.71
		Immunisation Clinic - Health	. ,
		West Coast Radiators	\$380.00
		Repair Radiator - Fleet	
		Western Tree Recyclers	\$20,054.71
		Works At Motivation Drive - WRC	+
		Westrac	\$1,607.24
		Various Parts - Stores/Fleet	+ ,551
		White Oak Home Care Services Pty Ltd	\$46,154.31
		Support Services HACC/CACP Clients	Ţ.5,15 H51
		Wild West Hyundai	\$90.00
		Various Parts - Fleet	Ψ00.00
		Wood & Grieve Engineers	\$4,477.00

	WARRANT OF PAYMENTS December 2014		
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Professional Services - Wanneroo Civic Centre - Fire And Smoke	1 1110 0111
		Detecting System - Projects	
		Consulting Engineering Services - The Design Documentation & Report - Riverlinks Park Floodlights - Projects	
		Work Clobber	\$782.78
		Staff Uniforms - Various Employees	·
		Worldwide Online Printing	\$1,218.00
		Printing - Pull Up Banners - CEO's Office	
		Printing - Business Card - Various Employees	
		Yanchep Inn Nominees	\$2,200.00
		Christmas Lunch - Gold Program	
00002133	15/12/2014		
		Akolade Pty Ltd	\$2,528.90
		Registration - EA & PA Summit - A May - CEO's Office	
		BP Australia Ltd	\$169,782.07
		Fuel Issues For November 2014	
00002134	16/12/2014		
		Anne Condo	\$60.00
		Volunteer Payment	
		Australia Post	\$42,378.93
		Postage Charges For The City	
		Australian Taxation Office	\$2,077.00
		Payroll Deduction	
		Building Commission	\$67,948.44
		Collection Agency Fee Payment 01 - 30.11.2014	
		City of Wanneroo	\$19,546.73
		WRC Commodity Invoices Cellmark Round 55 Paid From Bank Deposit	
		Cr Glynis Parker	\$205.62
		Travel Allowance November/December 2014	
		Cr Linda May Aitken	\$514.96
		Reimbursement Of Corporate Apparel	*
		Department of Transport	\$325.00
		Vehicle Search Fees - Rangers	*
		Eagles Junior Basketball Club	\$775.00
		(Incorporated)	·
		Kidsport Voucher X 5 Children	
		Elizabeth Valeriani	\$45.00
		Volunteer Payment	

	WARRANT OF PAYMENTS December 2014		
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Inglewood Little Athletic Centre	\$350.00
		Kidsport Voucher X 2 Children	<u> </u>
		Landgate	\$3,714.44
		UV Interim Valuations - Rates	1 - 1
		Main Roads WA	\$114,400.00
		Grant Payment - Yanchep Road - Projects	, ,
		Mayor Tracey Roberts	\$91.80
		Reimbursement - Parking Expenses	
		Trailer Parts Pty Ltd	\$66.69
		Vehicle Spare Parts - Fleet	·
		Urban Development Institute of Australia WA Division Incorporated	\$340.00
		Registration - Hot Topics 03.12.2014 - P Bracone, J Naidoo, J Hussey, C Temple	
		Wanneroo BMX Raceway Club	\$124.00
		Kidsport Voucher X 1 Child	·
00002135	16/12/2014		
00002100		Compac Marketing (Australia) Pty Ltd	\$902.00
		Install/Remove Scheme Amendment Signs - Planning	, , , , , , , , , , , , , , , , , , ,
		Flower Scentral	\$100.00
		Flowers Arrangement For Charity Golf Day	·
		GC Sales (WA)	\$4,730.00
		Various Items - Waste	
		20 X Bin Poles - Parks	
		Isentia Pty Ltd	\$1,357.98
		Media Monitoring - November - Marketing	, ,
		Ocean Keys Flooring Xtra	\$22,250.00
		Removal & Disposal Of Floor Covering - Merriwa Welfare Admin Centre - Building Maintenance	
		Streetcut WA	\$708.40
		Concrete Cutting At Beverley Road - Projects	
00002136	17/12/2014		
		Spectrum Servicing Pty Ltd	\$11,286.00
		Payment Certificate 3 - Replacement Of Fire Detection System - Projects	
00002137	18/12/2014		
55552101	. 3, 12, 2017	Tamala Park Regional Council	\$27,349.36
		GST Payable For October 2014 -	

WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	57.11.2	Finance	7
		1 manos	
00002138	22/12/2014		
		Western Power	\$113,099.40
		Realignment - Lenore Road	· · · · ·
		Wanneroo - Projects	
		Design Fee - 31 Curtis Way	
		Girrawheen - Projects	
00002139	22/12/2014		
00002139	22/12/2014	Australasian Performing Right Assoc	\$628.10
		Ltd	ψ020.10
		Artist Performances Additional Fees	
		01.06.2013 - 31.05.2014	
		Total Director Corporate Services Advance - EFT's	\$11,157,361.82
	NATIONAL A	USTRALIA BANK PURCHASING CARDS	8
00002126	05/12/2014	National Australia Bank	
		Rangers September 2014	
		Better Pets And Gardens - Cat Food	\$42.24
		Wanneroo Motorcycles - Quad bike service	\$1,216.70
		Woolworths - Cat Food	\$41.70
		Building Maintenance September 2014	
		Action Lock Service - Key Cut	\$32.00
		Aluminium Specialities - Trim Angle	\$72.60
		Barnetts Archetecural Hardware - Various Items	\$1,745.69
		Beyond Tools - Edging Tool	\$58.50
		Blyth Enterprises - Locking Castors	\$123.20
		Bunnings - Hardware Items	\$3,381.20
		Diamond Lock & Key - Cylinder	\$45.00
		Freds Hardware - Painters Rags	\$25.85
		Joondalup Masters - Castors	\$45.25
		Kennards Hire Pty Ltd - Hire Scissorlift	\$250.00
		Safety World - Earplugs Solver Decorator Centre - Paint	\$60.50 \$826.26
		Products	
		The Laminex Group - Redback 7mm Charcoal	\$814.95
		Wanneroo Glass - Glazing Services	\$20.00
		Woolworths - Various Items	\$142.90
		Library Services September 2014	MEO.00
		Big W - New Toaster And Tea Towels	\$56.00

WARRANT OF PAYMENTS December 2014			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Co Info Pty Ltd - Annual Subscription - Magpies Publication 01.01.2015 - 31.12.2015	\$64.21
		Ezy DVD - DVD Stock	\$12.47
		JB Hi Fi - Purchase Of Stock	\$1,742.03
		Kmart Clarkson - Purchase Of Replacement Urn	\$49.00
		Officeworks - Kyocera Toner - Yanchep Library	\$227.00
		Safety Quip Perth North - Blades For Safety Knives	\$25.68
		Two Rocks IGA - Water Bottles - Yanchep Two Rocks Library	\$54.00
		Emergency Services September 2014	
		Red Rooster - Meal - Meeting	\$16.18
		Officeworks Online ribbons - Stationery	\$354.32
		Duvas - Meals - Prescribed Burn	\$282.67
		Caltex Star Shop - Food - Prescribed Burn	\$173.36
		Chippys Fish Cafe - Food - Prescribed Burn	\$25.00
		Chippys Fish Cafe - Food - Executive Team Meeting	\$43.00
		Hospitality September 2014	
		Coles - In House Catering Requests	\$726.84
		Kmart Wanneroo - In House Catering Requests	\$18.00
		Wanneroo Fresh - In House Catering Requests	\$112.93
		Wanneroo Supa IGA - In House Catering Requests	\$163.00
		Total Purchasing Cards Transactions	\$13,090.17
	*	Total EFT's And Purchasing Cards	\$11,170,451.99
<u> </u>		TOWN PLANNING SCHEME	
		Cell 1	
		Brian Zucal & Associates - Cell	
		Valuations & Compensations	\$827.77
		Cell 2	
		Brian Zucal & Associates - Cell	
		Valuations & Compensations Cell 3	\$827.77
		Brian Zucal & Associates - Cell Valuations & Compensations	\$827.77

	WARR	ANT OF PAYMENTS December 2014	
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Cell 4	
		Brian Zucal & Associates - Cell	
		Valuations & Compensations	\$827.77
		Cell 5	
		Brian Zucal & Associates - Cell	
		Valuations & Compensations	\$827.77
		McLeods - Compensation Claim - 359	¢9 440 71
		Gnanagara Road Landvision - Land Acquisition Claim	\$8,440.71 \$600.00
		Cell 6	\$000.00
		Brian Zucal & Associates - Cell	
		Valuations & Compensations	\$827.77
		Cell 7	7,0-1,11
		Brian Zucal & Associates - Cell	
		Valuations & Compensations	\$827.77
		Cell 8	
		Brian Zucal & Associates - Cell	
		Valuations & Compensations	\$827.77
		McLeods - Compensation Claim - 359	00.440.70
		Gnanagara Road	\$8,440.72
		Landvision - Land Acquisition Claim	\$600.00
		Cell Berkley	
		Garmony Property Consultants -	¢4 500 00
		Property Valuation McNamara Place Cell 9	\$1,500.00
		Brian Zucal & Associates - Cell	
		Valuations & Compensations	\$827.84
		Valuations & Componications	Ψ027.01
		AUTOSUM TOTAL	\$27,031.43
	CANCELLE	D CHEQUES FROM PREVIOUS PERIOD	
00074			#050.40
92871	25.06.2013	Capricorn Conveyancing	-\$259.16
93216	23.07.2013	Mrs Janette Marie Stone	-\$576.82
93150	16.07.2013	Mrs Amanda Kate Rice	-\$266.18
99509	01.10.2014	T Cheesman & B Wesley	-\$360.00
100048	11.11.2014	St Thomas Parents & Friends	-\$500.00
		ALITOCUM TOTAL	¢4 060 46
		AUTOSUM TOTAL	-\$1,962.16
		General Fund Bank Account	
		Payroll Payments December 2014:	
		09.12.2014	\$1,604,989.56
		12.12.2014	\$5,400.49
		23.12.2014	\$1,613,829.81
		-	, , , , , , , , , , , , , , , , , , , ,
		Payroll Total	\$3,224,219.86
		, , , , , , , , , , , , , , , , , , , ,	+ - , · · · · · · · · · · · · · · · ·
		Advance Recoup December 2014	\$13,737,764.55

	WARRANT OF PAYMENTS December 2014		
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Direct Payment Total (Includes Advance Recoup, Credit Cards And Bank Fees)	\$13,737,764.55
		Total Accounts Paid - Municipal Fund	\$16,961,984.41



Governance

3.18 Donations to be Considered by Council - February 2015

File Ref: 2855V02 – 15/7917

Responsible Officer: Director Corporate Strategy & Performance

Disclosure of Interest: Nil Attachments: Nil

Issue

To consider requests for sponsorships, donations and waiver of fees in accordance with the City's Donations, Sponsorships and Waiver of Fees and Charges Policy (Policy).

Background

The Policy requires applications over \$500 from individuals and organisations to be determined by Council. Consequently a report is prepared for Council meetings, coinciding with a period where applications of this nature have been received.

With respect to requests for sponsorships, the City's Policy specifies that for National Events the amount provided will be \$200.00 per individual, capped at \$600.00 per team, and for International Events the amount provided is \$500.00 per individual 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 three sponsorship requests, one community donation request 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 – Perth Soccer Club Inc.		
Name of Individual/s	<u>Under 15s</u> : Jack Lewis, Jack Lavis, Kieran Patterson, Harley Curran, William Parkes and Peresi Iranyumvilla	
	<u>Under 14s</u> : Callum Harland and Hristian Jankuloski <u>Under 13s</u> : Giordano Sportiello	
	Under 12s: Alessandro Circati, and Liam Silsby.	
Reside in City of Wanneroo	Yes	
18years of age or under	Yes	
Event Details	Gothia Cup Youth Tournament, Gothenburg Sweden, July 2015.	
Commitment to providing a written report regarding the event	Yes	
Commitment to acknowledgement of the City of Wanneroo	Yes	
Eligibility Level	International (\$500.00 per individual)	

Comments	As per the policy \$500 per individual (capped at \$1500 per team)
Recommendation	APPROVE a request for sponsorship in the sum of \$4,000.00 to Perth Soccer Club Inc for the participation of Under 15s (Jack Lewis, Jack Lavis, Kieran Patterson, Harley Curran, William Parkes and Peresi Iranyumvilla); Under 14s (Callum Harland and Hristian Jankuloski); Under 13s (Giordano Sportiello) and Under 12s (Alessandro Circati, and Liam Silsby) to attend the Gothia Cup Youth Tournament to be held in Gothenburg Sweden, July 2015.
Reason	This request complies with Council's Policy.

Applicant 2 – Perth Aquile Futsal Club		
Name of Individual/s	Louie Inzalaco, Matthew Dench, Dylan Morrison, Taylor Thain and Alex and Jason Petrie.	
Reside in City of Wanneroo	Yes	
18years of age or under	Yes	
Event Details	Junior FAFL Cup 2015 held in Mt Evelyn Victoria, 7-11 January 2015.	
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 per individual (capped at \$600 per team to a maximum of four teams per event)	
Recommendation	APPROVE a request for sponsorship in the sum of \$600.00 to Perth Aquile Futsal Club for the participation of Louie Inzalaco, Matthew Dench, Dylan Morrison, Taylor Thain and Alex and Jason Petrie to attend the Junior FAFL Cup 2015 held in Mt Evelyn Victoria from 7-11 January 2015.	
Reason	This request complies with Council's Policy.	

Applicant 3 – Softball WA	
Name of Individual/s	Amber Bloxsome, Kasey Kopp, Jazmin Barker and Olivia Whelan.
Reside in City of Wanneroo	Yes
18years of age or under	Yes
Event Details	U15 Girls Regionals held in West Beach South Australia, 11- 17 January 2015.
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 per individual (capped at \$600 per team to a maximum of four teams per event)
Recommendation	APPROVE a request for sponsorship in the sum of \$600.00 to Softball WA for the participation of Amber Bloxsome, Kasey Kopp, Jazmin Barker and Olivia Whelan to attend the U15 Girls Regionals held in West Beach South Australia from 11-17 January 2015.
Reason	This request complies with Council's Policy.

Waiver of Fees and Charges

Applicant 1 – Girrawheen Lions Club	
Request Amount	\$ 781.50
Description of Request	Request a 100% waiver of fees in the sum of \$531.00 for the hire of Hudson Park & Dennis Cooley Pavilion, and a waiver of fees in the sum of \$300.00 for hire of the bins on 26 January 2015 to hold an Australia Day Community Breakfast.
Criteria	Evaluation
Potential for income generation	Nil
Status of the applicant organisation	Not for Profit
Exclusivity of the event or project	Open to the Community
Alignment with Council's existing philosophies, values and strategic direction.	Objective 2.2 – Healthy and active people – we get active in our local area and we have many opportunities to experience a healthy lifestyle.
Potential benefits to the Wanneroo community	A free event for the Community
Alternative funding sources available or accessed by the organisation	Nil (Hallmark event funding through the Community Funding round was available but this group chose not to pursue this avenue of funding).
Contribution to the event or activity made by the applicant or organisation	\$2,000.00 plus \$800.00 in kind contribution
Previous funding assistance	The City supports the Australia Day events that the Lions Club of Girrawheen runs and has funded the club via the City's Community Funding Program – Hallmark event funding - from 2002 to 2013 inclusive totalling \$22,565.34, in addition to the following:-
provided to the organisation by the City	\$388.39 - CEO B/N 13/171444 Waiver of fees Australia Day Breakfast
	\$121.15 - CS06-03/11 Waiver of fees Australia Day Breakfast
	\$130.10 - CEO B/N 11/124975 Senior Citizens Cabaret

	\$101.30 - CS04-03/10 Waiver of fees Australia Day Breakfast
	\$881.85 – CS05-06/10 Senior Citizens Cabaret
	\$791.30 – MN01-07/09 Senior Citizens Cabaret
Commitment to acknowledgement of the City of Wanneroo	Yes
Comments	The Lions Club of Girrawheen were invited to submit a "Hallmark" grant application to the community funding round which closed on 18 October 2013 in order to hold an Australia Day Breakfast from 2014 to 2016 inclusive. However, the group declined this offer. The policy for Donations, Sponsorships and Waiver of Fees and Charges does not support a 100% waiver of fees but the City has supported this event in previous years.
Recommendation	NOT APPROVE a donation in the sum of \$781.50 to Girrawheen Lions Club for a 100% waiver of fees for the hire of Hudson Park & Dennis Cooley Pavilion, and the waiver of fees for hire of the bins on 26 January 2015 to hold an Australia Day Community Breakfast.
Reason	This request does not satisfy the criteria of Council's policy.

Community Group Donations

Applicant 1– Lions Cancer Institute		
Request amount	\$1,000.00	
Description of request	Donation for ten special needs children from City of	
	Wanneroo to attend the Special Childrens' Big Day	
	Out to be held at Whitfords Cinema on 26 April 2015.	
Criteria	Evaluation	
Potential for income generation	Nil	
Status of applicant organisation	Registered Charity	
Exclusivity of the event or project	For ten special needs children currently in hospital but	
	who reside within the City of Wanneroo	
Alignment with Council's existing	Objective 2.2 – Healthy and active people – we get	
philosophies, values and strategic	active in our local area and we have many	
direction	opportunities to experience a healthy lifestyle.	
Alternative funding sources	\$7,000.00	
available or accessed by the		
organisation		
Contribution to the event or activity	\$1,000.00 plus \$1,000.00 in-kind contribution	
made by the applicant or		
organisation		
Previous funding assistance	\$1,000.00 - CS08-04/14 Donation for ten special	
provided to the organisation by the	needs children from City of Wanneroo to attend the	
City	Special Children's' Big Day Out	
Commitment to acknowledge the	Yes	
City of Wanneroo		
Comments	The cost for each child is \$100 which includes a	
	professional carer, refreshments and entertainment.	

Recommendation	APPROVE a request for a donation for the sum of \$1,000.00 to the Lions Cancer Institute for ten special needs children from the City of Wanneroo to attend the Special Children's' Big Day Out to be held at Whitfords Cinema on 26 April 2015.
Reason	This request satisfies the criteria of Council's policy.

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."

Risk Management Considerations

Nil

Policy Implications

The City of Wanneroo Donations, Sponsorship and Waiver of Fees and Charges Policy states that sponsorship applications for attendance at National Events will be capped at \$600.00 per team (up to four teams) 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 2014/2015	\$80 000.00
Amount expended to date (as at January 2015)	\$48,157.41
Balance	\$31,842.59
Total of requests for this round: Donations (in this report):	\$6,981.50
Total this Round (recommended)	\$6,200.00
BALANCE	\$25,642.59

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. APPROVE the following requests for sponsorship in the sum of:

- a) \$4,000.00 to Perth Soccer Club Inc for the participation of Under 15s (Jack Lewis, Jack Lavis, Kieran Patterson, Harley Curran, William Parkes and Peresi Iranyumvilla); Under 14s (Callum Harland and Hristian Jankuloski); Under 13s (Giordano Sportiello) and Under 12s (Alessandro Circati, and Liam Silsby) to attend the Gothia Cup Youth Tournament to be held in Gothenburg Sweden, July 2015;
- b) \$600.00 to Perth Aquile Futsal Club for the participation of Louie Inzalaco, Matthew Dench, Dylan Morrison, Taylor Thain and Alex and Jason Petrie to attend the Junior FAFL Cup 2015 held in Mt Evelyn Victoria from 7-11 January 2015; and
- c) \$600.00 to Softball WA for the participation of Amber Bloxsome, Kasey Kopp, Jazmin Barker and Olivia Whelan to attend the U15 Girls Regionals held in West Beach South Australia from 11- 17 January 2015.
- 2. APPROVE the request for a donation in the sum of \$1,000.00 to the Lions Cancer Institute for ten special needs children from the City of Wanneroo to attend the Special Children's' Big Day Out to be held at Whitfords Cinema on 26 April 2015.
- 3. NOT APPROVE a request for a 100% waiver of fees in the sum of \$781.50 to Girrawheen Lions Club for the hire of Hudson Park & Dennis Cooley Pavilion, and waiver of fees for hire of the bins on 26 January 2015 to hold an Australia Day Community Breakfast.

Attachments: Nil

Other Matters

3.19 Consideration of Motions Presented at the Annual General Meeting of Electors

File Ref: 5153 – 15/8961

Responsible Officer: Director Corporate Strategy & Performance

Disclosure of Interest: Nil Attachments: Nil

Issue

To consider motions received at the Annual General Meeting of Electors (AGM) held on 02 December 2014.

Background

The Local Government Act 1995 requires that any decisions made at an electors' meeting are to be considered at the next Ordinary Council Meeting or, if that is not practicable, at the first Ordinary Council Meeting after that meeting or at a special meeting called for that purpose, whichever happens first.

Detail

Motions presented at the Annual General Meeting of Electors were all received in writing prior to the meeting and no further motions were received from the floor after the commencement of the meeting.

Motions were circulated to Elected Members and screened at the meeting. The twelve (12) motions presented by Ms Sangalli were moved, seconded and carried at the meeting.

All motions are detailed below along with Administration comments.

4.1 Ms N Sangalli, Quinns Road, Quinns Rocks

1. That the City of Wanneroo make provision in the 2015/16 capital works budget to allow it to implement urgent traffic lights and intersection treatments to the intersections of Hester/Baltimore, Hester/RAAF Estate entrance and Hester/Ridgewood Boulevard to mitigate the impact of the freeway extension and on/off ramps.

Response by A/Director, Infrastructure

While Main Roads WA (MRWA) is the only organisation in Western Australia who can approve and operate traffic signals, it is up to individual local Councils to approach MRWA with a design proposal for signalised intersections. MRWA assesses the proposal based on traffic volumes, crash rates and the expected levels of service. The final approval of traffic signals lies with MRWA. It is also noted that there has recently been a shift in decision making at MRWA, away from the installation of traffic signals at intersections towards the installation of roundabouts as a preferred treatment. Any application for traffic signals submitted to MRWA requires a traffic study be undertaken to show why a roundabout would not be an effective treatment. Even where the City supports the installation of traffic signals, MRWA may still refuse to give approval.

Commuters are extremely efficient in finding routes which offer travel time savings within the road network.

The implementation of poorly planned intersection treatments may have the potential to redirect traffic to lower order roads which will significantly impact on the safety and amenity of the community in affected areas. Any proposal for traffic treatments, including traffic signals, along Hester Avenue need to be fully investigated to determine both their effectiveness and their impact on the wider road network. Assessment of the traffic flows along Hester Avenue and its effect on the level of service at the intersections will be considered as part of the Mitchell Freeway extension. Until this assessment is completed, it is premature to support the installation traffic signals on any intersection along Hester Avenue. It is noted that as a result of traffic studies related to the extension of the Mitchell Freeway, Main Roads WA will be modifying the Hester Avenue/Connolly Drive roundabout configuration similar to the recently completed works at the Hester Avenue/Marmion Avenue intersection.

In the case of traffic signals at the intersection of Hester Avenue and Burton Drive (RAAFA Village), this matter was considered by Council at its meeting in August 2013 (Council Report IN06-08/13 refers). The request for the installation of traffic control signals at the Hester Avenue access to the Village was not supported due to its close proximity to both Connolly Drive and Baltimore Parade. It was suggested that the RAAFA Village management consider redeveloping its access onto Lansdowne Place to provide an alternate access to the road network for Village residents. It is also considered that traffic signals at this location are unlikely to be supported by MRWA.

2. That the City of Wanneroo start the extension to Quinns Mindarie Surf Club as soon as possible and include provisions in the 2015/16 budget considerations towards the works to ensure the Surf Club is able to cope with the growing needs of the community and able to extend their patrols.

Response by Director Community Development

Currently the development of the Quinns Mindarie Community Centre, which will be built as an extension to the current Quinns Mindarie Surf Life Saving Club, is listed in the 2014/15, 10 Year Capital Works Budget as follows:

- 2016/17 Detail design \$276,000
- 2017/18 Construct \$1.9M
- 2018/19 Construct \$1,368M

The timeframe for the commencement of the project has been amended as a result of other priorities within the City's Capital Works Program. It is not possible to bring this item forward as the resources required to progress the project are architectural in nature and the City's existing resources in this area are fully committed in the delivery of existing projects, including the delivery of the Koondoola Community Centre, Pearsall Hocking Community Centre, Oldham Reserve Change room extension, Kingsway Regional Sporting Complex Soccer Change rooms, Jimbub Reserve Change rooms, Kingsway Baseball Clubrooms and Riverlinks Park Sports Amenities Building.

Should this project be brought forward, a project of a similar nature will need to be delayed.

3. That the City of Wanneroo consider in their 2015/16 budget installing a "Nature Play" styled Feature Park in Merriwa-Ridgewood community.

Response by Director Community Development

Nature Play principles are used extensively in the City's development of passive parks and playground design, as is evidenced by the Regional Playground at the Kingsway Regional Sporting Complex and the development of dry parks such as Curtis Park, Cheltondale Park, Tendering Park etc.

Administration is currently working with representatives from the Ridgewood community to develop preliminary concept ideas to inform a budget bid for the 2015/16 10 Year Capital Works Budget.

4. That the City of Wanneroo include in their 2015/16 budget considerations, the extension of the Ridgewood Reserve Club rooms to include a function/meeting room and storage facility to accommodate the growing needs of the well-established clubs already utilising the existing facility.

Response by Director Community Development

Administration has previously provided a cost estimate to the Quinns Amateur Football Club (the Club) for the provision of an extension of this type (based on a total building footprint of 268m2) at a total estimated cost of \$800,000 (as at March 2014). This extension is inclusive of a function room, equipment store, toilets, cleaners store and an external veranda.

At the time of providing this information to the Club, Administration advised that a one third contribution would be required from the Club, as the requested facility provision is above current City of Wanneroo standard level of provision. It should be noted that Council considered report CD03-10/14 at its meeting held on 14 October 2014, in relation to the provision of a $100m^2$ extension to the existing Oldham Reserve Change rooms. As a result, Council resolved to support the extension of this facility without the need for a one-third contribution from benefiting Clubs, acknowledging that the provision of the $100m^2$ extension of this nature was now part of the standard facility requirements of local clubs.

It should be noted that any facility provision beyond the 100m² is not considered to be standard provision, and as such will require a one-third contribution from benefiting clubs.

On this basis, Administration will list the provision of a 100m² multi-purpose room extension to the Ridgewood Reserve Change rooms in the draft 2015/16 10 Year Capital Works Budget.

As per the advice provided in relation to Item 2, there is no capacity within the current draft 2015/16 10 Year Capital Works Budget to undertake this project in the 2015/16 financial year, as the resources required to progress the project are architectural in nature and the City's existing resources in this area are fully committed in the delivery of existing projects, including the delivery of the Koondoola Community Centre, Pearsall Hocking Community Centre, Oldham Reserve Changeroom extension, Kingsway Regional Sporting Complex Soccer Changerooms, Jimbub Reserve Changerooms, Kingsway Baseball Clubrooms and Riverlinks Park Sports Amenities Building. Should this project be brought forward, a project of a similar nature will need to be delayed.

5. That the City of Wanneroo immediately increase the number of Rangers actually patrolling, as previous issues have proven more rangers are needed. (2014 issues include Dog beaches, Dewars Track and noise complaints from industrial areas) and that the City of Wanneroo consider and report back to Council dedicated ranger patrols for school and transport parking issues.

Response by Director, City Businesses

Administration is investigating the requirements and logistics of this motion relating to Community Safety (Rangers, Parking & Security Patrols).

The outcomes will inform the 2015/16 budget planning process and allow Council to consider the requirements of this motion.

6. That the City of Wanneroo investigates and reports back to Council in a timely manner the "Discretionary and Permitted uses" in each, all and every circumstance of development and structure planning and seek to change Liquor outlets from Permitted to Discretionary.

Response by Director, Planning and Sustainability

The processes required to amend the Planning Scheme and Structure Plans include, in summary, Council decisions, public advertising, and Ministerial (in the case of the Scheme) or WA Planning Commission (in the case of Structure Plans) approval. Whilst it is open to the Council to initiate these processes at any time, it is considered to be premature to agree to do so prior to a more comprehensive discussion in regard to the specific areas of community concern and the nature of the outlets referred to in this resolution, and the nature of the planning criteria the Council may seek to apply to their consideration.

Council's response to this issue could conceivably involve a number of aspects, including:-

- Statutory changes to the Scheme and Structure Plans.
- Policy changes in relation to new Structure Plans in terms of the permissibility and location of new Liquor Outlets.
- The extent to which the Council may wish to involve itself in the process of granting Liquor Licences by the Department of Racing, Gaming and Liquor in accordance with the Liquor Control Act 1988.
- 7. That the City of Wanneroo investigates and report to Council how to provide more inclusion for community and sports groups to fundraise through COW events. Report to include:
 - a) Inclusion of all clubs within the City (not just Wanneroo based).
 - b) Clubs could be chosen via ballot or expression of interest.
 - c) Clubs would not be able to reapply for 12 months after a successful inclusion of a City run event.
 - d) Examination of which City events clubs could benefit from.

Response by Director Community Development

- a) Administration will endeavour to include any upcoming opportunities for clubs to participate in City run events via the Smartclubs e-newsletter distributed by the City throughout the year.
- b) Currently, an expression of interest method is used by Administration which has been successful in allowing clubs to fundraise in the past. Some examples of successful partnerships with community and sporting groups in 2014 include:
 - The Wanneroo scouts provided catering for the City's Australia Day citizenship event;
 - Olympic Kingsway Soccer club provided a BBQ fundraiser at the Dogs Breakfast event; and
 - Yanchep / Two Rocks Lions club ran raffles at the Retro Rewind event.
- c) This would need to be determined should the amount of interest from clubs in fact exceed the opportunities available. The City will continue to review the initiative to ensure the process is fair and equitable.

- d) Current events which would allow club involvement of some sort include:
 - Australia Day Citizenship
 - Dogs Breakfast
 - City of Wanneroo Presents concert
 - Retro Rewind
- 8. That the City of Wanneroo include the redevelopment of Quinns Rocks Caravan Park in 2015/16 projects budget and ensure that the caravan park will remain an affordable, family friendly destination catering for tenting/camping, caravans and onsite short term accommodation able to cater for family sized groups and couples.

Response by Director City Businesses

The project is underway and a consultant report is anticipated to be presented to Council by April 2015. This report will inform Council of the options going forward.

9. That the City of Wanneroo investigate, include in the 2015/16 budget considerations and report to Council, on the installation of fitness stations in Fred Stubbs Park and/or along Ocean Drive from Quinns Road to Tapping Way and also from Yanchep to Two Rocks.

Response by Director Community Development

The provision of additional infrastructure of this nature is guided by the City's Local Planning Policy 4.3, in particular as it relates to standard of provision for each category of public open space. The provision of fitness equipment at Fred Stubbs Park can be considered as a part of the City's program for the provision of equipment of this nature. Broader provision in the area from Yanchep to Two Rocks will require more detailed assessment of need and feasibility.

10. That the City of Wanneroo engage with community and school groups and report back to Council on the need to get Coastcare/ National Resource Management activity, works and funding for the entire coastal strip. This will educate and instil a sense of ownership within the community about our vulnerable coastline.

Response by A/Director, Infrastructure

Within the City's Capital Works and Maintenance Budgets, Foreshore Rehabilitation and Education activities are undertaken on an annual basis according to site and coastal suburb requirements. The City engages with school groups, environmental groups, corporate organisations and community members via planting events, beach clean-up events, guided coastal walks, weed management activities and erosion control activities.

In the City's current 2014/2015 Maintenance Budget, Administration is undertaking the following projects in the foreshore areas;

Community Engagement via on-site Rehabilitation Projects:

- 1) Longbeach, Mindarie (previous Coastwest grant site);
 - The City is undertaking a Green Army Project in conjunction with the Perth Region NRM.

• The City's contribution to this project will include provision and installation of erosion control materials including; coir-mesh matting and brushing, provision and installation of windbreak fencing, provision of native coastal tube stock for planting, as well as providing a supervisory role and on-ground man-hours.

2) Longbeach East, Mindarie

 City infill planting on existing and on-going revegetation site in conjunction with either QREG (Quinns Rocks Environmental Group) and the general community or with an 'Adopt a Bushland' school group.

3) The Spot, Two Rocks

 City infill planting on existing and on-going revegetation site with the general community.

Community Engagement via support of Community Events and External Organisations:

- 1) WA Beach Clean-up Event, held during October each year- various locations.
 - The City provides the Tangaroa Blue organisation ongoing support for these events. The City's contribution to this project includes advertising via various platforms (prior to the event) and rubbish and waste disposal (after the event).
- 2) Guided coastal walks, held annually-various locations.
 - The City hosts the event in conjunction with QREG and Perth Region NRM (previously these events were run in conjunction with Coastcare).
 - City's contribution to this event includes advertising via various platforms (prior to the event) and providing refreshments to community members at the conclusion of the coastal walks.
 - This year's event is held at Claytons Beach, Mindarie.

In the City's current 2014/2015 and 2015/2016 (listed) Capital Works Budget, Administration is undertaking (over a 2 year period) the rehabilitation of bare and degraded areas at the following foreshore sites:-

- a) Claytons Beach South, Mindarie;
- b) Ocean Drive/Mary Sreet Carpark, Quinns Rocks;
- c) Degraded dune area adjacent to Lefroy Road and Brazier Road, Yanchep; and
- d) Adjacent to Leemans Landing Beach Accessway North, Two Rocks, with the following objectives;
 - Improve the condition and resilience of degraded and bare areas within Foreshore Reserves.
 - Reduce wind and water erosion in the proposed revegetation areas.
 - Reduce weed diversity and coverage in the proposed revegetation areas.
 - Increase biodiversity in the proposed revegetation areas through the installation of locally native coastal species.
 - Increase and promote park-user awareness of the effects and benefits of revegetation projects in coastal foreshore areas.
 - Source and promote the use of locally native species for the revegetation project by collecting seed within the boundaries of the foreshore.

The City employs a Contractor to undertake these larger projects. Works include the provision and installation of erosion control materials including; coir-mesh matting and brushing, provision and installation of windbreak fencing, weed management activities, installation of rehabilitation site signage, seed collection activities, propagation and provision of native coastal tube stock for planting, watering of planted tube stock, maintenance of the rehabilitation site and infill planting activities.

The Draft Swan Region Strategy for Natural Resource Management and the Strategy's Draft Implementation Plan, once endorsed, may provide an opportunity for future funding and collaboration between the City and the Perth Region NRM. Additionally, Administration continually pursues relevant grant funding opportunities and collaborations when available and as resources permit. The City has good working relationships with surrounding schools via the 'Adopt a Bushland' program which has relevance to foreshore reserves and continually maintains these relationships via planting events, clean-up days and in kind support.

11. That the City of Wanneroo make provision within their 2015/16 budget to provide more infrastructure in Fred Stubbs Park, e.g. Lighting, shade, trees, table seating and BBQ's.

Response by Director Community Development

The provision of additional infrastructure of this nature is guided by the City's Local Planning Policy 4.3, in particular as it relates to standard of provision for each category of public open space. The additional items identified can be listed in the 2015/16 10 Year Capital Works budget subject to adherence to Local Planning Policy 4.3. For example, the provision of additional BBQs for a park of this type is considered as over provision based on the Policy. Given this request and growing profile of the area, Administration will consider allocating funds to enable a master plan for this area to be undertaken to inform future development and to ensure that it occurs in a planned and meaningful way.

12. That the City of Wanneroo include community artwork painting of toilet facilities on Quinns Beach car park in 2015/16 budget and engage and encourage local school groups to contribute their art skills.

Response by Director Community Development

Administration has previously undertaken community art projects of this nature and can consider this request within available resources and funding for the 2015/16 financial year.

Statutory Compliance

Local Government Act 1995 – Part 5 – Administration. Division 2 – Council meetings, committees and their meetings and electors' meetings.

Section 5.33 – Decisions made at electors' meetings

- "(1) All decisions made at an electors' meeting are to be considered at the next ordinary council meeting or, if that is not practicable
 - (a) at the first ordinary Council meeting after that meeting; or
 - (b) at a special meeting called for that purpose,

whichever happens first.

(2) If at a meeting of the council a local government makes a decision in response to a decision made at an electors' meeting, the reasons for the decision are to be recorded in the minutes of the council meeting."

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.
 - 4.3 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 after considering the motion of the Annual General Meeting:-

- 1. NOTES that Administration will continue to monitor the traffic volumes and speeds along Hester Avenue and liaise with Main Roads WA to determine the need for any modifications to intersection layouts other than those proposed at the Hester Avenue/Connelly Drive intersection as part of the Mitchell Freeway Extension Project;
- 2. REQUEST Administration to note the request to bring forward the commencement of the Quinns Mindarie Community Centre project to 2015/16 in the development of the draft 2015/16 10 Year Capital Works Program;
- 3. REQUEST Administration to note the request to install a Nature Play style park in the Merriwa Ridgewood community, in the development of the draft 2015/16 10 Year Capital Works Program;
- 4. REQUEST Administration to note the request to construct a function/meeting room and storage facility as an extension to the existing Ridgewood Reserve Change rooms as a part of the development of the draft 2015/16 10 Year Capital Works Program;
- 5. REQUEST Administration to investigate the requirement and logistics of the motion on increasing patrols for Rangers, Parking and Security and that these requirements be incorporated into the 2015/16 budget planning process;
- 6. REQUESTS Administration to undertake further research on the matter of Council's statutory controls relating to permissibility of Liquor Outlets and REQUESTS Administration to SUBMIT this matter to a Council Forum in the near future:

- 7. REQUEST Administration to note the request to provide more inclusion for community and sports groups to fundraise through City of Wanneroo events.
- 8. NOTE that the City of Wanneroo is anticipating presenting a report to Council in April 2015 on the outcome of a consultant's report regarding the redevelopment of Quinns Rocks Caravan Park which will outline all options going forward;
- 9. REQUEST Administration to note the request to install fitness stations in Fred Stubbs Park and/or along Ocean Drive from Quinns Road to Tapping Way and also from Yanchep to Two Rocks, as a part of the development of the draft 2015/16 10 Year Capital Works Program;
- 10. NOTES that Administration already engages with school groups, environmental groups, corporate organisations and community members via planting events, beach clean-up events, guided coastal walks, weed management activities and erosion control activities and the State Government for funding towards these activities;
- 11. REQUEST Administration to note the request to provide more infrastructure in Fred Stubbs Park (eg lighting, shade, trees, table seating and BBQs), as a part of the development of the draft 2015/16 10 Year Capital Works Program including the provision of funds to undertake a Master Plan of this area; and
- 12. REQUEST Administration to note the request to undertake a community artwork on the toilet facilities at Quinns Beach car park as a community art project, as part of the development of the draft 2015/16 10 Year Capital Works Program.

Attachments: Nil

Chief Executive Office

Office of the CEO Reports

3.20 Delegated Authority to Make Decisions on Behalf of the City During Council Recess

File Ref: 2385 – 15/8279

Responsible Officer: Director Corporate Strategy & Performance

Disclosure of Interest: Nil Attachments: 1

Issue

To advise Council of the decisions made under delegated authority in accordance with Council resolution CE01-12/14 (09 December 2014) and Delegation 2.5 "Authority to Make Decisions on Behalf of the City during Council Recess".

Background

At the Ordinary Council meeting held on 9 December 2014, Council resolved as follows:

"That Council:

- DELEGATE BY ABSOLUTE MAJORITY to the Acting Chief Executive Officer the AUTHORITY to ACCEPT one or more Tenders resulting from Tender 01449 – Provision of Temporary Personnel Services for a period of three years with two twelve month options to extend during Councils recess period being from 9 December 2014 to 3 February 2015; and
- 2. AUTHORISES the execution of the contract documentation in accordance with the City's adopted Execution of Documents Policy."

In addition, Delegation 2.5 "Authority to Make Decisions on Behalf of the City During Council Recess" empowers the CEO to make decisions on behalf of Council during the annual recess period, subject to any such decisions being with the agreement of the Mayor, and a report on any such decisions made being presented to Council at the end of the recess period.

Detail

Decisions made in accordance with Council Resolution CE01-12/14 (9 December 2014) (Attachment 1 refers)

Tender 01449 - Provision of Temporary Personnel

On 22 December 2014, the Acting Chief Executive Officer approved the award of Tender No. 01449 for the provision of temporary personnel within the City of Wanneroo (the City) for an initial Contract Period of 3 Years with two (2), twelve (12) month options to extend at the City's discretion.

The following tenders were accepted: Chandler Macleod Group Limited, Integrity Staffing Pty Ltd and Programmed Integrated Workforce Limited, for the Provision of Temporary Personnel Services for a period of three (3) years commencing 2 February 2015 with two (2), twelve (12) month options to extend (at the discretion of the City) and on the basis of the schedule of rates provided in each tender submission.

Consultation

Nil

Comment

Given that the period of Council recess officially ends on 27 January 2015, it is possible that it may be necessary for further decisions to be made under this delegation following the compilation of this report.

If necessary, an amendment will be prepared for presentation to Council at the meeting.

Statutory Compliance

Section 5.42 of the *Local Government Act 1995* allows Council to delegate functions to the Chief Executive Officer. Section 5.43 does not permit Council to delegate authority to the Chief Executive Officer to award a tender above a limit set by Council.

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.
 - 4.3 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."

Risk Management Considerations

Nil

Policy Implications

Nil

Financial Implications

Financial Implications are included in **Attachment 1**.

Voting Requirements

Simple Majority

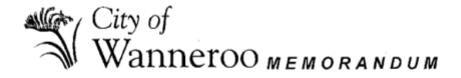
Recommendation

That Council NOTES the following decision made under delegated authority during the period 9 December 2014 and 3 February 2015:-

1. The awarding of Tender No. 01449 to Chandler Macleod Group Limited, Integrity Staffing Pty Ltd and Programmed Integrated Workforce Limited for the Provision of Temporary Personnel Services for a period of three (3) years commencing 2 February 2015 with two (2), twelve (12) month options to extend (at the discretion of the City) and on the basis of the schedule of rates provided in each tender submission.

Attachments:

1. Delegated Authority Memo 14/370229



TO:

ACTING CHIEF EXECUTIVE OFFICER

CC:

DIRECTOR CORPORATE STRATEGY & PERFORMANCE

MANAGER GOVERNANCE & LEGAL

FROM:

MANAGER HUMAN RESOURCES

FILE REF:

14/370229

DATE:

22 DECEMBER 2014

TENDER NO. 01449 PROVISION OF TEMPORARY PERSONNEL SERVICES FOR A PERIOD OF THREE (3) YEARS WITH TWO (2), TWELVE (12) MONTH OPTIONS TO EXTEND

Issue

To consider Tender No. 01449 for the provision of temporary personnel within the City of Wanneroo (the City) for an initial Contract Period of 3 Years with two (2), twelve (12) month options to extend at the City's discretion.

Background

The City has had a series of contracts with Programmed Integrated Workforce; ("Programmed") for the provision of temporary personnel services covering the past seven years. This contractual arrangement has been predominately to provide personnel within the technical and trades positions; i.e, waste operators, recycling operators, general hands – parks and engineering, carpenters, painters and mechanics. The current contract with Programmed will expire on 1 February 2015.

The City has also engaged different recruitment agencies in the past when a need arose for a temporary role within a variety of "white collar" positions; i.e. engineer, safety officer. Each service unit would organise this temporary arrangement utilising a request for quotation process. These arrangements have not been organised from a central area and therefore the amount spent on the provision of this service is unclear.

With this Tender process, the City is seeking to establish a period contract with one or more service providers to fulfill the requirements of temporary personnel services across the following categories with the aim to cover all occupations within the City:

- · Category 1 Technical and Tradespeople
- Category 2 Clerical and administrative
- Category 3 Professional recruitment
- Category 4 Information Technology and Communications
- Category 5 Financial and Accounting Services.

Once the contract arrangement(s) are established, a primary objective is to have a central point to administer, monitor and ensure an efficient utilisation of the contract(s).

Detail

Tender No. 01449 for provision of temporary personnel within the City of Wanneroo was advertised on 11 October 2014 and closed on 4 November 2014. A copy of the Tender document is available at TRIM Reference 14/286565 with subsequent Addenda at TRIM References 14/314578, 14/314583, 14/314587 and 14/315286.

Tenderers were able to tender for one or more of the aforementioned Categories.

Appendices 1 and 2 to this report detail the positions within each of these Categories.

Essential details of the contract are outlined below:

Contract Type	Schedule of Rates
Contract Duration	Three (3) years
Commencement Date	2 February 2015
Expiry Date	1 February 2018
Extension Permitted	2 x 12 month terms
Rise And Fall Included	Pricing fixed for the initial 12 months with Perth CPI to apply for future years

The Tender document provided for one or more service providers to be appointed to a "panel" contract arrangement.

Tender submissions were received from the following companies:

	Company	
1	Adecco Australia Pty Ltd (Adecco)	
2	Clarius Group Limited (Alliance Recruitment)	
3	Challenge Recruitment Limited (Challenge Recruitment)	
4	Chamberlain Dean Pty Ltd (Chamberlain Dean) - (also trading as Prime Recruitment)	
5	Chandler MacLeod Group Limited (Chandler MacLeod)	
6	Corestaff WA Pty Ltd (Corestaff)	
7	Data3 Limited (Data3)	
8	DFP Recruitment Services Pty Ltd (DFP Recruitment)	
9	Flex Force Group Pty Ltd (Flex Force Group)	
10	Flexi Staff Pty Ltd (Flexi Staff)	
11	Focused Recruitment Pty Ltd (Focused Recruitment)	
12	Hays Specialist Recruitment (Australia) Pty Ltd (Hays Specialist Recruitment)	
13	Integrity Staffing Pty Limited (Integrity Staffing)	
14	Michael John Hakesley (John Hakesley) -*sole trader	
15	Labourforce Impex Personnel Pty Ltd (Labourforce)	
16	Peoplebank Australia Limited (Peoplebank)	
17	Pernickety Pty Ltd (Pernickety)	
18	Programmed Integrated Workforce Limited (Programmed)	
19	Skilled Group Limited (Skilled Group)	
20	TR7 Pty Ltd (TR7)	
21	Work Management Solutions Pty Ltd (Work Management Solutions)	

Tender Assessment

The Tender Evaluation Team ("TET"), consisting of the Manager Parks and Reserves, Senior Human Resources Consultant and Occupational Safety and Health Officer, have evaluated each Category of the tender submissions in accordance with the following selection criteria:

Description	Weighting (%)
Understanding and capacity (resourcing) to meet Service Delivery requirements	50
Demonstrated Capability and Experience with acheivement of client expectations	20
Pricing for services offered	20
Committment to OSH	10

The OSH Officer focused his evaluation on the response to the OSH Questionnaire with the Manager Parks and Reserves and Senior HR Consultant focussing on the other non price criteria. The Senior HR Consultant undertook the pricing evaluation separately.

The Coordinator Contracts & Purchasing provided oversight and probity advice during the evaluation process.

The following provides further detail in respect to each of the evaluation criteria applied:

Understanding and capacity (resourcing) to meet Service Delivery requirements (50%) The Tenderer's capability to source competent temporary personnel to perform the service requirements was assessed. This included:

- Ability to provide periodic provision of temporary personnel.
- o Ability to source personnel with the correct capabilities for the role.
- Conduct relevant checks of licences, qualifications, reference checks and essential certifications.
- Ensure that the temporary personnel are fully fit to perform the inherent requirements of the role
- Respond to service requests for temporary personnel requirements in a timely and effective manner.

Demonstrated Capability and Experience with acheivement of client expectations (20%).

The Tenderer's resources contained in the tender documentation were examined in order to evaluate their ability to meet the requirements of the contract. Assessment of this criterion considered the Tenderer's relevant experience in the placement of temporary personnel including demonstrated experience with large diverse organisations; resource capability and understanding of the City's operational and strategic requirements in the provision of temporary personnel to manage the contract.

Price for Services Offered (20%)

An assessment was made to determine the ranking based on the schedule of rates, for each Category tendered for, provided with the tender documentation.

Note: Within each Category an estimated utilisation was determined in which each Tenderers' Schedule of Rates was inputted to compare what the annual cost would be for the City. For Categories 2 to 5 inclusive, the utilisation model was based on engaging one person per position to then compare each Tenderer's Schedule of Rates.

Appendix 3 details the price comparison for each Category and Tenderer.

Demonstrated Commitment to OSH (10%)

The assessment for safety management was based on the tenderers' responses to an Occupational Health and Safety Management System Questionnaire included within the tender documentation.

Category 1. Trades and Technical

The following companies tendered for Category 1 - Trades and Technical.

	Company
1	Adecco
2	Challenge Recruitment
3	Chamberlain Dean
4	Chandler MacLeod
5	Corestaff
6	DFP Recruitment
7	Flexi Staff
8	Focused Recruitment
9	Hays Specialist Recruitment
10	Integrity Staffing
11	Labourforce
12	Pernickety
13	Programmed
14	TR7

The following companies did not meet the requirements of the Tender:

The fellowing companies all flor most the requirements of the remain.		
1	John Hakesley	Did not tender for the full Category
2	Flex Force Group	Did not tender for the full Category
3	Skilled Group	Was non compliant with the Price Schedule

The following companies did not tender for category 1:

1110	The following companies and not tender for entegery 1.	
1	Alliance Recruitment	
2	Data 3	
3	Peoplebank	
4	Work Management Solutions	

Appendix 4 presents the ratings for each Tenderer. Appendix 5 shows the ranking for each selection criteria within Category 1.

Overall Weighted Score - Category 1: Trades and Technical

The tenderer's submissions were reviewed in accordance with the weighted score analysis process. The overall weighted score has resulted in the following tender ranking:

Category 1: Trades and Technical	
Tenderer	Rank
Chandler MacLeod	1
Programmed	2
Integrity Staffing	3
Flexi Staff	4
Hays Specialist Recruitment	5
Corestaff WA	6
Challenge Recruitment	7
DFP Recruitment	8
Labourforce	8
Chamberlain Dean	10
Pernickety	11
TR7	12
Adecco	13
Focused Recruitment	14

Chandler MacLeod, Programmed and Integrity Staffing all scored highly in meeting the service delivery requirements and against demonstrated capability and experience.

4

Chandler MacLeod has the highest safety ranking of all 14 companies with Programmed and Integity Staffing ranking equal 4th in that criteria.

The Schedule of Rates for positions within this Category found Integrity Staffing to have the lowest cost for a combined scenario of future utilisation. Chandler MacLeod was rated second followed by Challenge Recruitment and Programmed. Challenge Recruitment however, was ranked 7th overall due to receiving lower scores within the non-price criteria.

Category 2. Clerical and Administration

The following companies tendered for Category 2 - Clerical and Administration.

	Company
1	Adecco
2	Alliance Recruitment
3	Challenge Recruitment
4	Chamberlain Dean
5	Chandler MacLeod
6	Corestaff
7	DFP Recruitment
8	Flexi Staff
9	Hays Specialist Recruitment
10	Integrity Staffing
11	Labourforce
12	Programmed
13	TR7
14	Work Management Solutions

The following companies did not tender for Category 2:

1	Data 3
2	Flex Force Group
3	Focused Recruitment
4	John Hakesley
5	Peoplebank
6	Pernickety

The following company did not meet the requirements of the Tender:

Title remember 5 company and	THE THE PARTY OF T	
1 Skilled Group	Was non compliant with the Price Schedule	

Appendix 6 presents the ratings for each Tenderer. Appendix 7 shows the ranking for each selection criteria within Category 2.

Overall Weighted Score - Category 2: Clerical and Administration

The tenderer's submissions were reviewed in accordance with the weighted score analysis process. The overall weighted score has resulted in the following tender ranking.

Category 2: Clerical and Administration		
Tenderer	. Rank	
Chandler MacLeod	1	
Programmed	2	
Integrity Staffing	3	
Flexi Staff	4	
Corestaff	5	
Hays Specialist Recruitment	. 6	
Challenge Recruitment	7	
DFP Recruitment	8	
Labourforce	9	
Alliance Recruitment	10	
Chamberlain Dean	11	
Adecco	12	
Work Management Solutions	13	
TR7	14	

Chandler MacLeod, Programmed and Integrity Staffing all scored highly in meeting the service delivery requirements and against demonstrated capability and experience. Chandler MacLeod has the highest safety rating of all 14 companies with Adecco ranking 2nd and Programmed and Integrity Staffing ranking equal 3rd against that criteria.

The Schedule of Rates for positions within this Category; i.e. Administration Officer, Customer Service Officer, Data Entry Operator etc found that Chandler MacLeod to have the lowest cost for a combined scenario of future utilisation. Integrity Staffing was ranked 5th with Programmed ranked 12th against that criteria. Other companies that received a higher ranking for cost did not rate well for service delivery, capability and experience.

Category 3. Professional

The following companies tendered for Category 3 - Professional.

	Company	
1	Adecco	
2	Alliance Recruitment	
3	Challenge Recruitment	
4	Chamberlain Dean	
5	Chandler MacLeod	
6	Corestaff	
7	DFP Recruitment	
8		
9	Integrity Staffing	
10	Labourforce	
11	Programmed	
12	P TR7	
13	Work Management Solutions	

The following companies did not tender for Category 3:

The tellering earlier and the tellering		
. 1	Data 3	
2	Flex Force Group	
3	Flexi Staff	
4	Focused Recruitment	
5	John Hakesley	
6	Peoplebank	
7	Pernickety	

The following company did not meet the requirements of the Tender:

The following company and in	A most the regularitems of the remove.	
1 Skilled Group	Was non compliant with the Price Schedule	

Appendix 8 presents the ratings for each Tenderer. Appendix 9 shows the ranking for each selection criteria within Category 3.

Overall Weighted Score - Category 3: Professional

The tenderer's submissions were reviewed in accordance with the weighted score analysis process. The overall weighted score has resulted in the following tender ranking.

Category 3: Professional	
Tenderer	Rank
Chandler MacLeod	1
Programmed	2
Integrity Staffing	3
Hays Specialist Recruitment	4
Corestaff	5
DFP Recruitment	6
Labourforce	7
Challenge Recruitment	8
Alliance Recruitment	9
Adecco	10
Chamberlain Dean	11
TR7	12
Work Management Solutions	13

Chandler MacLeod, Programmed and Integrity Staffing all scored highly in meeting the service delivery requirements and against demonstrated capability and experience. Chandler MacLeod had the highest safety ranking of all 13 companies with Adecco ranked 2nd and Programmed, Corestaff and Integity Staffing ranked equal 3rd against that criteria.

The Schedule of Rates for positions within this Category; i.e. Engineer, Librarian, Ranger etc found Hays Specialist Recruitment to have the lowest cost for a combined scenario of future utilisation. Programmed was ranked 6th with Integrity Staffing ranked 7th and Chandler MacLeod ranked 12th against that criteria. Other companies that received a higher ranking for cost did not rate well for service delivery, capability and experience.

Category 4. IT and Communications

The following companies tendered for Category 4 - iT and Communications.

	The remaining companies territories		
		Company	
	1	Adecco	
- :	2	Alliance Recruitment	
		Challenge Recruitment	
	4	Chandler MacLeod	
	5	Corestaff	
	6	Data 3	

7	DFP Recruitment
8	Hays Specialist Recruitment
9	Integrity Staffing
10	Labourforce
11	Peoplebank
12	Programmed
13	TR7
14	Work Management Solutions

The following companies did not tender for Category 4:

111010	morning companies signification as references in category is
1	Chamberlain Dean
2	Flex Force Group
3	Flexi Staff
4	Focused Recruitment
5	John Hakesley
6	Pernickety

The following company did not meet the requirements of the Tender:

		energy	
-	1	Skilled Group	Was non compliant with the Price Schedule

Appendix 10 presents the ratings for each Tenderer. Appendix 11 shows the ranking for each selection criteria within Category 4.

Overall Weighted Score - Category 4: IT and Communications

The tenderer's submissions were reviewed in accordance with the weighted score analysis process. The overall weighted score has resulted in the following tender ranking.

Category 4: IT and Communications		
Tenderer	Rank	
Chandler McLeod	1	
Programmed	2	
Integrity Staffing	3	
Corestaff	4	
Hays Specialist Recruitment	5	
DFP Recruitment	6	
Labourforce	7	
Challenge Recruitment	8	
Data 3	9	
TR7	10	
Alliance Recruitment	11	
Adecco	12	
Work Management Solutions	13	
Peoplebank	14	

Chandler MacLeod, Programmed and Integrity Staffing all scored highly in meeting the service delivery requirements and against demonstrated capability and experience. Chandler MacLeod had the highest safety ranking of all 14 companies with Adecco ranked 2nd and Programmed and Integrity Staffing ranked equal 3rd against that criteria.

The Schedule of Rates for positions within this Category; i.e. IT Support, Analyst, Programmer etc found that DFP Recriutment to have the lowest cost for a combined scenario of future utilisation. Chandler MacLeod was ranked 3rd with Programmed rated 6th and Integrity Staffing ranked 9th against that criteria. Other companies that received a higher rating for cost did not rate well against service delivery and capability and experience.

Category 5. Financial and Accounting

The following companies tendered for Category 5 - Financal and Accounting.

	Company
1	Adecco
2	Alliance Recruitment
3	Challenge Recruitment
4	Chamberlain Dean
5	Chandler MacLeod
6	Corestaff
7	DFP Recruitment
8	Hays Specialist Recruitment
9	Integrity Staffing
10	Labourforce
11	Programmed
12	
13	Work Management Solutions

The following companies did not tender for Category 4:

1	Data 3
2	Flex Force Group
3	Flexi Staff
4	Focused Recruitment
5	John Hakesley
6	Peoplebank
7	Pernickety

The following company did not meet the requirements of the Tender:

1 Skilled Group Was non compliant with the Price Schedule

Appendix 12 presents the ratings for each Tenderer. Appendix 13 shows the ranking for each selection criteria within Category 5.

Overall Weighted Score - Category 5: Financial and Accounting

The tenderer's submissions were reviewed in accordance with the weighted score analysis process. The overall weighted score has resulted in the following tender ranking.

Category 5: Financial and Accounting		
Tenderer	Rank	
Chandler McLeod	1	
Programmed	2	
Integrity Staffing	3	
Hays Specialist Recruitment	4	
Labourforce	5	
DFP Recruitment	6	
Challenge Recruitment	7	
Alliance Recruitment	8	
Adecco	9	
Chamberlain Dean	10	
Corestaff	11	
TR7	12	
Work Management Solutions	13	

Chandler MacLeod, Programmed and Integrity Staffing all scored highly in meeting the service delivery requirements and against demonstrated capability and experience. Chandler

MacLeod had the highest safety ranking of all 14 companies with Adecco ranked 2^{nd} and Programmed and Integity Staffing ranked equal 3^{nd} against that criteria.

The Schedule of Rates for positions within this Category; i.e., Accountant, Finance Officer, Payroll Officer etc found that Chandler Macleod to have the lowest cost for a combined scenario of future utilisation. Integrity Staffing was ranked 3rd with Programmed ranked 10th. Other companies that received a higher rating for cost did not rate well against service delivery, capability and experience.

Shortlist for interview and presentations

From the initial ranking of all tender submissions, Chandler MacLeod, Integrity Staffing and Programmed were requested to present their service offering to the TET and to clarify items identified within their respective tender submissions.

All three tenderers presented very well. Subsequently Chandler MacLeod, Integrity Staffing and Programmed were deemed highly capable of providing temporary personnel services to the City. All three tenderers were further assessed with reference checking and Standard Financial and Performance Assessment.

Risk Assessment

Financial and Performance Assessment

The City engaged Corporate Scorecard to conduct a Standard Financial and Performance Assessment (Procurement) for Chandler MacLeod, Integrity Staffing and Programmed. Full copies of the reports are available in TRIM as follows:

Company	Rating description	Reference	
Chandler MacLeod	Strong	14/370754	
Integrity Staffing	Sound	14/386270	
Programmed	Very Strong	14/380512	

None of the Tenderers presents a financial risk to the City.

Reference Check

The following reference checks were conducted on all three Tenderers. These reference reports are available in TRIM Container 19228.

Company	Referee	Reference
Chandler MacLeod	BHP	14/366506
	City of Stirling	14/358875
	WA Planning Commission	14/363336
Integrity Staffing	City of South Perth	14/370066
_ , , , , , , , , , , , , , , , , , , ,	City of Swan	14/376428
	WA Electoral Commission	14/359449
	Main Roads	14/376040
Programmed	City of Gosnells	14/359431
	City of Wanneroo	14/358880
	Perth Mint	14/363864

All three companies provided a good response rate to request for temporary personnel; they have screened each candidate appropriately, responded appropriately if any issue arose and ensured clear communication with their staff and the client.

Summary of Evaluation

<u>Chandler MacLeod</u> submitted a strong tender proposal and presented well. With a thorough recruitment methodology they demonstrated their ability to source temporary personnel within all categories of the tender. All required checks are undertaken to ensure qualified personnel who have all relevant licences and qualifications. Temporary personnel are provided within reasonable timeframes dependant on the role.

Chandler MacLeod have experience with supplying temporary staff within each category of this tender to federal, state and local government agencies. Referees confirmed that Chandler MacLeod are professional and prompt in their service delivery of temporary personnel.

Chandler MacLeod demonstrated strong commitment and integration of their occupational safety and health management system (OSHMS) within tender documents presented, this will significantly reduce any risk exposure in service supplying to the City.

<u>Integrity Staffing</u>, a WA owned and managed company provided a clear tender proposal and presented their service delivery extremely well to the tender panel. They have demonstrated experience in providing temporary personnel in all categories of the tender proposal. Their referees provided positive feedback to all aspects of their service delivery.

The attraction, selection, placement and management of temporary personnel are professional, timely and efficient. Integrity Staffing showed an understanding and commitment to gaining an understanding of all operation, safety and strategic requirements of the organisation if they were successful with this tender.

Integrity Staffing demonstrated a good commitment and integration of their occupational safety and health management system (OSHMS) within tender documents presented, again this aligns positively with risk reduction with the City's service suppliers.

<u>Programmed</u> have serviced the City's trades and technical category for the City for several years. They have met the City's requirements during this time and evolved and developed with the City in transforming its safety culture over the last two years.

Programmed provided a clear tender proposal that would meet service expectations. They have strong recruitment process and focus on customer service.

Programmed demonstrated a knowledge of the City's service requirement with a creditable integration and commitment to their occupational safety and health management system (OSHMS) within tender documents presented, this alignment will positively reduce risk exposure to the City.

Proposed Outcome

All three Tenderers have provided strong Tender submissions and have demonstrated that they will provide a professional service to meet the City's requirements for temporary personnel services.

The recommendation of the TET is to therefore appoint a panel of providers which includes Chandler MacLeod, Integrity Staffing and Programmed. This arrangement will ensure the City receives a high level of service in covering temporary personnel requirements in not only the Trades and Technical Category but also to cover all temporary requirements in any employment Category across the City.

The approach of having a panel of providers will service the whole organisation and through a central point of contact at the City will ensure an efficient utilisation of this service. This

approach is seen as a positive step toward risk mitigation of efficient service delivery, utilisation and management of cost.

Following approval and notification to Tenderers, Human Resources will organise the following tasks to occur prior to the contract formally commencing on 2 February:

- Organise appointments for the successful Contractors to individually meet the Manager and Coordinator from the operational service units to ensure an understanding of the position requirements; i.e. Waste Services, Assets Management (fleet), Infrastructure Projects (construction), Infrastructure Maintenance (Building Maintenance, Engineering Maintenance, Parks Maintenance, Conservation Maintenance).
- Organise for each Contractor to tour and record operational and safety requirements of the Ashby depot.
- Establish clear guidelines for the City in relation to steps to take when temporary personnel services are required; i.e. for Category 1 -
 - Supervisors are to send an email stating the position requirements and timeframes to all three Contractors.
 - Those Contractors that respond within the stated timeframe will be assessed for selection.
 - c. If the same personnel are presented by more than one Contractor, then the Contractor with the lower charge out rate to the City will be selected in the first instance. If the rates are the same or similar, then the Contractor that was first to present the candidate will be selected for that temporary position.

For Categories 2-5. The Manager is to provide a brief with stated timeframes to the HR Officer who will then issue the request to all three Contractors. The Manager or their designated leader shall then make the final decision on the suitability of the nominated candidate(s). The HR Officer shall assist in the process and ensure clear communication between the relevant parties.

During administration of the Contracts, Human Resources will monitor utilisation and provide Leaders with feedback regarding performance and expenditure under the Contracts with the aim to ensure an efficient utilisation of the Contracts.

Term of the Contracts

The initial term of the Contracts is for a period of three (3) years, commencing 2 February 2015 to 1 February 2018 with an option to extend for a further two (2) twelve (12) month periods at the absolute discretion of the City.

Statutory Compliance

Tenders have been invited and evaluated against the selection criteria in accordance with Section 3.57 of the Local Government Act 1995 and associated regulations and in accordance with the City's Purchasing Policy.

Strategic Implications

The Tender 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."

Risk Management Considerations

The City currently utilises an arrangement for the provision of temporary personnel services with the Trades and Technical Category on a weekly basis. The City will need to ensure continuation of this service going forward.

Financial Implications

Category 1: Trades and Technical. Based on the tenderer's schedule of rates and the historic quantity of individuals temporarily engaged, a calculation was made to determine the estimated value of temporary personnel services for the contract period. This is estimated to be between \$1.5m to \$1.8m per annum and is accommodated within the existing service unit budgets.

Categories 2-5: The City does not have a documented history of its past expenditure within any of the occupations in Categories 2-5. Each service unit will therefore need to budget accordingly for any temporary personnel within these categories.

The anticipated value of the contract over a potential five (5) year period is therefore determined to be between \$7.5m and \$9m.

Recommendation

That, in accordance with CE01-12/14 Delegation of Authority over the Council Recess Period, the Acting Chief Executive Officer ACCEPTS Tender 01449 from the following Tenderers: Chandler MacLeod Group Limited, Integrity Staffing Pty Ltd and Programmed Integrated Workforce Limited, for the Provision of Temporary Personnel Services for a period of three (3) years commencing 2 February 2015 with two (2), twelve (12) month options to extend (at the discretion of the City) and on the basis of the schedule of rates provided in each tender submission.

SUBMITTED BY SENIOR HR CONSULTANT

Signature ()

ENDORSED BY COORDINATOR CONTRACTS & PURCHASING

Signature

RECOMMENDED BY MANAGER HUMAN RESOURCES

APPROVED BY ACTING CHIEF EXECUTIVE OFFICER Date 22/12/14

Attachments:

Appendix 1. Category 1: Trades and Technical - Positions within Category 1

Appendix 2. Category 2-5: Positions within each category

Appendix 3. Price Comparison for each category.

Appendix 4. Category 1 Trades and Technical - Ratings

Appendix 5. Category 1 Trades and Technical - Selection Criteria Ranking

Appendix 6. Category 2 Clerical and Administration - Ratings

Appendix 7 Category 2 Clerical and Administration - Selection Criteria Ranking

Appendix 8. Category 3 Professional Recruitment - Ratings

Appendix 9 Category 3 Professional Recruitment - Selection Criteria Ranking

Appendix 10. Category 4 Information Technology and Communications - Ratings

Appendix 11 Category 4 Information Technology and Communications - Selection Criteria Ranking

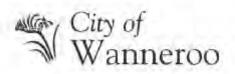
Appendix 12. Category 5 Financial and Accounting Services - Ratings

Appendix 13 Category 5 Financial and Accounting Services - Selection Criteria Ranking

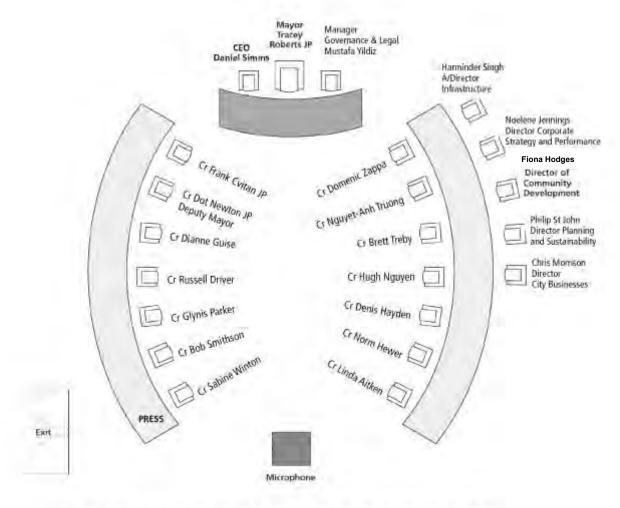
- Item 4 Motions on Notice
- Item 5 Late Reports (to be circulated under separate cover)
- 5.1 Financial Activity Statement for the Period Ended November 2014
- 5.2 Financial Activity Statement for the Period Ended December 2014
- 5.3 Motion on Notice Cr Parker Aderbar Lane Butler
- 5.4 Motion on Notice Cr Zappa Amendment to Waste Management Services Policy
- 5.5 Motion on Notice Mayor Roberts Request for Waiver of Fees Friendship Games, Kingsway
- Item 6 Public Question Time
- Item 7 Confidential
- Item 8 Date of Next Meeting

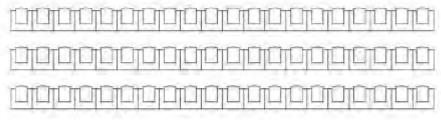
The next Ordinary Council meeting has been scheduled for 7:00pm on 3 February 2015, to be held at Council Chambers, 23 Dundebar Road, Wanneroo.

Item 9 Closure



Council Chamber Seating Diagram





Public Gallery