

## A G E N D A

### Item 1 Attendance

### 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 Development**

#### **Town Planning Schemes and Structure Plans**

#### **1. Close of Advertising - Amendment No 25 to District Planning Scheme No 2: East Landsdale**

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File Ref: TPS/0025V01  
 Responsible Officer: Director, Planning and Development  
 Disclosure of Interest: Nil  
 Attachments: 2

#### **Issue**

To consider the public submissions received on advertising of Amendment No 25 to District Planning Scheme No 2 (DPS2).

<b>Applicant</b>	Development Planning Strategies
<b>Location</b>	Land bounded generally by Gngalara Road, Alexander Drive, Hepburn Avenue and eastern boundary of Landsdale urban area
<b>Site Area</b>	225ha (approx)
<b>DPS 2 Zoning</b>	General Rural, General Rural (Additional use – Plant Nursery), Local Reserve – Parks and Recreation, Private Clubs/Recreation

#### **Background**

Council, at its meeting on 1 July 2003 (refer Item PD03-07/03), resolved to prepare Amendment No 25 to DPS2 to rezone the East Landsdale area (known as Precinct 64) from General Rural and other zones to Urban Development zone.

The amendment also proposed to introduce infrastructure contribution arrangements for the area, described as East Wanneroo Planning Cell 9. The amendment was modified by Council on 5 April 2005 (item PD01-04/05) to delete a Parks and Recreation reserve area in accordance with a request by the Western Australian Planning Commission (WAPC).

The Metropolitan Region Scheme (MRS) Amendment No 1089/33, rezoning the area from Rural to Urban was finalised and took effect from 2 April 2006.

## **Detail**

The East Landsdale area comprises some 64 lots, predominantly two to four hectares in area. The total amendment area involves some 225 hectares. A plan indicating the location of the subject land is included as **Attachment 1**.

The Environmental Protection Authority advised the City on 27 January 2004 that the scheme amendment did not warrant an environmental assessment. The WAPC granted its consent to advertise the amendment on 13 April 2006.

## **Consultation**

A 42 day public advertising period was carried out between 2 May and 29 June. This advertising was carried out by way of on site signs, an advertisement in the local newspaper and letters to affected and nearby landowners.

The submission period attracted 16 submissions, fifteen either in support of or expressing in principle support, subject to modifications to the proposal, and one letter of objection.

## **Comment**

### ***Response to the Submissions***

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

### **Issue 1 - Objection to development of area**

*The submitters purchased in Landsdale because of the retained rural bushland area in East Landsdale which serves as a noise buffer to busy roads. They state they were advised by the selling agent/developer that the area would not be developed due to its zoning and the Telstra exclusion zone. The same developer is now pursuing development of that area while there are issues related to the standard of development (eg parks and fencing) of the existing estate.*

### Comment

Council is obliged under the Planning and Development Act 2005 to amend its town planning scheme to accord with the MRS Urban zoning of the area.

Refer section headed Other Comments for comment regarding the standard of development of public open space areas.

## Recommendation

That the issue be dismissed.

## **Issue 2 - Infrastructure Contributions for district distributor roads**

*A number of submitters argue it is considered unreasonable that the landowners contribute to construction of Hepburn Avenue, Alexander Drive and Gnangara/Ocean Reef Road as proposed as these are regional roads and have already been substantially commenced or completed with funds sourced elsewhere. More specific information on each road is as follows:*

*Hepburn Avenue: Land requirements have been secured and the road is constructed as a single carriageway with full earthworks. The portion at the Alexander Drive intersection is fully constructed as a dual carriageway. Therefore there should be no contribution requirement towards this road.*

*Alexander Drive: Similarly, land for widening has been secured some time ago and therefore there should be no widening requirement, save for some minor requirement for possible turning lanes. The second carriageway is currently being constructed, and therefore there should be no contribution requirement towards this road.*

*Gnangara/Ocean Reef Road: It appears that only relatively small land areas are required for widening of Gnangara Road from the Cell 9 area itself, while the bulk of the widening is to involve land on the northern side of Gnangara Road which is outside Cell 9 and in MRS reserved land and zoned Special Rural. The reserved portion has been or will be acquired by the state government for this purpose and the portion within Special Rural lots would be expected to be ceded as a subdivision condition.*

*Clarification is sought on this matter and any retrospective collection of contributions is strongly objected to. The relevant provisions should be revised accordingly.*

## Comment

While it is acknowledged that district distributor road construction is well advanced for the proposed Cell 9, some of this work has been prefunded by the City in recognition that Cell 9 will be developing and a recoup to the City will be provided. It is also considered essential that Council retains the ability to acquire land and/or fund all district distributor road related works into the future. It is considered to be inequitable that the benefiting landowners would be able to develop this Cell without contributing to the essential infrastructure for the district.

The relevant provisions to be included in Schedule 9 of DPS2 have been reviewed by the Administration and are considered to be adequate, except in the case of Alexander Drive for which a slight modification is recommended. Infrastructure Projects has advised that there may be difficulties accommodating the dual use path and earthwork batters within the current reserve along the western side of Alexander Drive, and there may be additional drainage sites requirements. These matters will need to be reviewed at the structure planning stage. In terms of the "100%" contribution requirement for land acquisition and road construction, this has been Council's practice in cases where there is not a contributing structure planning cell on the opposite side of the road (in such cases the requirement would generally be 50%).

### Recommendation

That the issue be dismissed.

### **Issue 3 - Infrastructure contributions for public open space**

*Several key issues have been raised regarding public open space (POS):*

- a) *One submitter argues that the inclusion of POS acquisition as a cell cost should be avoided wherever possible as this should be provided on a landowner provision basis only. Its inclusion (at urban values) will significantly escalate the contribution levies applicable to the cell.*
- b) *Several submitters own land affected by wetlands and seek that any land required for wetland protection be included as part of the overall 10% public open space contribution and that landowners having more than 10% of their land quarantined for this purpose be compensated through the POS equalisation provisions.*
- c) *Several submitters question the exclusion of Reserve 34683, Alexander Park (corner Alexander and Hepburn) from the amendment area as this POS area may include some historic POS credits for Cell 9 as provided for in Clause 10.5.2(b) of the Scheme.*

### Comment

- a) Given the fragmented nature of the land, it is considered impractical to make orderly POS provision for the entire Cell 9 on a landowner basis and experience has shown that the planned infrastructure contribution arrangements provides an equitable and sound planning approach where multiple cell landowners and relatively small landholdings are involved.
- b) Identification of the extent and location of actual POS areas will occur as part of the preparation of the Structure Plan for Cell 9 and will be subject to further consultation as part of that process. Whilst it is common for wetland areas to be incorporated into POS areas, given the limited recreation value of such areas, the extent of POS credit will need to be determined during the structure plan process.
- c) Reserve 34683 has been excluded from the amendment area as it was ceded as part of a circa 1965 subdivision of the land bounded generally by Alexander Drive, Hepburn Avenue, Rangeview Road and Kingsway. For clarity, it is considered necessary to modify Clause 10.5.2(b) of DPS2 to exclude Reserve 34683 as a historic POS credit for Cell 9, albeit it is not in the amendment area in any case.

### Recommendation

That the issue be dismissed.

### **Issue 4 - Impacts on Telstra Facility**

*A submission made on behalf of Telstra seeks modification of the amendment to address potential impacts on the Perth International Telecommunications Facility (PITC), which is located to the east of Alexander Drive.*

*The PITC is a nationally and internationally significant facility having functions in telecommunications, maritime safety, satellite tracking, monitoring, space research etc. Telstra has the view that appropriate planning controls are required at the state and local planning levels to manage increases in radio frequency interference on the PITC resulting from urbanisation of the Cell 9 area. Telstra has entered into a memorandum of understanding (MOU) with Stocklands, a major Cell 9 landowner, to introduce a range of land use and development controls in its development of the area. It is also seeking appropriate planning controls be introduced in the City's DPS2, with the preferred approach being imposition of a Special Control Area or Special Zone over the Cell 9 area.*

*A planning report has been provided outlining the detailed planning controls in the MOU and proposed for the Scheme. A copy of the report has been placed in the Elected Members reading room for reference. The relevant provisions range from east-west street orientation, location of any primary school toward the south of the Cell, a landscape buffer bund along the western side of Alexander Drive, double brick house construction with minimum (steeper) roof pitches, etc. The MOU and table of planning controls can be found in the annexures to the planning report.*

#### Comment

It is considered that the proposed planning controls are most appropriately dealt with as part of the Structure Plan to be prepared for Cell 9 rather than through the Scheme. This is particularly so in this case where the land is proposed to be zoned Urban Development. Within the development zones, all general development and land use requirements are determined and outlined in the Agreed Structure Plan which is prepared pursuant to Part 9 of the DPS2 and has the force and affect of the Scheme. It is not considered desirable or necessary to have such provisions duplicated in the Scheme or introduced in isolation of more detailed planning for the site controls adjacent to sensitive land.

#### Recommendation

That the issue be dismissed.

### **Issue 5 - Scheme Amendment Report**

*One submitter raises concerns that the Amendment Report in the Scheme Amendment document is outdated and does not reflect the developments over recent times in respect of the amendment.*

#### Comment

Although the Amendment Report is not crucial to the passage of Amendment No. 25, it is acknowledged that update is required from the time of preparation three 3 years ago. Administration will review the document prior to forwarding to the WAPC for consideration of final approval.

#### Recommendation

That the issue be upheld.

### *Other Issues*

The Administration has taken the opportunity to review the provisions of Part 10 and Schedule 9 of DPS2 given the time that has elapsed since the initiation of this amendment and proposes modifications to Section 2.0 of Schedule 9 (General Cell Works) to address the following:

1. Development of public open space areas and community purpose sites:

Council recently considered a petition concerning the incomplete state of development of POS areas at Horizons Estate Sinagra, in Cell 2 (item IN13-06/06 refers). A similar concern was raised by a submitter on Amendment 25 with regard to the Landsdale area, Cell 5. In response it is considered appropriate to modify the East Wanneroo Cell Works provisions to include as a cell cost, costs incurred by Council in the development of public open space areas to a basic standard.

2. Employment initiatives:

The City's Economic Development Strategy and Employment Policy require structure plan proponents to prepare and implement employment strategies to encourage local employment creation. Where such strategies cannot be implemented, cash contributions per lot to the City are accepted in lieu. It is therefore considered appropriate to modify the East Wanneroo Cell Works provisions for Cell 9 to include as a cell cost such employment contributions.

It is recommended that Council endorses the modifications and adopts Amendment No 25 to DPS2 for final approval.

**Attachment 2** to this report contains a marked up copy of the Amendment Text showing all modifications to the advertised version.

### **Statutory Compliance**

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

### **Strategic Implications**

Consideration of this scheme amendment is consistent with the Social Outcome Objective of the City's newly adopted Strategic plan which seeks to provide healthy, safe, vibrant and connected communities.

### **Policy Implications**

Nil

### **Financial Implications**

Nil

## Voting Requirements

Simple Majority.

## Recommendation

That Council:-

1. **MODIFIES Amendment No. 25 to District Planning Scheme No. 2 by:**
  - a) **amending Clause 10.5.2(b) to exclude Reserve 34683 as a historic public open space credit for Cell 9;**
  - b) **amending Schedule 9 as follows:**
    - i) **Section 2.0 to include as a cell cost any costs incurred by Council in the development of public open space areas to a basic standard;**
    - ii) **Section 2.0 to include employment contributions pursuant to the City's Employment Policy;**
    - ii) **Amend Section 3.0 to revise the land requirements for Alexander Drive.**
2. **Pursuant to Town Planning Regulation 17(2) ADOPTS, the modified form of Amendment No. 25 to District Planning Scheme No.2 to:**
  - a) **Rezones the land which is in the eastern portion of Landsdale which is bounded by Gngara Road, Alexander Drive, Hepburn Avenue reserve and the eastern boundary of the land which is presently zoned Urban or Urban Deferred under the Metropolitan Region Scheme, from General Rural, General Rural (Additional Use – Plant Nursery) and Private Clubs and Recreation to Urban Development zone; and**
  - b) **Modifying Part 10 and Schedule 9 of District Planning Scheme No. 2 as follows:**
    - i) **GENERAL**
    - ii) **Delete the number '8' and insert the number '9' in the title of Part 10 in the Table of Contents;**
    - iii) **Delete the number '8' and insert the number '9' in the title of Schedule 9 in the Table of Contents;**
    - iv) **PART 10**
    - v) **Delete the number '8' and insert the number '9' in the title of Part 10, Clause 10.1 and Clause 10.11.3;**
    - vi) **Insert the following 'and 9' after the following 'Cells 1 to 6' in the first sentence and proposed second sentence of Clause 10.5.1(a), Clauses 10.6.1 to 10.6.3, Clause 10.6.3(b), Clause 10.6.4 and Clause 10.11.2 (a);**

- vii) Insert the following ‘and 9’ after the following ‘Cells 1 - 6’ in Clause 10.11.2(b);
- viii) Insert the following ‘(in respect of Cell 5 only)’ after the following ‘Reserve 34683’ in Clause 10.5.2(b);
- ix) SCHEDULE 9
- x) Modify Schedule 9 as follows:
  - A Delete the number ‘8’ after the word ‘TO’ and insert the number ‘9’ in the title of Schedule 9;
  - B Modify Schedule 9, Section 1.0 as follows:
    - aa) Delete the number ‘8’ and insert the number ‘9’ before the word ‘inclusive’;
    - bb) Delete ‘eight (8)’ and insert ‘nine (9)’ before the word ‘Urban’;
  - C Modify Schedule 9, Section 2.0 as follows:
    - aa) Insert the following ‘and 9’ after the words ‘Cells 1 to 6’ in Point 2;
    - bb) Insert the words ‘and any Amendments to Part 10 and Schedule 9’ after ‘Scheme No.1’ in Point 8;
    - cc) Replace the word ‘eight’ with ‘nine’ in Point 8;
    - dd) Inserting new Points 6 and 7 as follows:
      - ‘6. In the case of Cell 9, the development of public open space areas to a basic standard to its satisfaction.
      - 7. In the case of Cell 9, employment contributions pursuant to the City’s Employment Policy.’
    - ee) Renumber existing Points 6 to 10 as 8 to 12.
  - D Insert the following at the end of Section 3.0 of Schedule 9:
    - ‘Cell 9
    - Gnangara Road/Ocean Reef Road (between Alexander Drive and the western boundary of Cell 9)
    - 100% of the total cost to acquire the ultimate road reserve land;
    - 100% of the total cost of constructing the full earthworks, one carriage way and all structures.



**Hepburn Avenue (between Alexander Drive and the Western boundary of Cell 9)**

**100% of the total cost to acquire any road widening for the ultimate road reserve;**

**100% of the total cost of constructing the full earthworks, one carriage way and all structures.**

**Reimbursement to the Council of its portion of the costs for the above works.**

**Alexander Drive (between Hepburn Avenue and Gngangara Road)**

**100% of the total cost to acquire the ultimate road reserve land, including associated drainage sites;**

**100% of the total cost of constructing the full earthworks, one carriage way and all structures.**

**Reimbursement to the Council of its portion of the costs for the above works.'**

- 3. Pursuant to Town Planning Regulations 22 and 25 (a) (g) AUTHORISES the affixing of the common seal to, and endorses the signing of, the amendment documentation.**
- 4. FORWARDS the amendment documentation to the Western Australian Planning Commission for its consideration requesting the Hon Minister for Planning and Infrastructure grant final approval to the amendment.**
- 5. ENDORSES the comments made in this report regarding the submissions received on this scheme amendment for inclusion in the schedule of submissions to be forwarded to the Western Australian Planning Commission and ADVISES the submitters of its decision.**

ATTACHMENT 1



**ATTACHMENT 2**  
**Page 1 of 2****FORM 1C****PLANNING AND DEVELOPMENT ACT 2005****CITY OF WANNEROO****DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 25**

The Council of the City of Wanneroo under and by virtue of the powers conferred upon it by the Planning and Development Act 2005 hereby amends the above Local Planning Scheme by:

1. Rezone the land which is in the eastern portion of Landsdale which is bounded by Gnangara Road, Alexander Drive, Hepburn Avenue reserve and the eastern boundary of the land which is presently zoned Urban or Urban Deferred under the Metropolitan Region Scheme, from General Rural, General Rural (Additional Use – Plant Nursery) and Private Clubs and Recreation to Urban Development zone; and
2. Modifying Part 10 and Schedule 9 of District Planning Scheme No. 2 as follows:
  - 1.0 GENERAL
    - 1.1 Delete the number ‘8’ and insert the number ‘9’ in the title of Part 10 in the Table of Contents;
    - 1.2 Delete the number ‘8’ and insert the number ‘9’ in the title of Schedule 9 in the Table of Contents;
  - 2.0 PART 10
    - 2.1 Delete the number ‘8’ and insert the number ‘9’ in the title of Part 10, Clause 10.1 and Clause 10.11.3;
    - 2.2 Insert the following ‘and 9’ after the following ‘Cells 1 to 6’ in the first sentence and proposed second sentence of Clause 10.5.1(a), Clauses 10.6.1 to 10.6.3, Clause 10.6.3(b), Clause 10.6.4 and Clause 10.11.2 (a);
    - 2.3 Insert the following ‘and 9’ after the following ‘Cells 1 - 6’ in Clause 10.11.2(b);
    - 2.4 Insert the following ‘(in respect of Cell 5 only)’ after the following ‘Reserve 34683’ in Clause 10.5.2(b);
  - 3.0 SCHEDULE 9
    - 3.1 Modify Schedule 9 as follows:
      - (i) Delete the number ‘8’ after the word ‘TO’ and insert the number ‘9’ in the title of Schedule 9;
      - (ii) Modify Schedule 9, Section 1.0 as follows:
        - (a) Delete the number ‘8’ and insert the number ‘9’ before the word ‘inclusive’;
        - (b) Delete ‘eight (8)’ and insert ‘nine (9)’ before the word ‘Urban’;

**ATTACHMENT 2**  
**Page 2 of 2**

- (iii) Modify Schedule 9, Section 2.0 as follows:
- (a) Insert the following 'and 9' after the words 'Cells 1 to 6' in Point 2;
  - (b) Insert the words 'and any Amendments to Part 10 and Schedule 9' after 'Scheme No.1' in Point 8;
  - (c) Replace the word 'eight' with 'nine' in Point 8;
  - (d) Inserting new Points 6 and 7 as follows:
    - '6. In the case of Cell 9, the development of public open space areas to a basic standard.
    - 7. In the case of Cell 9, employment contributions pursuant to the City's employment policy.'
  - (e) Renumber existing Points 6 to 10 as 8 to 12.
- (iv) Insert the following at the end of Section 3.0 of Schedule 9:
- 'Cell 9
- Gnangara Road/Ocean Reef Road (between Alexander Drive and the western boundary of Cell 9)
- 100% of the total cost to acquire the ultimate road reserve land;
- 100% of the total cost of constructing the full earthworks, one carriage way and all structures.
- Hepburn Avenue (between Alexander Drive and the Western boundary of Cell 9)
- 100% of the total cost to acquire any road widening for the ultimate road reserve;
- 100% of the total cost of constructing the full earthworks, one carriage way and all structures.
- Reimbursement to the Council of its portion of the costs for the above works.
- Alexander Drive (between Hepburn Avenue and Gnangara Road)
- 100% of the total cost to acquire the ultimate road reserve land, including associated drainage sites;
- 100% of the total cost of constructing the full earthworks, one carriage way and all structures.
- Reimbursement to the Council of its portion of the costs for the above works.'

## 2. Proposed Amendment No. 15 to the East Wanneroo Cell 4 Agreed Structure Plan

File Ref: SP/0005/15V01  
 Responsible Officer: Director, Planning and Development  
 Disclosure of Interest: Nil  
 Attachments: 3

### Issue

To consider an amendment to the East Wanneroo Cell 4 Agreed Structure Plan (ASP) in respect to Lot 30 Kemp Street and Pt Lot 5 Shiraz Boulevard, Pearsall.

<b>Applicant</b>	Greg Rowe & Associates
<b>Owner</b>	Elite Developments (WA) Pty Ltd
<b>Location</b>	Lot 30 Kemp Street & Pt Lot 5 Shiraz Boulevard, Pearsall
<b>Site Area</b>	4.98 Hectares
<b>DPS 2 Zoning</b>	Urban Development
<b>East Wanneroo Cell 4 - Existing Codings</b>	Residential R20 and R30
<b>East Wanneroo Cell 4 - Proposed Coding</b>	Residential R30

### Background

Council resolved to adopt the ASP at its meeting of 28 September 1999. The Western Australian Planning Commission (WAPC) finally adopted the ASP on 24 June 2002. The adopted ASP is shown on **Attachment 1**.

Amendment 15 to the ASP was considered by the Director, Planning and Development under delegated authority on 1 June 2006, where it was resolved that the proposal be publicly advertised for a period of 28 days. Where a public submission has been received following advertising of the amendment, the matter is to be referred to Council for consideration.

### Detail

In the ASP, Lot 30 Kemp Street and Pt Lot 5 Shiraz Boulevard in Pearsall are coded R20 and R30. The proposal seeks to recode the R20 areas to R30 in order to provide the opportunity for greater diversity of housing types. Although extending outside the proponents landholding the amendment, if supported by Council, should extend the proposed R30 boundary adjacent to Lenore Road northwards into Lot 47 (104) Kemp Street by approximately 10 metres to the proposed street boundary. This extension will ensure that the full depth of the future residential lots abutting the subdivisional street is coded R30 and avoid any confusion with respect to dual coding. **Attachment 2** shows an enlarged version of the ASP depicting the current density codes. The proposed recoding, including the amended boundary is illustrated on **Attachment 3**.

The proponent has justified the amendment on the basis that it will be consistent with recent similar amendments to Cell 4 in the same vicinity, such as Amendments 6 and 10, which recoded properties adjacent to Kemp Street, Archer Street and Shiraz Boulevard from R20 to R30.

### ***Consultation***

Pursuant to Clause 9.5 of the City's District Planning Scheme No.2 (DPS2), this amendment was advertised for a period of 28 days by way of an on-site sign, an advertisement in the Wanneroo Times and letters to landowners in the vicinity, including the owner affected by the proposed 10-metre northwards extension of the R30 boundary. The public advertising period concluded on 11 July 2006 and three letters of objection were received from nearby residents of Kemp Street.

### **Smart Growth Strategy**

The City's Smart Growth Strategy identifies "*Lifestyle and Housing Choice*" as one of its six principles. This principle seeks to create a variety of housing types and the enhancement of lifestyle options. The City's Local Housing Strategy, which has been adopted pursuant to the above Smart Growth principle, includes as a main objective "... *to ensure that a wide range and choice of housing is provided to meet the changing social and economic needs of the community...*". Several of the key actions for Smart Growth encourage higher densities around key community infrastructure.

### **Comment**

One of the three submissions provided no explanation or rationale for the objection. The main issues raised in the other two submissions, as well as a comment on each, are outlined below:

#### **Issue 1**

*The higher density building will be detrimental to the existing residents of Kemp Street, and will mean more vehicular traffic, etc.*

#### **Comment**

A maximum of 47 dwellings can be permitted on the subject properties under the current R20 and R30 codings. The proposed recoding will permit up to 20 additional dwellings, or a total of 67 dwellings. The additional dwellings would generate up to a maximum of approximately 200 vehicles per day (vpd) if the land was developed to its maximum capacity under the R30 density code. Kemp Street has been designed as a Neighbourhood Connector, for volumes up to 7000 vpd. The ASP estimated a volume of only 4000 vpd for Kemp Street based on R20 density coding, therefore the maximum additional traffic that will be likely to be generated by the amendment will be well within the capacity of Kemp Street.

#### **Recommendation**

That this issue be dismissed.

## **Issue 2**

*This proposal is just another disappointment with the City of Wanneroo after the existing residents found that Kemp Street is to be made a thoroughfare to Lenore Road.*

### **Comment**

The draft East Wanneroo Cell 4 Local Structure Plan, which depicted Kemp Street as a thoroughfare connecting Archer Street in the west and Lenore Road in the east, had been subject of an extensive public consultation process on two occasions prior to its adoption in 1999, well before the land on Kemp Street was subdivided. The ASP has been publicly available for viewing by prospective purchasers since this time. The City's DPS2 provides an ability for amendments to be sought to ASP's and any such amendment must be considered on its individual merit.

### **Recommendation**

That this issue be dismissed.

## **Statutory Compliance**

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

## **Strategic Implications**

Consideration of this proposal is consistent with the Social Outcome objective of the City's newly adopted Strategic Plan, which seeks to encourage the development of more diverse residential and commercial areas.

## **Policy Implications**

Nil

## **Financial Implications**

Nil

## **Voting Requirements**

Simple Majority.

## **Recommendation**

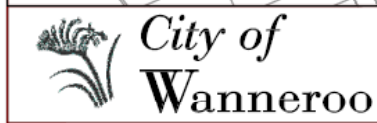
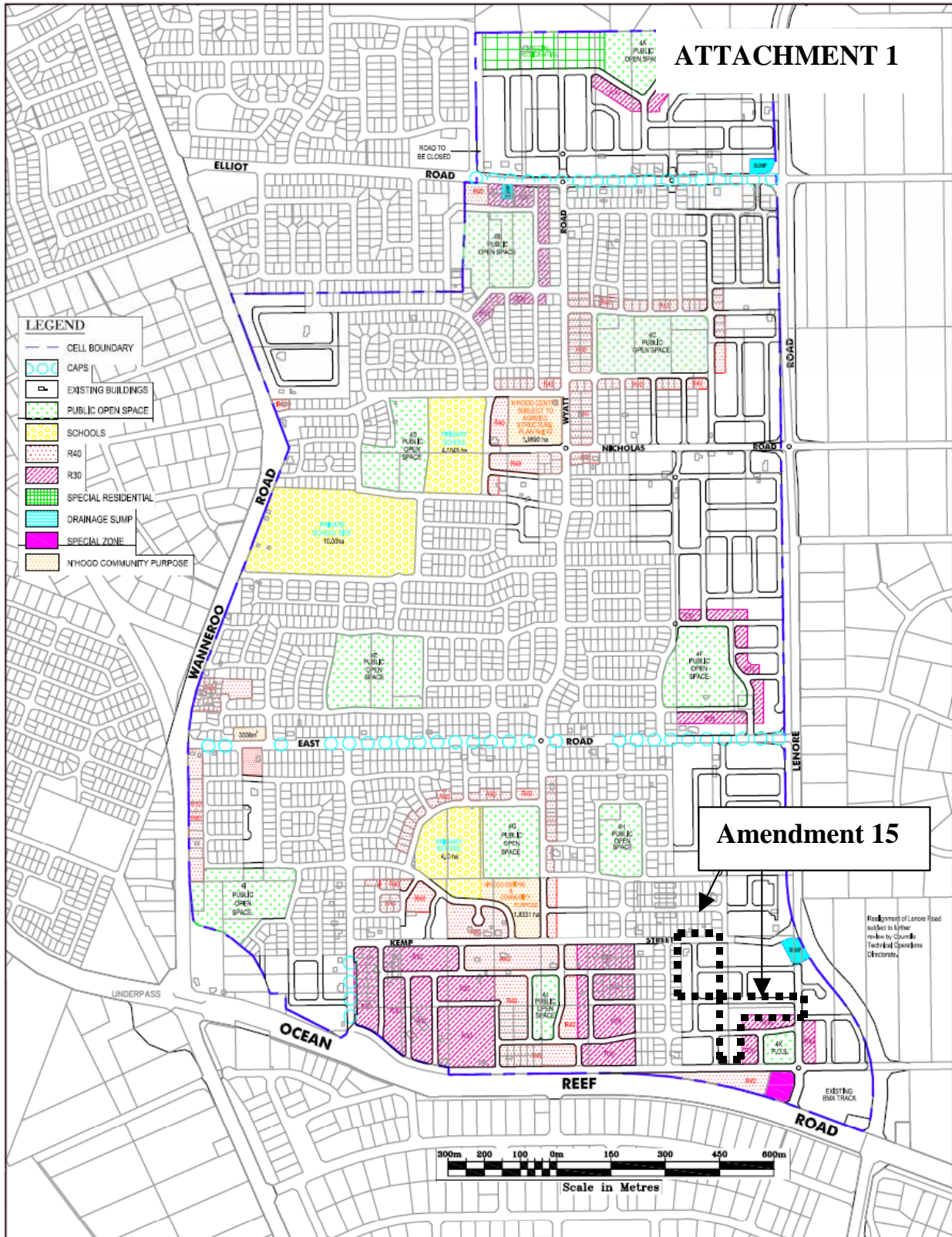
**That Council:-**

- 1. Pursuant to Clause 9.6.1 of District Planning Scheme No. 2 RESOLVES that Amendment No. 15 to the East Wanneroo Cell 4 Agreed Structure Plan No. 6, as submitted by Greg Rowe and as outlined in Attachment 3 to this report, is satisfactory and SUBMITS three copies to the Western Australian Planning Commission for its adoption and certification.**

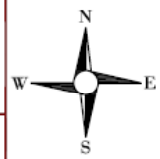
2. Pursuant to Clause 9.6.5 of District Planning Scheme No. 2, **ADOPTS, SIGNS and SEALS** structure plan amendment documents once certified by the Western Australian Planning Commission.
3. **ENDORSES** the comments made in this report regarding the submissions received on this Structure Plan Amendment for inclusion in the schedule of submissions to be forwarded to the Western Australian Planning Commission and **ADVISES** the submitters of its decision.

Draft

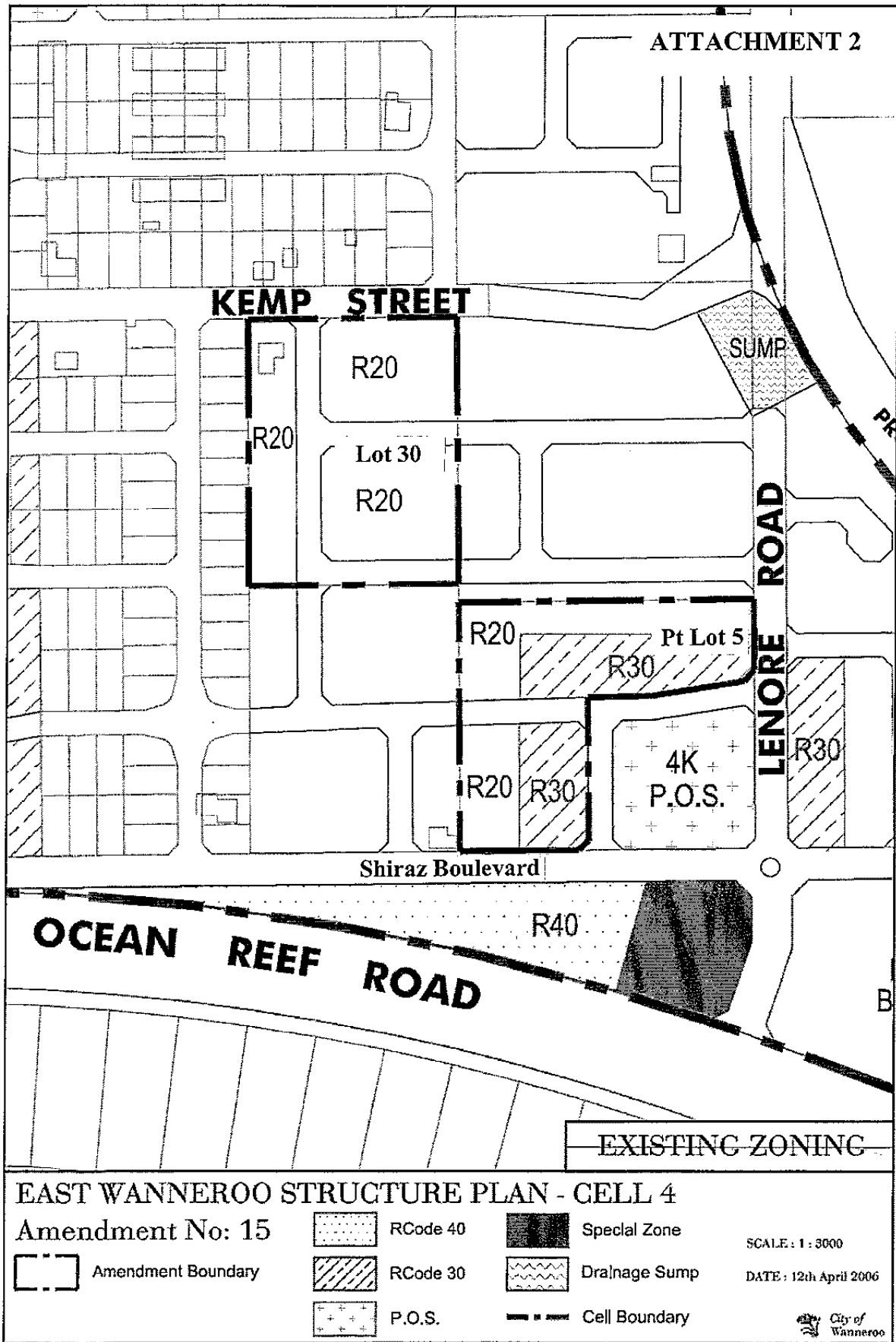


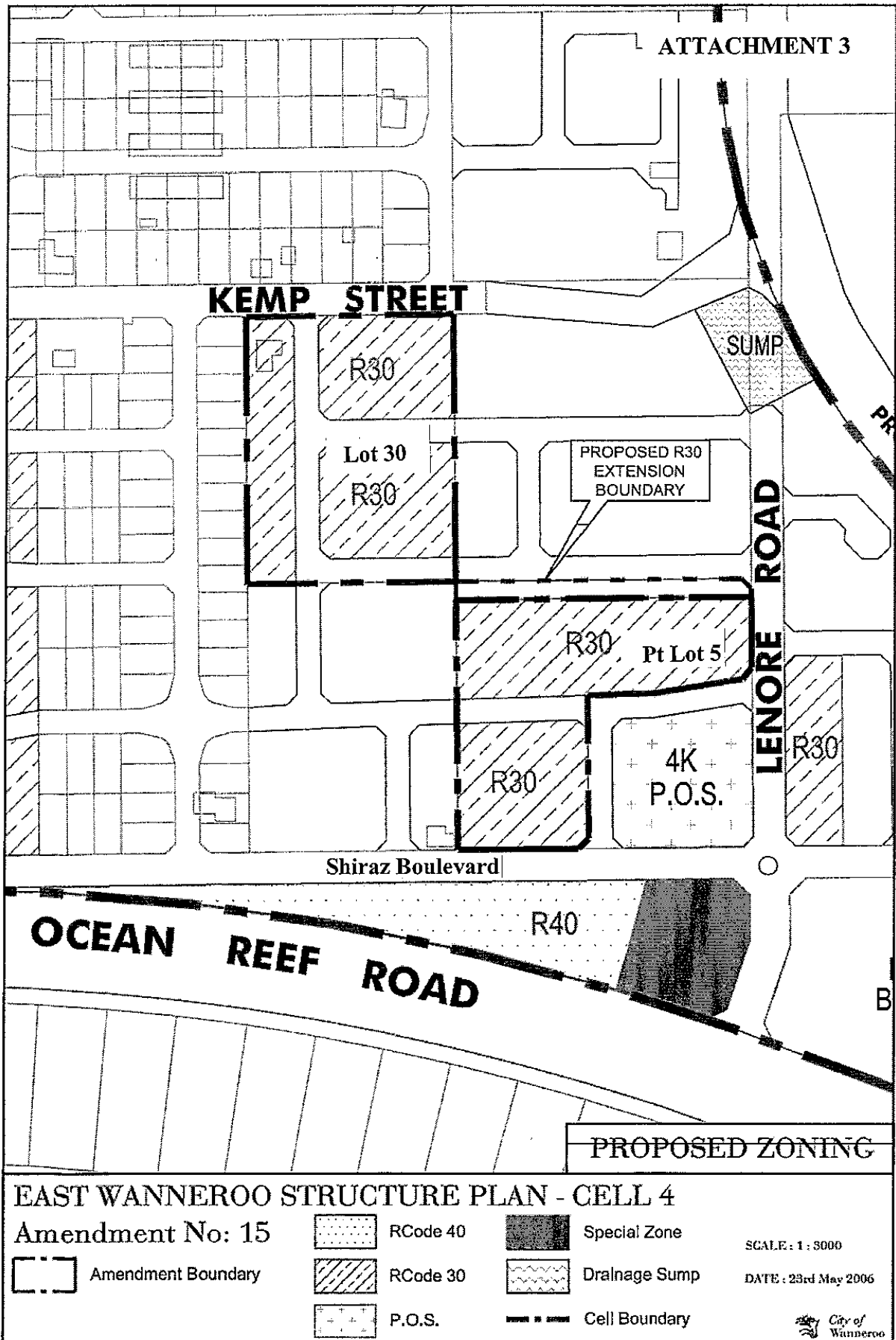


CELL 4 - AGREED STRUCTURE PLAN



COMMENT : Includes Amendments 1-4, 6 & 8





## Development Applications

### 3. Satellite Dish - Lot 912 (1) Viking Way, Darch

File Ref:	P09/0195V01
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	3

#### Issue

To consider an application seeking retrospective planning approval for an existing satellite dish on Lot 912 (1) Viking Way, Darch.

<b>Applicant</b>	Shivendra Pandey
<b>Owner</b>	Shivendra Pandey
<b>Location</b>	Lot 912 (1) Viking Way, Darch
<b>Site Area</b>	637 square metres
<b>DPS 2 Zoning</b>	Urban Development
<b>Agreed Structure Plan Zoning</b>	Residential R20

#### Background

In May 2006, a complaint was received in relation to the unauthorised erection of a satellite dish located within the rear yard of the subject property. This was confirmed by an inspection of the site and a search of the City's records.

The owner of the property was advised in writing of the City's requirement to obtain approval for the satellite dish under the terms of District Planning Scheme No 2 (DPS2). The applicant subsequently lodged an application that forms the subject of this report.

#### Detail

The site contains a single storey dwelling and is located on the corner Viking Way and Landsdale Road, Darch (refer **Attachment 1**). The satellite dish measures approximately 2.4 metres in diameter and is attached to a pole so that the dish has an overall height of approximately 3.5 metres.

The satellite dish is setback from the rear boundary by approximately one metre and from the secondary street boundary by approximately six metres. The satellite dish extends approximately 1.7 metres above the fence.

A site plan indicating the location of the satellite dish and a photograph indicating the view from Landsdale Road is shown on **Attachments 2 and 3**.

The site is zoned Residential under the East Wanneroo Cell 6 Agreed Structure Plan and a Satellite Dish is classified as a 'mast or antennae' which is a discretionary use in this zone.

DPS2 defines mast or antenna as:

*“any mast, aerial, satellite dish and other associated equipment used for the transmission or reception of radio or television signals or for other electronic communications. A television antenna on a dwelling roof being consistent with the predominant style and size of television antenna on other dwellings in the locality is not included, provided its vertical and horizontal dimensions do not exceed two metres.”*

### ***Consultation***

Adjoining landowners were notified of the application and given 14 days to lodge comment. At the conclusion of the comment period, one submission had been received objecting to the proposal. Key issues raised in the submission, together with an Administration comment on each are set out below:

#### **Issue 1**

*The satellite dish is an eyesore and clearly out of context with the aesthetics of the street.*

#### Comment

Whilst the dish is visible from the adjoining property and Landsdale Road, it is made of a black permeable mesh, which helps to blend the dish into the background. It is less obtrusive than a two storey dwelling, which could be constructed as of right within 1.2 metres of the side boundary and 1.5 metres from the secondary street boundary. The dish is set well back from the secondary street and is adjacent to the double garage of the adjoining dwelling, although still visible from the neighbours front yard. Under these circumstances, it is not considered that the dish creates a significant amenity impact.

#### Recommendation

That this issue be dismissed.

#### **Issue 2**

*Approval of this retrospective application would set a precedent of much larger and visually polluting dishes throughout the street and the area and as a whole would be detrimental.*

#### Comment

DPS2 provides the ability for Council to issue retrospective approval. Any future applications will need to be determined on their individual merit.

#### Recommendation

That this issue be dismissed.

#### **Comment**

Whilst the dish is visible from the adjoining property and Landsdale Road, it is made of a black permeable mesh, which helps to blend the dish into the background.

It is less obtrusive than a two storey dwelling, which could be constructed as of right within 1.2 metres of the side boundary and 1.5 metres from the secondary street boundary.

The dish is set well back from the secondary street and is adjacent to the double garage of the adjoining dwelling, although still visible from the neighbours front yard. Under these circumstances, it is not considered that the dish creates a significant amenity impact.

Whilst DPS2 requires development to be approved prior to being undertaken, it does contain provision to enable retrospective approval. Notwithstanding any approval that may be issued, Council may still take action for a breach of the Scheme for commencing development without the necessary approval first being obtained. In this case the matter can be satisfactorily resolved without the necessity of prosecution and therefore no action is recommended.

### **Statutory Compliance**

The application has been processed in accordance with the requirements of the City's DPS2.

### **Strategic Implications**

The application is consistent with the Social Outcome Objective of the City's newly adopted Strategic Plan, which seeks to increase choice and quality of neighbourhood and lifestyle options.

### **Policy Implications**

Nil

### **Financial Implications**

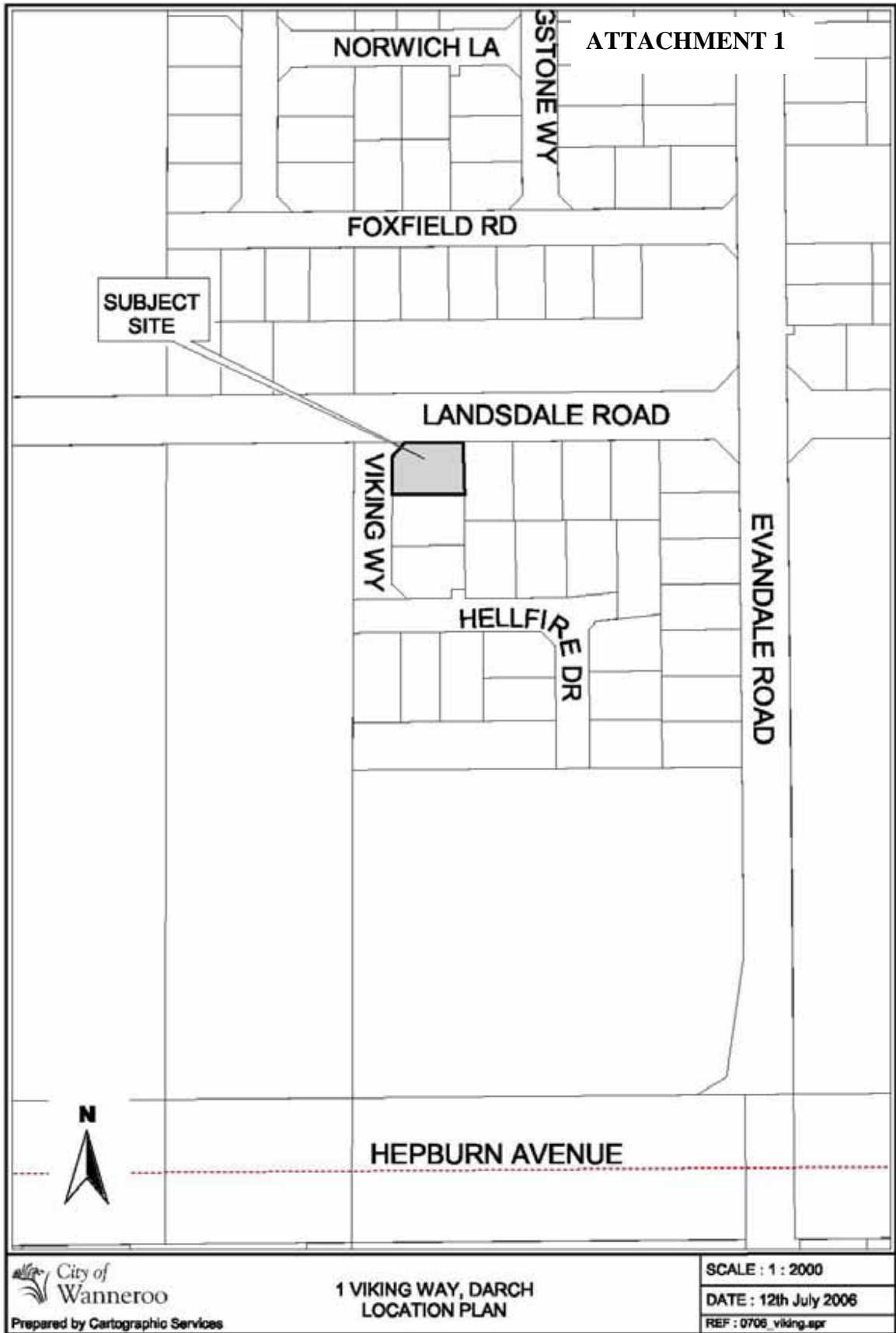
Nil

### **Voting Requirements**

Simple Majority

### **Recommendation**

**That Council APPROVES the application by Shivendra Pandey for an existing satellite dish measuring 2.4 metres in diameter with an overall height of approximately 3.5 metres on Lot 912 (1) Viking Way, Darch.**



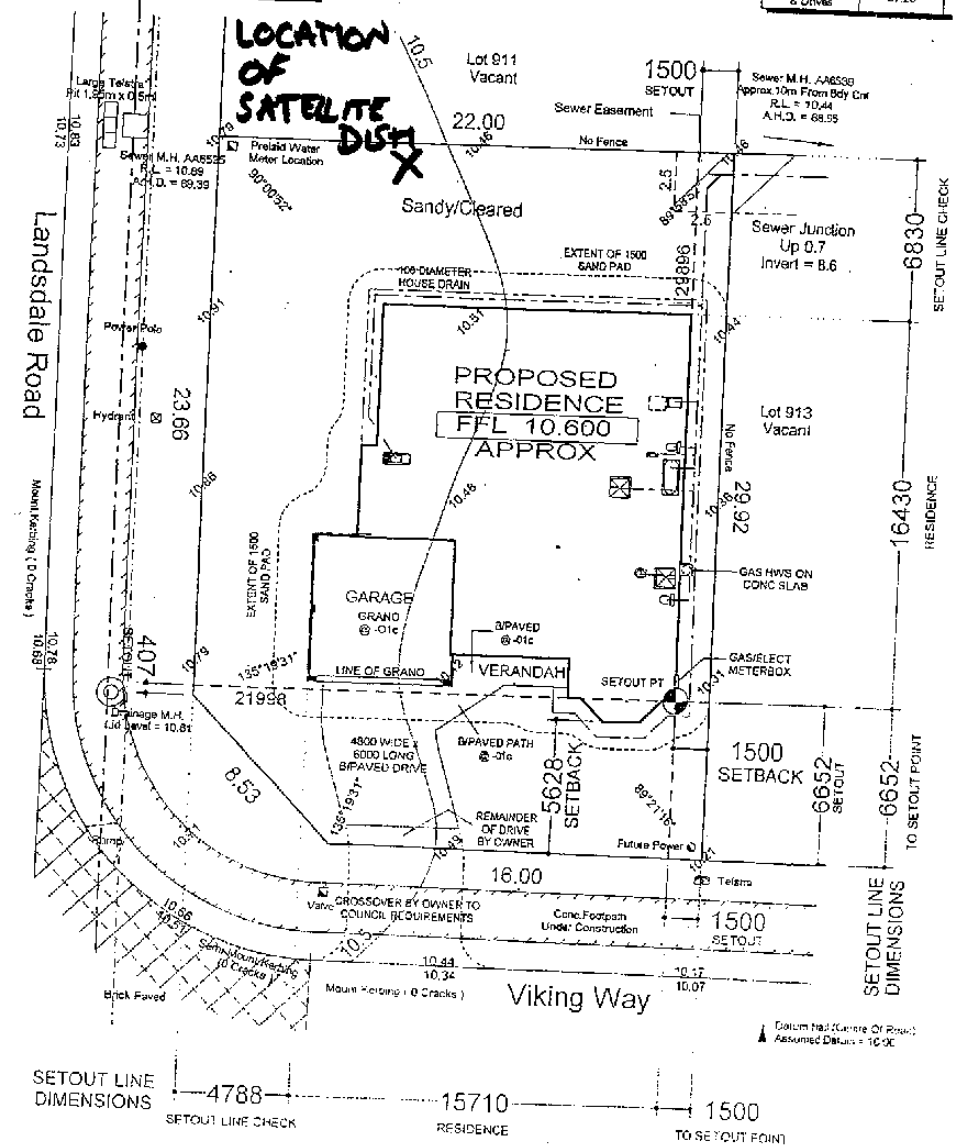
ATTACHMENT 2

Lot 912 (637m<sup>2</sup>)

Approx. Distance:  
From Coal : 8.8Km  
Wind : Med

STORMWATER DISPOSAL  
BY OWNER TO  
COUNCIL REQUIREMENTS

LOCATION	GRAND m <sup>2</sup>
Vehs, Porches, Paths & Paths.	00.00
Closets, Garages & Drives	37.26



\* Check Conditions of Title for easements etc. This plan is a site summary survey only. Boundary peg positions and location of fences or walls, in relation to the boundary, is not guaranteed. Survey information shown is from W.A.W.A. plans. Check rainwater clearances, so no liability can be accepted. Earthwork set out dimensions may vary on site at builder's expense.



ATTACHMENT 3



#### 4. Proposed Satellite Dish - Lot 2575 (5) Gale Lane, Carramar

File Ref:	P07/1261V01
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	3

#### Issue

To consider an application seeking planning approval for a satellite dish on Lot 2575 (5) Gale Lane, Carramar.

<b>Applicant</b>	A R Munshi
<b>Owner</b>	A R Munshi
<b>Location</b>	Lot 2575 (5) Gale Lane, Carramar
<b>Site Area</b>	416 square metres
<b>DPS 2 Zoning</b>	Urban Development
<b>Agreed Structure Plan – Zoning</b>	Residential R30

#### Detail

The site contains a single storey dwelling and is located at Lot 2575 (5) Gale Lane, Carramar (refer **Attachment 1**). The proposed satellite dish measures 2.4 metres in diameter with an overall height of three metres.

The satellite dish is located in a central location at the rear of the property, approximately two metres from the rear boundary. The satellite dish will extend beyond the top of the fence by approximately 1.2 metres.

A site plan indicating the location of the satellite dish and a plan indicating the dish design is shown on **Attachments 2 and 3**.

The site is zoned Residential under the Agreed Structure Plan and a Satellite Dish is classified as a ‘mast or antennae’ which is a discretionary use in this zone.

#### Consultation

Adjoining landowners were notified of the application and given 14 days to lodge comment. At the conclusion of the comment period, two submissions had been received objecting to the proposal. The key issue raised in the submission, together with an Administration comment is set out below:

#### Issue

*The satellite dish will be an eyesore from adjoining outdoor living areas.*

#### Comment

The satellite dish is proposed to be located in a central position at least seven metres from the adjoining side boundaries and two metres from the rear boundary.

The subdivision in which the site is located is benched such that the property to the north is approximately 0.5 metres higher than the subject site and the property to the south is approximately one metre lower than the subject site. The property to the rear is at grade to the subject property and contains a house close to the common boundary. These circumstances combine to create a situation where the satellite dish is unlikely to be visually prominent from any of the adjoining properties.

### Recommendation

That this issue be dismissed.

### **Comment**

The proposed satellite dish will not be visible from the street and the combined circumstances of position and size of the of the proposed dish, the relative levels of the surrounding lots, the height of the boundary fencing and location of the adjoining dwellings mean that the proposed satellite dish will be unlikely to be visually prominent from adjoining properties. Under these circumstances approval is recommended.

### **Statutory Compliance**

The application has been processed in accordance with the requirements of the City's DPS2.

### **Strategic Implications**

The application is consistent with the Social Outcome Objective of the City's newly adopted Strategic Plan, which seeks to increase choice and quality of neighbourhood and lifestyle options.

### **Policy Implications**

Nil

### **Financial Implications**

Nil

### **Voting Requirements**

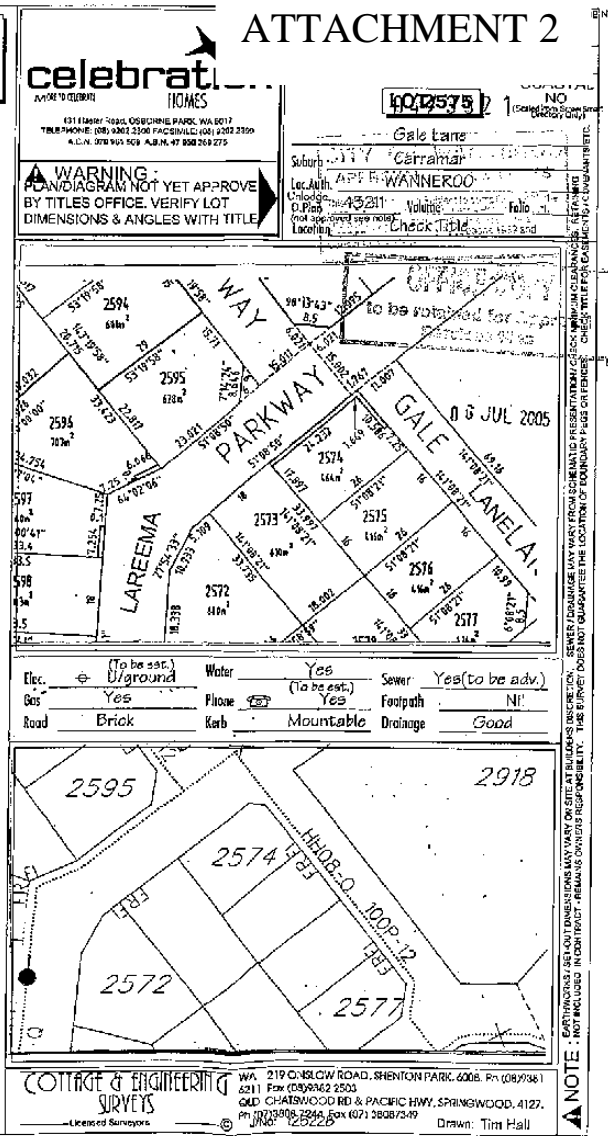
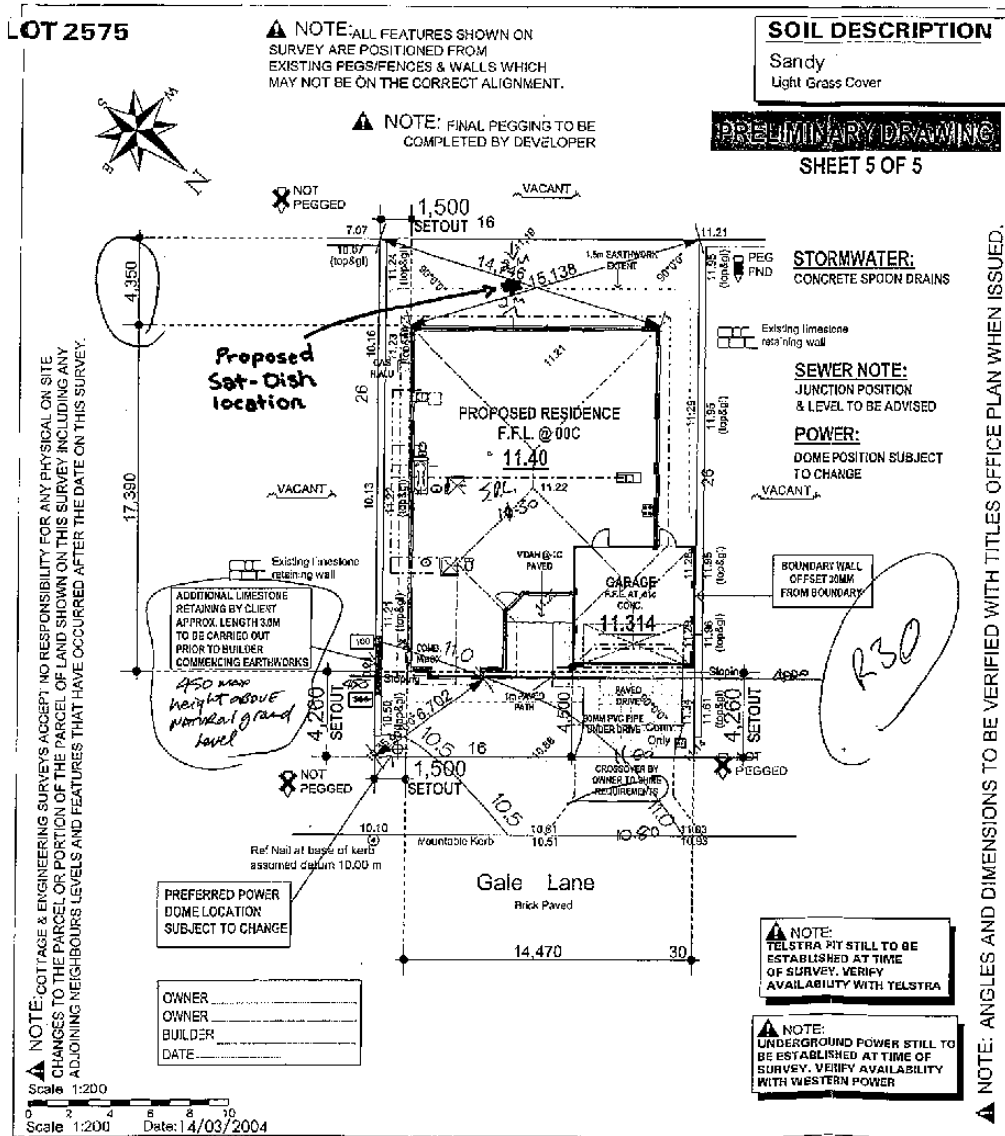
Simple Majority.

### **Recommendation**

**That Council APPROVES the application by A R Munshi for a satellite dish measuring 2.4 metres in diameter with an overall height of approximately 3 metres on Lot 2575 (5) Gale Lane, Carramar.**

ATTACHMENT 1

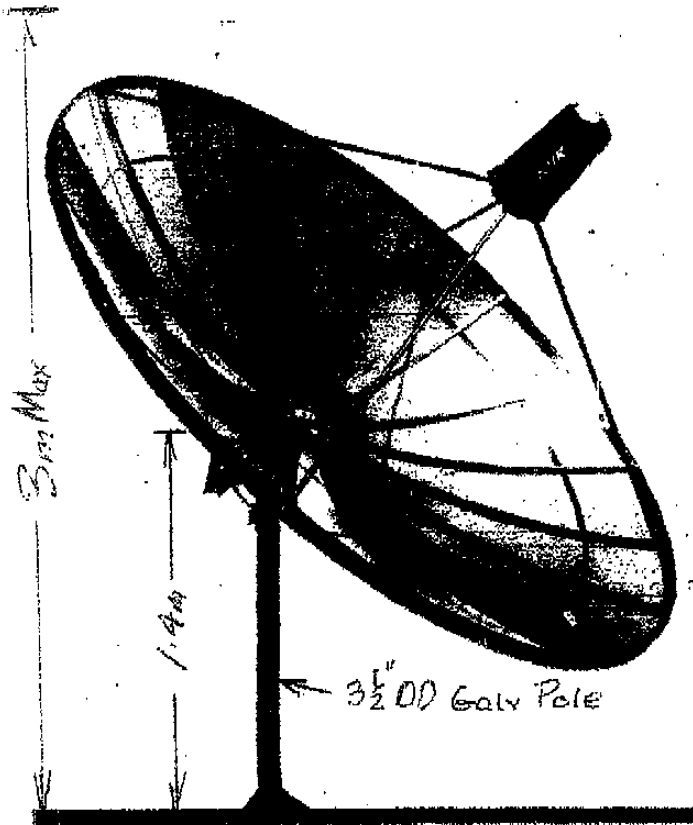




01/01/2003 00:01 0093716195

AHMED ABDRAHOU

ATTACHMENT 3



**SATELLITE & ANTENNAS SYSTEMS**

**Ahmed Abdrahou**  
DIRECTOR

SWITZERS AND INSTALLERS OF FREE TO AIR SATELLITE SYSTEMS, ANTENNAS, MATK. COSTY

Tel: 0811 101 704 Fax: 0811 937 76195  
PO Box 329, Maylands, WA 6051

will be 2.4

3 1/2" OD Galv Pole

250mm diam

**Diameter**  
**F/D Ratio**  
**Focal Distance**  
**Gain @ 4.2 Ghz**  
**Gain @ 12.2 Ghz**  
**Weight**

**SATELLITE & ANTENNAS SYSTEMS**

**Ahmed Abdrahou**  
DIRECTOR

SWITZERS AND INSTALLERS OF FREE TO AIR SATELLITE SYSTEMS, ANTENNAS, MATK. COSTY

Tel: 0811 101 704 Fax: 0811 937 76195  
PO Box 329, Maylands, WA 6051

**CKD-10**

**120" (3.05m)**  
**.40**  
**47 1/2" (120.6cm)**  
**40.3 dbi**  
**47.7 dbi**  
**160 lbs. (73kg)**

## 5. Proposed Child Care Centre - Lot 1172 (14) Marchwood Boulevard, Butler

File Ref: P05/2107V01  
 Responsible Officer: Director, Planning and Development  
 Disclosure of Interest: Nil  
 Attachments: 4

### Issue

To consider an application for a Child Care Centre on Lot 1172 (14) Marchwood Boulevard, Butler.

<b>Applicant</b>	Jon Italiano
<b>Owner</b>	Pivot Group Pty Ltd
<b>Location</b>	Lot 1172 (14) Marchwood Boulevard, Butler
<b>Site Area</b>	2,333 square metres
<b>DPS 2 Zoning</b>	Commercial
<b>MRS Zoning</b>	Urban
<b>Permissibility</b>	Discretionary

### Background

The site forms part of the “Brighton Village Centre”, the retail component of which is currently under construction. The site is bordered by Marmion Avenue to the west, Aberdar Lane and the retail area car park to the north, Marchwood Boulevard and conventional residential housing to the east and Neston Lane and “cottage” style residential lots to the south (refer **Attachment 1**). The site is currently vacant.

### Detail

The application proposes a Child Care Centre designed to accommodate a maximum of 90 children up to the age of six and 14 staff. Operating hours are proposed to be from 7.00am to 6.00pm Monday to Friday and 9.00am to 5.00pm Saturday and Sunday.

Key aspects of the development include a single storey building of approximately 550 square metres, an outdoor play area of approximately 850 square metres and a 25 bay car park accessed from the retail car park to the north. A copy of the site plan and elevations are included as **Attachments 2 and 3**.

The lot is zoned Commercial and under District Planning Scheme No. 2 (DPS2) and a Child Care Centre is a discretionary use in this zone.

### Consultation

As this site forms part of the “Brighton Village Centre”, the design proposes car parking access from the retail car park and the building is oriented away from the adjacent residential areas, it is considered that the proposal is consistent with the planning intentions for the area and unlikely to cause any significant negative impact on the surrounding area. Under these circumstances no consultation is considered necessary.



## **Comment**

The proposal generally complies with the City's requirements for Child Care Centres, with the following minor variations sought:

1. The design provides for a 25 bay car parking area. The City's Child Care Centre Local Planning Policy only provides for centres that cater up to 72 children and the proposal meets the parking provision for a centre of such size. DPS2 provides that where a standard or requirement is not stipulated that Council may determine the applicable standard. In this case the 25 car parking bays is considered sufficient given that:
  - a) The site is located within the Brighton Village Centre and directly abuts a sizable car park provided to meet the needs of the retail component of the centre;
  - b) The clustering of different uses in a centre provides an opportunity for more efficient parking provision because of the likelihood of multipurpose trips and complementary peak operating times of the various uses.
2. DPS2 makes provision for a three metre landscape strip along the boundary of all street frontages. The proposal provides for an outdoor play area within the entire setback area abutting Marchwood Boulevard. Such areas are designed as landscaped open space areas and therefore satisfy the objective of providing the landscape strip. The proposal also only makes provision for a 1.5 metre landscape strip to the Marmion Avenue frontage. This is again considered satisfactory in this case given the significant verge width that already exists along Marmion Avenue.

Several minor design issues relating to the car park layout, pedestrian paths, fencing design and servicing are addressed by recommended conditions of approval

Following assessment of the application, it is considered that the proposal meets, or can easily be made to meet the City's policy objectives and is therefore recommended for approval.

## **Statutory Compliance**

The application has been processed in accordance with the requirements of the City's DPS2 and the Brighton Village Centre Agreed Structure Plan.

## **Strategic Implications**

The application is consistent with the Social Outcome Objective of the City's newly adopted Strategic Plan, which seeks to increase choice and quality of neighbourhood and lifestyle options.

## **Policy Implications**

The application is consistent with the objectives of the City's Child Care Centre Local Planning Policy. Local Planning Policies do not bind Council's decision making, rather Council is required to have due regard to the objectives and provisions of the policy in determining applications.



## **Financial Implications**

Nil

## **Voting Requirements**

Simple Majority.

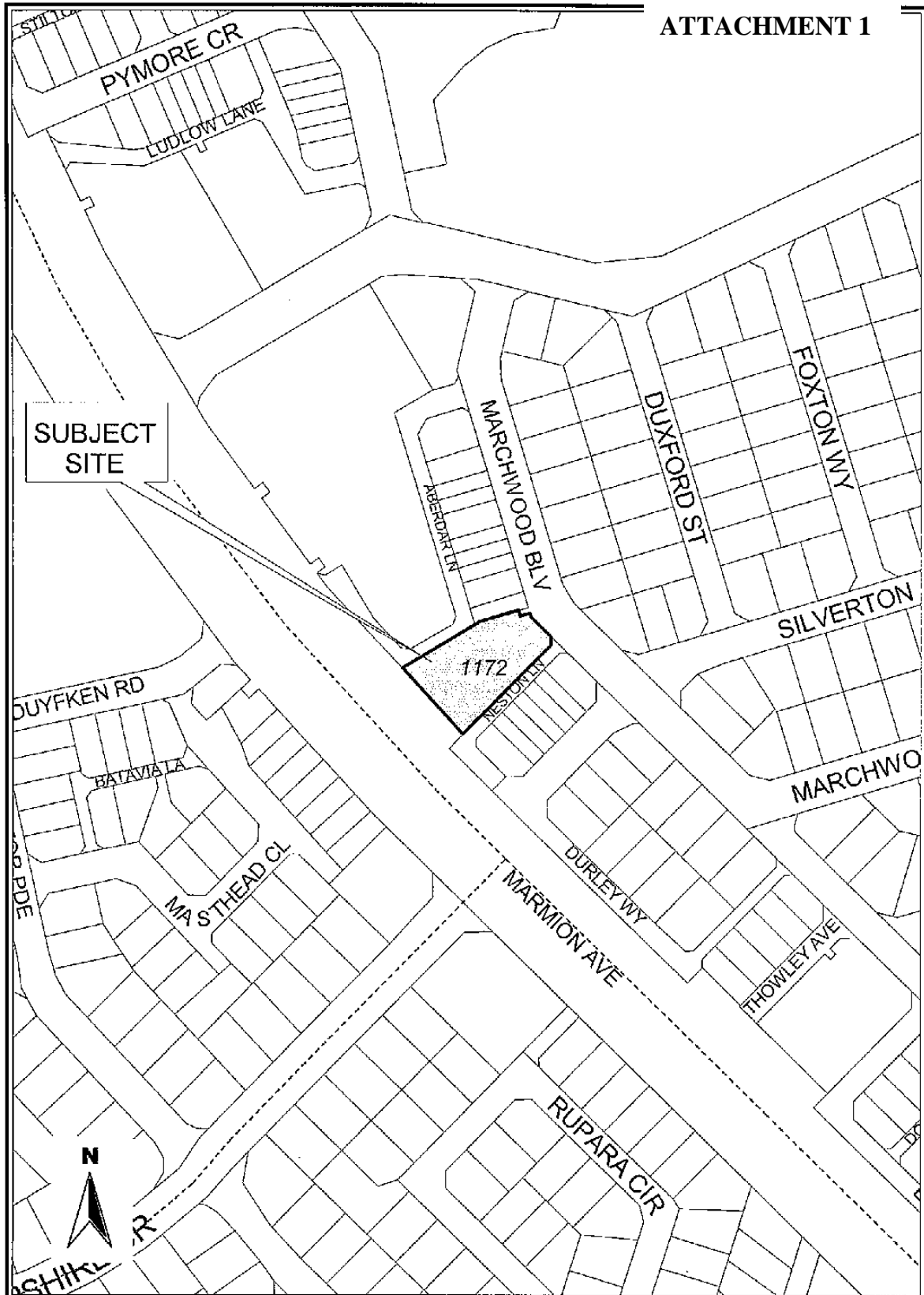
## **Recommendation**


**That Council APPROVES the application by Jon Italiano on behalf of Pivot Group Pty Ltd for a Child Care Centre on Lot 1172 (14) Marchwood Boulevard, Butler subject to the following conditions:**

- 1. A maximum of 90 children and 14 staff are permitted within the premises at any one time.**
- 2. Operating hours are to be restricted to 7.00am to 6.00pm Monday to Friday and 9.00am to 5.00pm Saturday and Sunday.**
- 3. The parking bay/s, driveway/s and points of ingress and egress to be designed in accordance with the Australian Standard for off street Carparking (AS2890) unless otherwise specified by this approval. Such areas are to be constructed, drained, marked and thereafter maintained to the satisfaction of the Manager Planning Services prior to the development first being occupied.**
- 4. The width of car bays on the end of isles shall be increased to 2.8 metres and the width of the disabled bay increased to 3.8 metres.**
- 5. The design of the access point to be redesigned to intersect with Aberdare Lane at right angles.**
- 6. A paved pedestrian path with a minimum width of 1.5 metres shall be provided to link the building entry and Aberdar Lane.**
- 7. An onsite stormwater drainage system with the capacity to contain a 1:100 year storm of a 24-hour duration is to be provided prior to the development first being occupied and thereafter maintained to the satisfaction of the Manager Planning Services. The proposed stormwater drainage system is required to be shown on the Building Licence submission and be approved by the City/Shire prior to the commencement of construction.**
- 8. The design levels of all development shall be to the satisfaction of the Manager Planning Services. In particular, driveways and pedestrian paths shall be designed to coordinate with the design level of the adjoining lanes.**
- 9. The lodging of detailed landscape plans, to the satisfaction of the Manager Planning Services, for the development site and the adjoining road verge(s) with the Building Licence Application. Landscaping and reticulation to be established in accordance with the approved plans prior to the development first being occupied and thereafter maintained to the satisfaction of the Manager Planning Services.**

10. **The car parking area shall be provided with one shade tree for every four bays prior to the development first being occupied. The trees shall be located within tree wells protected from damage by vehicles and maintained to the satisfaction of the Manager Planning Services.**
11. **Any roof mounted or freestanding plant or equipment, such as air conditioning units, to be located and/or screened so as not to be visible from beyond the boundaries of the development site.**
12. **A screened bin enclosure, designed in accordance with the City's specifications, shall be indicated on the plans submitted for a building licence and be constructed to the satisfaction of the Manager Planning Services prior to the development first being occupied.**
13. **All fencing shall be installed in accordance with the City's Local Laws prior to the occupation of the building. All fencing fronting Marchwood Boulevard, Aberdar Lane/Lot 8002 and Marmion Avenue shall be of a visually permeable design to the satisfaction of the Manager Planning Services.**
14. **A report prepared by a suitably qualified and experienced acoustic consultant shall be submitted with the building licence application demonstrating that all noise associated with the development is capable of being contained within relevant noise limits prescribed by Noise Regulations or outlining recommended actions that would achieve such compliance. The centre to be designed and/or managed in accordance with the acoustic consultants recommendations to achieve compliance with noise limits.**

ATTACHMENT 1

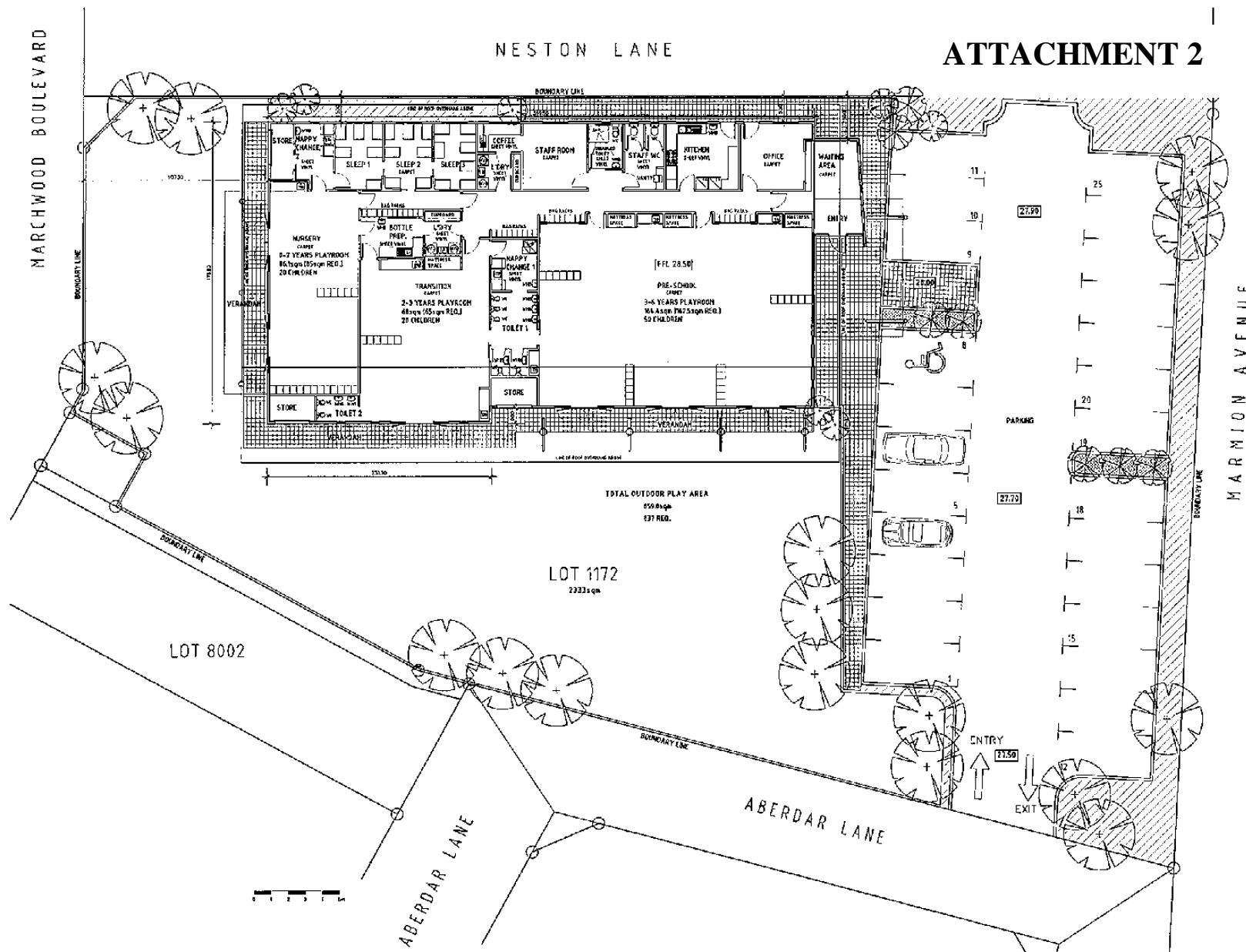


 City of  
Wanneroo  
Prepared by Cartographic Services

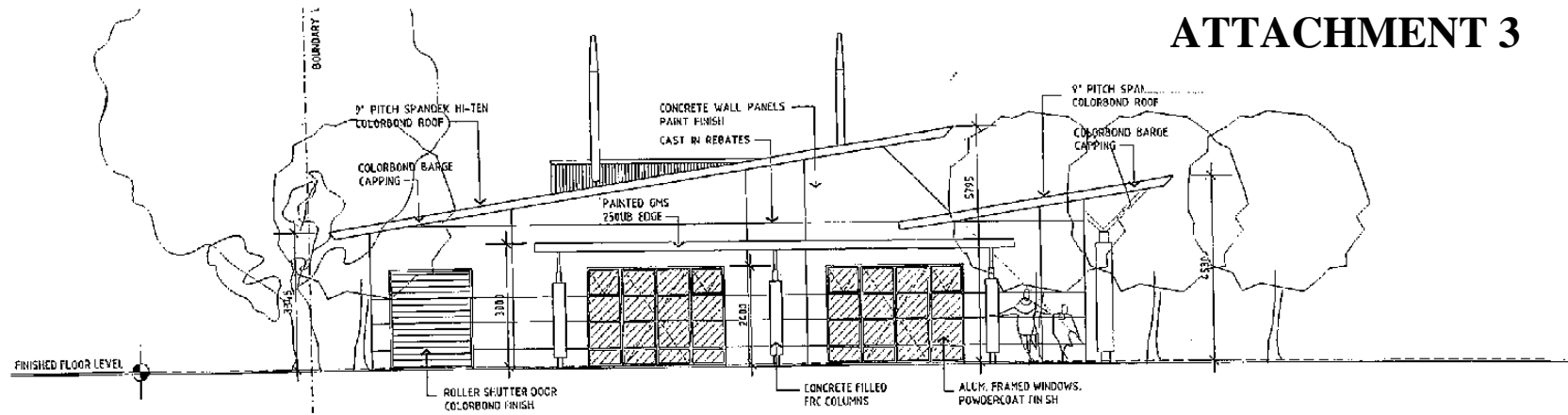
LOT 1172 MARCHWOOD BLVD, BUTLER  
LOCATION PLAN

SCALE : 1 : 2500  
DATE : 24th July 2006  
REF : 0706\_lot 102\_marchwood.ar

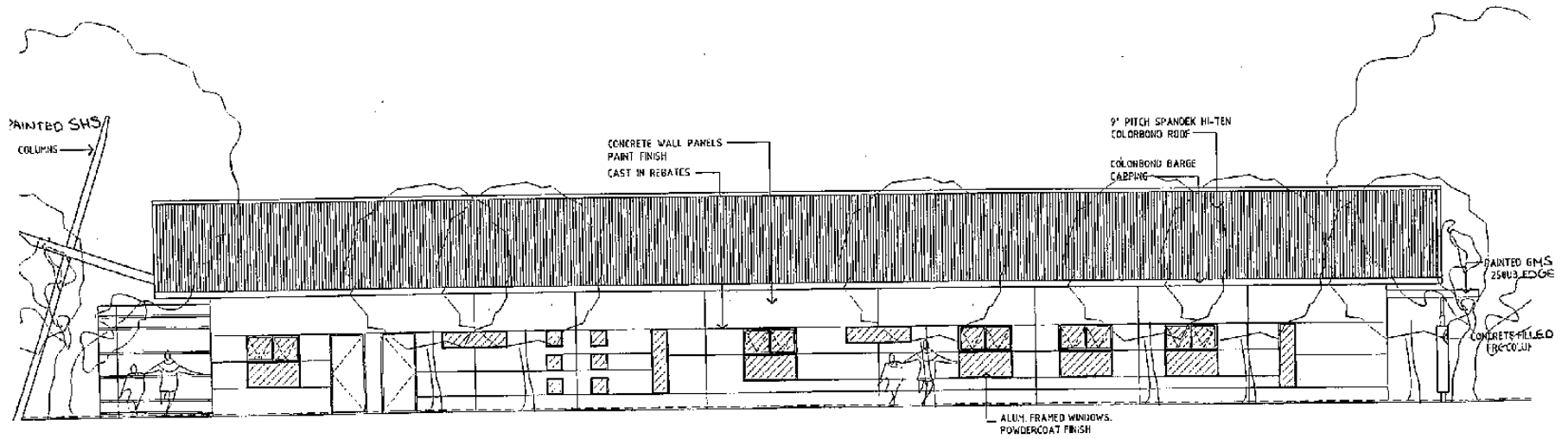
# ATTACHMENT 2



# ATTACHMENT 3

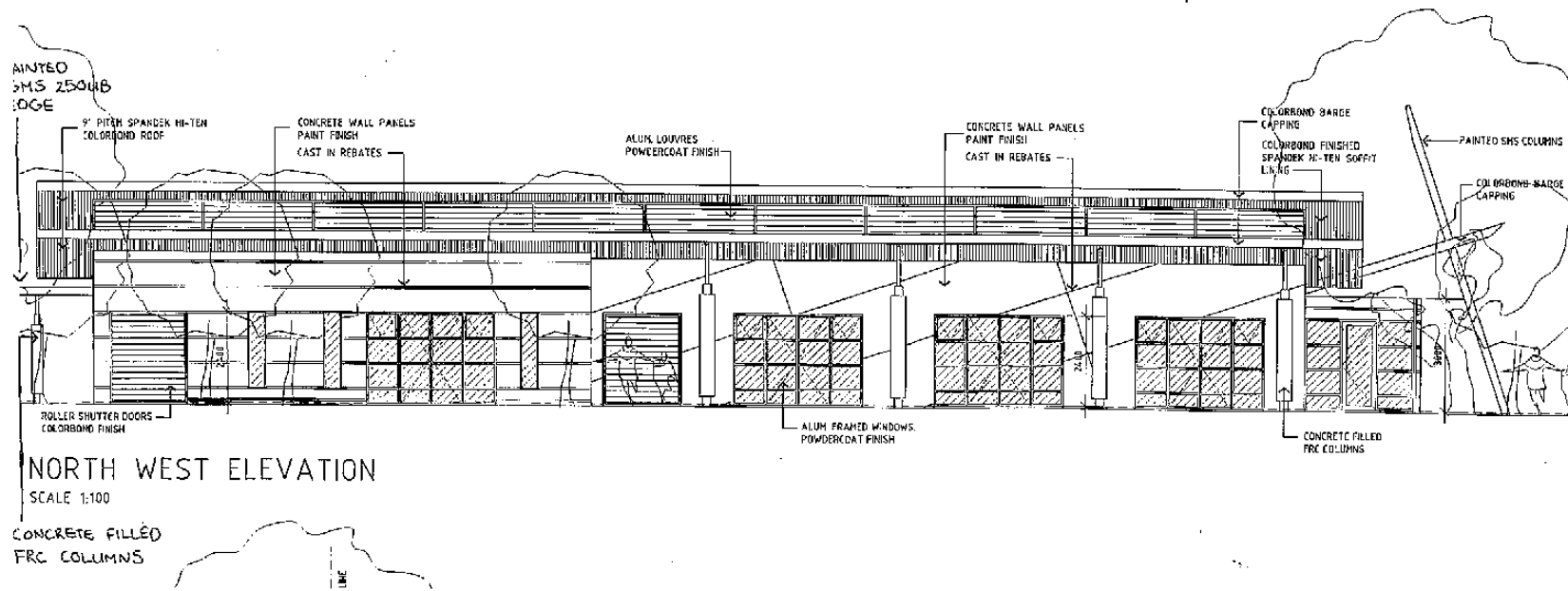
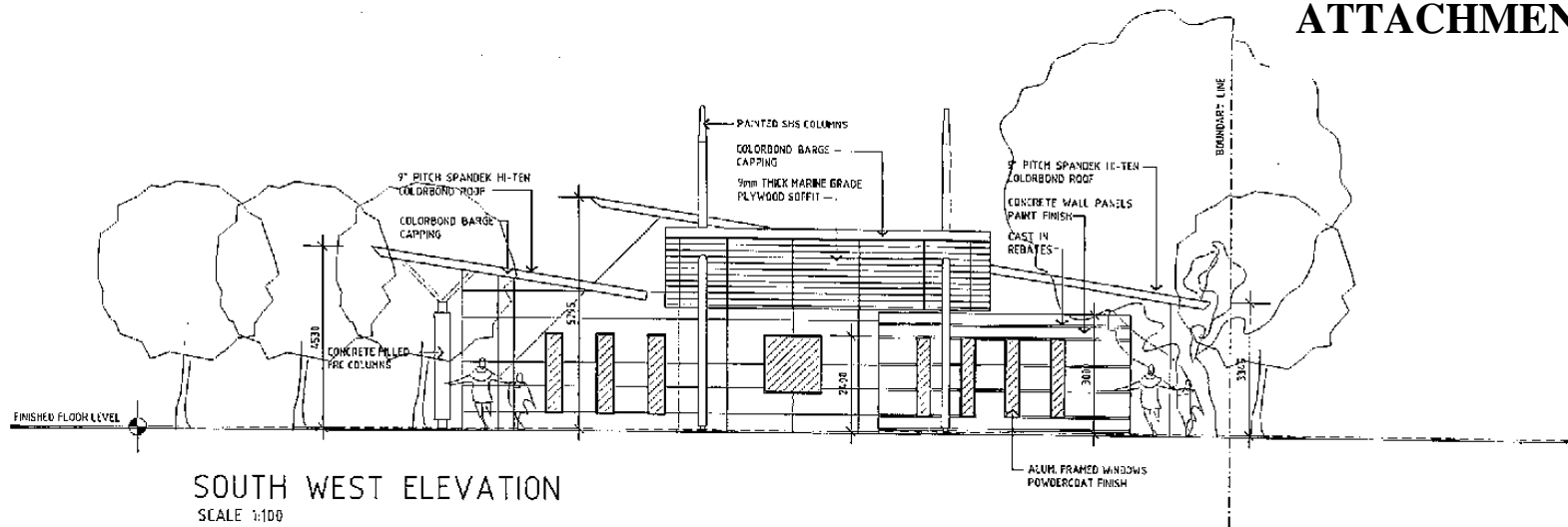


**NORTH EAST ELEVATION**  
SCALE 1:100



**SOUTH EAST ELEVATION**  
SCALE 1:100

# ATTACHMENT 4



## 6. Commercial Vehicle Parking – Lot 994 (4) Hawley Place, Marangaroo

File Ref:	P19/0466V01
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	3

### Issue

To consider an application for the parking of one commercial vehicle within the front setback area of Lot 994 (4) Hawley Place, Marangaroo.

<b>Applicant</b>	Brett Farley & Margaret Coxon
<b>Owner</b>	Brett Farley & Margaret Coxon
<b>Location</b>	Lot 994 (4) Hawley Place, Marangaroo
<b>Site Area</b>	700m <sup>2</sup>
<b>DPS 2 Zoning</b>	Residential R20

### Background

In September 2005, a complaint was received in relation to the unauthorised parking of two commercial vehicles within the front setback of the subject property. This was confirmed by a site inspection.

The owner of the vehicle was advised in writing of the City's commercial vehicle parking requirements. Administration requested that both commercial vehicles be removed from the site, or alternatively an application be lodged with the City for a variation to the commercial vehicle parking provisions for one vehicle, with the other vehicle being removed from the site within 21 days. The applicant lodged an application that forms the subject of this report, seeking Council's approval for the parking of a commercial vehicle within the front setback area of the subject property.

### Detail

The location of the subject property is shown on **Attachment 1**. A site plan of the property, indicating the location in which the owner is seeking approval to park the commercial vehicle is shown on **Attachment 2**.

The commercial vehicle in question is a truck, registration number ICCB 745, with a loaded bobcat (refer **Attachment 3**). The commercial vehicle measures approximately 3 metres in height, 2.5 metres in width and 6.5 metres in length. The application is seeking to park the vehicle on the existing hardstand area forward of the dwelling.

DPS2 provides for commercial vehicles to be parked in a residential zone, subject to the provisions of sub-clause 4.23.3. The subject lot is located within the residential zone and contains a single dwelling.

The proposed location for parking the commercial vehicle is forward of the dwelling and this is contrary to sub-clause 4.23.3 (b) of DPS2.

This clause states that a person may only park a commercial vehicle on a lot if: “...*the vehicle is parked entirely on the subject lot and is located on a hard standing area which is located behind the front of the dwelling, or alternatively the vehicle is parked within a garage.*”

Sub-clause 4.23.6 gives Council discretion to vary the requirements of sub-clause 4.23.3 (b), provided that it is satisfied the variation will not adversely affect the amenity of the area surrounding the subject land.

### ***Consultation***

The application was supplemented with the signed support of three adjacent residents. Letters were sent to the nine adjacent landowners who were considered to be potentially most affected by the proposal. These landowners were given 14 days to lodge comments. At the conclusion of the comment period, five submissions had been received objecting to the proposal. Key issues raised in the submissions, together with an Administration comment on each are set out below:

#### **Issue 1**

*The truck is unsightly and parked in front of the building line. Cleaning fluids used to clean the vehicle penetrate the adjoining house and kill the lawn. Repairs are carried out periodically on the roadside and during this operation, the bobcat is unloaded and loaded onto the vehicle.*

#### Comment

The vehicle is relatively large and is considered to impact on the visual character of this residential area. Given the design of the dwelling on the subject site, there is no opportunity to park the vehicle behind the setback line and although a low fence exists along the front and side boundaries of the property, there is limited screening available to reduce its visual impact. If approved, conditions could be imposed regarding the loading and unloading of the bobcat and cleaning of the vehicle.

#### Recommendation

That this issue be upheld.

#### **Issue 2**

*The noise associated with the vehicle (truck and bobcat) at both start up and driving to and from the property is quite unbearable. The vehicle regularly starts between 5.30am and 5.45am and is close proximity to bedroom window.*

#### Comment

The applicant has a statutory obligation to comply with noise limits when the vehicle is on the property. If approved, the applicant will be required to operate within these limits. DPS2 states that the commercial vehicle shall not start between the hours of 10pm to 6am. A condition of approval can be imposed requiring that the vehicle not be started within these times.



### Recommendation

That this issue be upheld.

### **Issue 3**

*The front of the dwelling is used for storage of goods associated with the vehicle.*

### Comment

At the time of inspecting the property several relatively large logs were being stored on the verge adjoining the property, which impacts on the amenity of the area and community safety. A condition can be imposed to ensure that there is no storage associated with the vehicle. The applicant has been requested that any materials currently stored on the verge must be removed.

### Recommendation

That this issue be upheld.

### **Comment**

The applicant has indicated that the commercial vehicle is essential to his bobcat service occupation. The vehicle is unable to be parked in the carport or behind the dwelling as it is too high and there is insufficient space available at the side of the dwelling. The vehicle is proposed to be parked on an existing hardstand area to the eastern side of the property. There is currently limited screening for the commercial vehicle, therefore it is readily visible from the street and the adjoining properties. The parking of the commercial vehicle within the front setback area of the subject property with no adequate screening to reduce the visual impact of the vehicle is considered to adversely affect the amenity of the area surrounding the subject land.

Clause 4.23.3 (e) precludes the applicant from starting or manoeuvring the vehicle on site between the hours of 10.00pm and 6.00am the next following day. The adjoining property owners have raised concerns regarding the hours the vehicle starts, which can vary from 5.30am to 5.45am. Should the application be approved, a condition should be imposed requiring the applicant not to start or manoeuvre on site between the hours of 10.00pm and 6.00am.

Clause 4.23.3 (j) precludes the applicant from unloading or loading of the vehicle, or the storage of goods associated with the use of the vehicle. The adjoining property owners have raised concerns that the applicant is unloading or loading the bobcat from the truck on a regular basis and is parked on the road verge whilst the truck is being serviced or repaired. The arrangement of unloading the bobcat from the truck and parking it on the street verge, is considered to affect the amenity of the street area and the surrounding properties.

On the basis of the above, the likely adverse amenity impact of this proposal is considered to be significant and has already caused impact on the area. It is therefore recommended that the application be refused.

## **Statutory Compliance**

The proposal does not meet the requirements of clause 4.23.3 (b) of DPS2, however Council has discretion under clause 4.23.6 to vary the provisions of this clause, provided that it is satisfied that the variation will not adversely impact on the amenity of the area.

## **Strategic Implications**

Consideration of this proposal is consistent with the Social Outcome area of the City's newly adopted Strategic Plan, which seeks to increase choice and quality of neighbourhood and lifestyle options.

## **Policy Implications**

Nil

## **Financial Implications**

Nil

## **Voting Requirements**

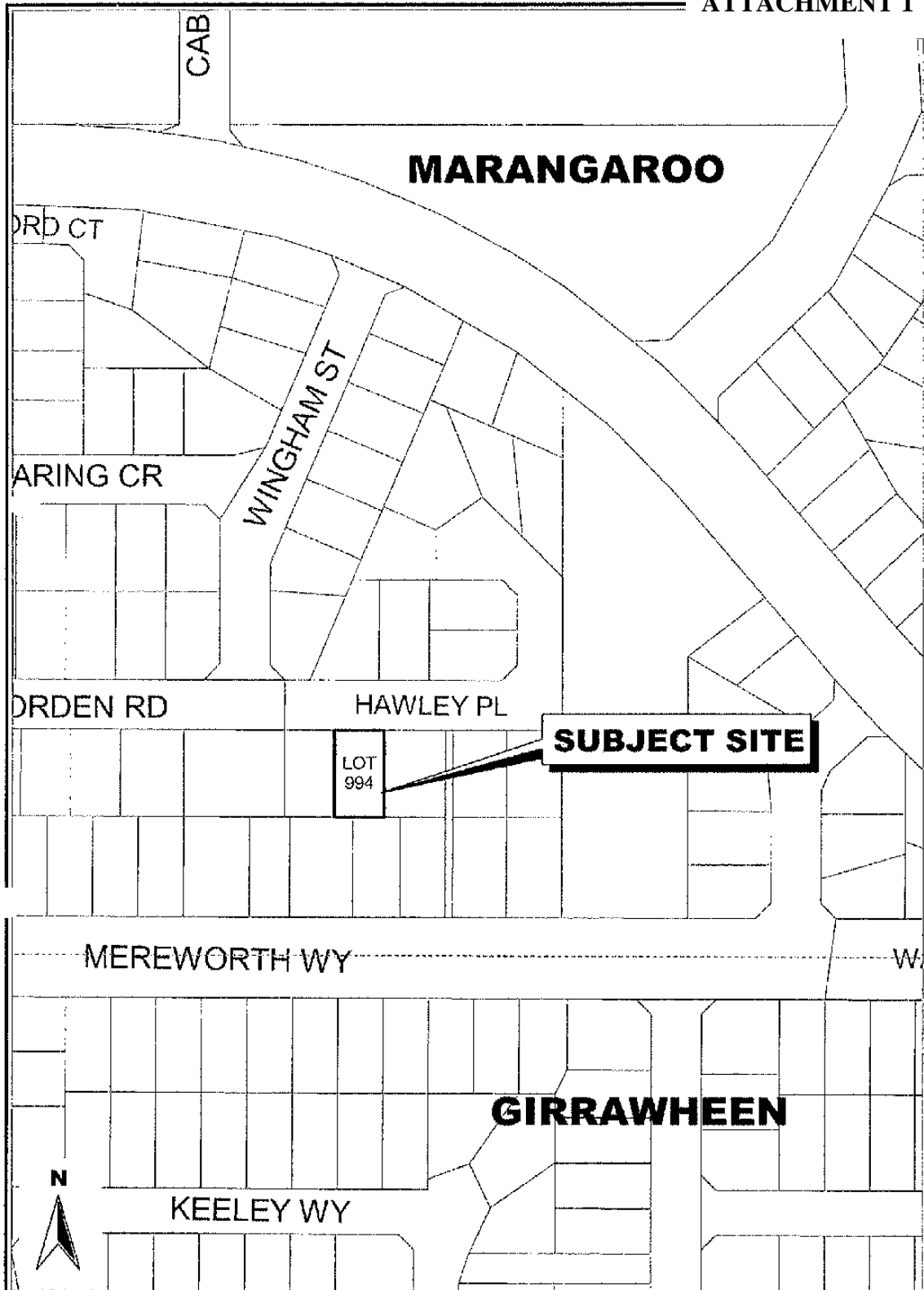
Simple Majority.


## **Recommendation**

**That Council:**

1. **REFUSE** the application by Brett Farley and Margaret Coxon to park a commercial vehicle within the front setback area of Lot 994 (4) Hawley Place, Marangaroo for the following reasons:-
  - a) **The proposal would be contrary to the interests of orderly and proper planning of the locality.**
  - b) **The proposal will have a detrimental affect on the character, streetscape and amenity of the residential area.**
2. **REQUIRES** the commercial vehicle to be removed from the property as well as any materials stored on the adjoining road verge with 30 days
3. **ADVISES** the submitters of its decision.

ATTACHMENT 1



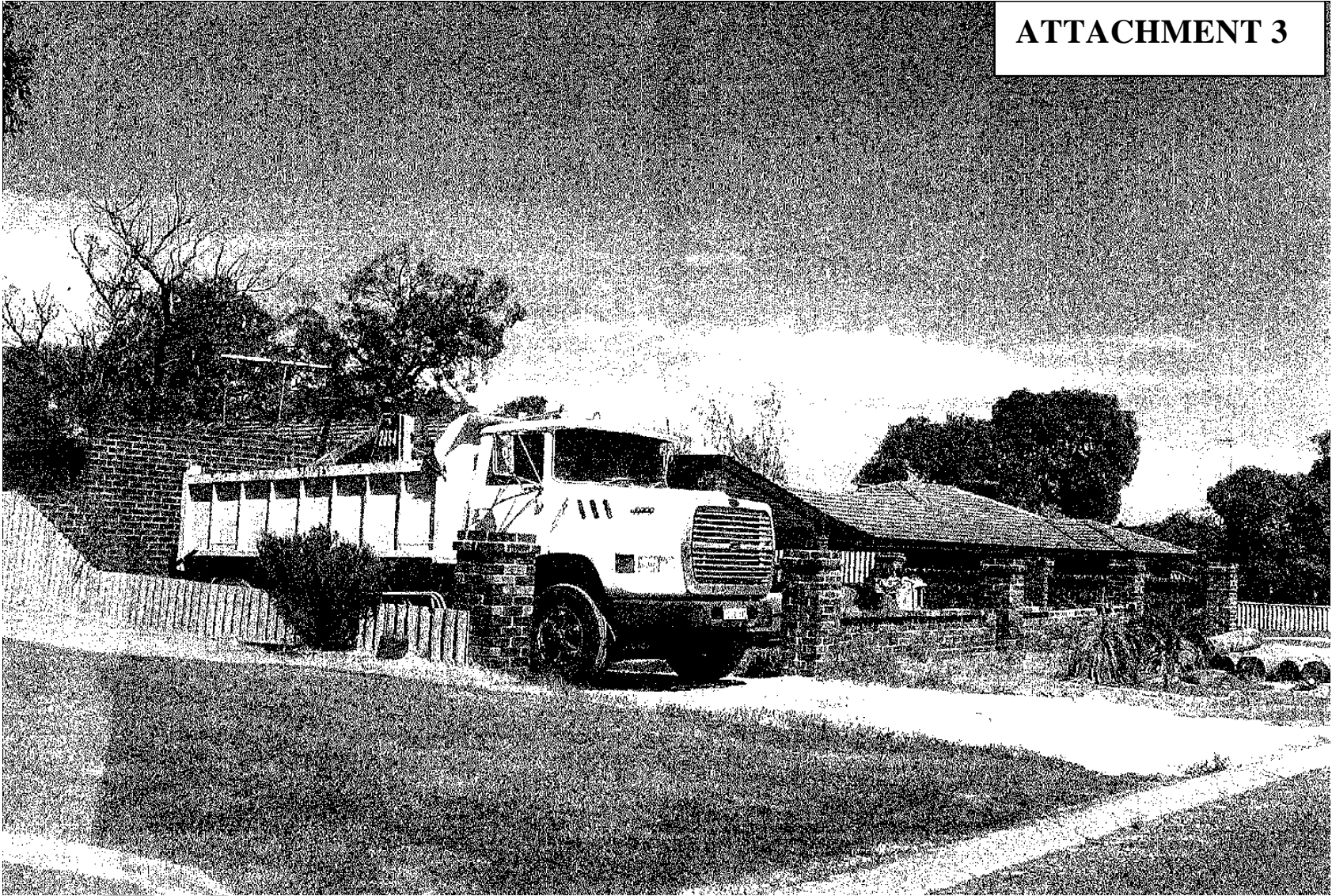
 City of  
Wanneroo  
Prepared by Carlographic Services

LOCATION PLAN  
Lot 994 (4) Hawley Place,  
MARANGAROO

SCALE : 1 : 2000  
DATE : 4th April 2006  
REF : Lot994\_HawleyPlace



**ATTACHMENT 3**



## 7. Commercial Vehicle Parking – Lot 137 (6) Clyde Court, Wanneroo

File Ref:	P34/2396V01
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	3

### Issue

To consider an application for the parking of a commercial vehicle within the front setback area of Lot 137 (6) Clyde Court, Wanneroo.

<b>Applicant</b>	Kevin Walden
<b>Owner</b>	Kevin and Jennifer Walden
<b>Location</b>	Lot 137 (6) Clyde Court, Wanneroo
<b>Site Area</b>	873m <sup>2</sup>
<b>DPS 2 Zoning</b>	Residential R20

### Background

In February 2006, a complaint was received in relation to the unauthorised parking of a commercial vehicle within the front setback of the subject property. This was confirmed by a site inspection.

The owner of the vehicle was advised of the City's commercial vehicle parking requirements. Administration requested that the commercial vehicle be removed from the site, or alternatively an application be lodged with the City for a variation to the commercial vehicle parking provisions. The applicant lodged an application that forms the subject of this report, seeking Council's approval for the parking of the commercial vehicle within the front setback area of the subject property.

### Detail

The location of the subject property is shown on **Attachment 1**.

The applicant is employed by O'Brien Glass and works night shift, on an on-call basis usually arriving at the first job at 5pm, generally finishing between 12am and 5am and only occasionally being called out again after arriving home. The vehicle is parked on the hardstand area forward of the dwelling, however the applicant advises that when arriving home at night he had been parking the vehicle on the verge on the opposite side of the street adjoining a neighbour's secondary street side boundary fencing and then parking the vehicle in the driveway when awaking the following morning in order to avoid triggering the vehicle's reversing beeper. He advises that he has attempted to minimise inconvenience to nearby residents by turning off the air brakes before leaving the main road, dipping the lights before entering Clyde Court and not closing the doors loudly. A site plan of the property, indicating the location in which the owner is seeking approval to park the commercial vehicle is shown on **Attachment 2**.

The commercial vehicle in question is a glaziers truck measuring approximately three metres in height, two metres in width and six metres in length (refer **Attachment 3**).

District Planning Scheme No.2 (DPS2) provides for commercial vehicles to be parked in a residential zone, subject to the provisions of sub-clause 4.23.3. The subject lot is located within the residential zone and contains a single dwelling.

The proposed location for parking the commercial vehicle is forward of the dwelling and this is contrary to sub-clause 4.23.3 (b) of DPS2. This clause states that a person may only park a commercial vehicle on a lot if: “...*the vehicle is parked entirely on the subject lot and is located on a hard standing area which is located behind the front of the dwelling, or alternatively the vehicle is parked within a garage.*”

The applicant arrives home between 12.00am and 5.00am and is occasionally called out again after arriving home. Sub-clause 4.23.3 (e) of DPS2 also states that “...*the vehicle is not to be started or manoeuvred onsite between the hours of 10.00am and 6.00am the following day.*”

Sub-clause 4.23.6 gives Council discretion to vary the requirements of sub-clauses 4.23.3 (b) and (e), provided that it is satisfied the variations will not adversely affect the amenity of the area surrounding the subject land.

### ***Consultation***

Adjacent landowners were notified of the proposal and given 14 days to lodge comments. At the conclusion of the comment period, one submission had been received objecting to the proposal. Key issues raised in the submission, together with an Administration comment on each are set out below:

#### **Issue 1**

*Other commercial vehicle owners in the area park their vehicles behind their house line. The application is contrary to the City's Commercial Vehicle Parking requirements in regard to the vehicle being parked in front of the house and being operated between 10.00pm and 6.00am. There are secure commercial vehicle parking premises with 24 hour access in Wangara that the applicant can park his vehicle.*

#### **Comment**

DPS2 does require commercial vehicles at residential premises to be parked behind the building line and not be operated between the hours of 10.00pm and 6.00am the following day. DPS2 however provides discretion for Council to consider variations to these requirements, provided that it is satisfied the variations will not adversely affect amenity. Each case should be considered on its individual merit.

#### **Recommendation**

That this issue be dismissed.

#### **Issue 2**

*The commercial vehicle is in full view from adjacent house and verge with only knee high foliage along the borders of the site.*

### Comment

The vehicle in question is relatively compact and presentable. The location in which the vehicle is to be parked is visible from the street and properties facing the subject site. The site is however located on a bend in Clyde Court and is screened in part from the property on the western side by landscaping and a small garden on the eastern side will in time provide additional screening. The first two properties within Clyde Court have side boundary fencing facing Clyde Court so impact on the residents of these properties is minimal. Under these circumstances it is not considered that the visual impact of the vehicle is significant.

### Recommendation

That this issue be dismissed.

### **Comment**

The applicant has indicated that the commercial vehicle is essential to his occupation. The vehicle is unable to be parked in the carport or behind the dwelling as it is too high and there is insufficient space available at the side of the dwelling. The vehicle in question is relatively compact and presentable. The location in which the vehicle is to be parked is visible from the street and properties facing the subject site, however the site is located on a bend in Clyde Court and is screened in part from the property on the western side by landscaping and a small garden on the eastern side will in time provide additional screening. The first two properties within Clyde Court have side boundary fencing facing Clyde Court so impact on the residents of these properties is minimal. Under these circumstances it is not considered that the visual impact of the vehicle is significant.

Clause 4.23.3 (e) precludes the applicant from starting or manoeuvring the vehicle on site between the hours of 10.00pm and 6.00am the following day. The applicant is employed by O'Brien Glass and works night shift, on an on-call basis usually arriving at the first job at 5pm, generally finishing between 12am and 5am and only occasionally being called out again after arriving home. When arriving home during the night, the applicant advises that he had been parking the vehicle on the verge on the opposite side of the street adjoining a neighbours secondary street side boundary fencing and then parking the vehicle in the driveway when awaking the following morning in order to avoid triggering the vehicle's reversing beeper. He advises that he has attempted to minimise inconvenience to nearby residents by turning off the air brakes before leaving the main road, dipping the lights before entering Clyde Court and not closing the doors loudly. These management arrangements seem to be a practical means to overcome impacting upon neighbours and are considered satisfactory.

On the basis of the above, the likely adverse amenity impact of this proposal is considered to be manageable. It is therefore recommended that the application be conditionally approved.

### **Statutory Compliance**

The proposal does not meet the requirements of clause 4.23.3 (b) and (e) of DPS2, however Council has discretion under clause 4.23.6 to vary the provisions of this clause, provided that it is satisfied that the variation will not adversely impact on the amenity of the area.



## **Strategic Implications**

Consideration of this proposal is consistent with the Social Outcome area of the City's newly adopted Strategic Plan, which seeks to increase choice and quality of neighbourhood and lifestyle options.

## **Policy Implications**

Nil

## **Financial Implications**

Nil

## **Voting Requirements**

Simple Majority.

## **Recommendation**

**That Council:**

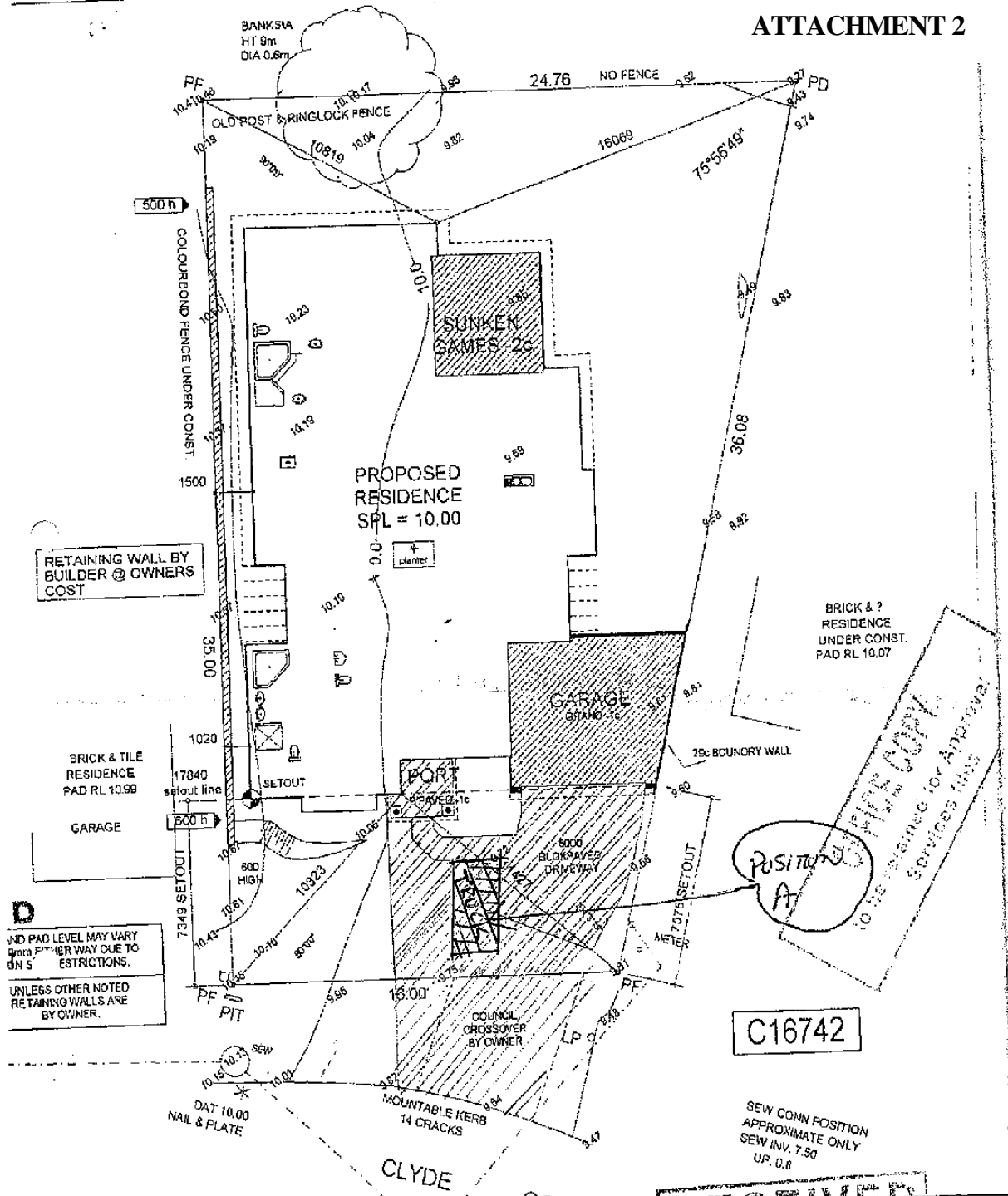
- 1. APPROVES the application by Kevin Walden to park a commercial vehicle within the front setback area of Lot 137 (6) Clyde Court, Wanneroo for the following reasons:**
  - a) Approval is granted to Mr Kevin Walden only, is not transferable to any other person and does not run with the land in respect to which it is granted.**
  - b) The commercial vehicle shall be restricted to the O'Brien Windscreens Mitsubishi Canter vehicle as shown on Attachment 3 to this report.**
  - c) The commercial vehicle shall only be parked on the hardstand area in front of the dwelling and wholly within the property boundary, except when returning home between the hours of 10.00pm and 6.00am the following morning, when the vehicle may be parked within the adjacent road reserve and relocated to the site as soon as practical later that morning.**
  - d) The use of the vehicle shall be managed in a way that minimises noise and light impact on the surrounding residential area to the satisfaction of the Manager Planning Services when arriving or leaving the premises between the hours of 10.00pm and 6.00am the following morning.**
  - e) The commercial vehicle shall be parked strictly in accordance with the remaining requirements as specified under sub-clause 4.23 of the City of Wanneroo District Planning Scheme No.2.**
- 2. ADVISES the submitter of its decision.**

ATTACHMENT 1



SUBJECT SITE

ATTACHMENT 2



<p>SUBURB WANNEROO BUILDER CROMLECH</p>	<p>PLAN 22145 MAP REF. 24 19-08</p>	<p><b>RECEIVED</b> CITY OF WANNEROO CITY ENGINEER 23 MAR 2006</p>
<p>NOTES: 1. DATE OF TIME. 2. JARY PEGS OR FENCES 3. NOT GUARANTEED.</p>	<p><b>BUILDERS (Cont)</b> The information shown on this drawing is current as at the date of the survey. Earthworks/set out dimensions may vary on site at the builders discretion. Sewer/Drainage may vary from schematic presentation check minimum clearance. Retaining not included/in addition to contract remains owners responsibility.</p>	<p>CITY OF WANNEROO MEMBERS OF THE ASSOCIATION OF CONSULTING SURVEYORS.</p>

ATTACHMENT 3



## **8. Development Applications Determined by Delegated Authority for June 2006**

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

### **Issue**

To note development applications determined by the Administration between 1 June 2006 and 30 June 2006, acting under Delegated Authority from Council.

### **Background**

Nil

### **Detail**

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

The City of Wanneroo continues to experience very rapid growth pressures. Since the commencement of 2006, the City has received over 84 development applications on average per month in addition to an average of over 726 building license applications.

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

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

Development applications determined by the Administration between 1 June 2006 and 30 June 2006, acting under Delegated Authority from Council are included in the attached **Schedule 1**.

### ***Consultation***

Nil

### **Comment**

Nil

## **Statutory Compliance**

A Delegated Authority Register was adopted by Council at its meeting on 30 August 2005 (item CS06-08/05 refers). The decisions referred to in schedule 1 of this report are in accordance with this register.

## **Strategic Implications**

The delegation reported in this report is consistent with the Governance Outcome area of the City's newly adopted Strategic Plan, which seeks to improve business performance and the quality of service delivery.

## **Policy Implications**

Nil

## **Financial Implications**

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

## **Voting Requirements**

Simple Majority.

## **Recommendation**

**That Council NOTES the determinations made by the Administration Services acting under delegated authority from Council on development applications processed between 1 June 2006 and 30 June 2006.**

**Development Applications determined for Period****City of Wanneroo***WHERE (Issued\_date BETWEEN 01/06/2006 00:00:00 AND 30/06/2006**Note: Estimated cost not provided on applications for use only or where a flat fee is applicable*

<b>Ram Id</b>	<b>Date</b>	<b>Owners</b>	<b>Days</b>	<b>Est Cost</b>	<b>Decision</b>
DA06/0134	13/02/2006	ZEBRA PROPERTIES PTY LTD & P & N LANDREACH	34	\$2,000.00	Approved
	<i>Prop address</i>	SUBDIVIDED 127 TWO ROCKS ROAD TWO ROCKS WA 6037			
	<i>Land</i>	Lot 501 DP 39466 Vol 2098 Fol 906			
	<i>Descriptio</i>	USE NOT LISTED - TEMPORARY SALES OFFICE			
	<i>Applicant</i>	MASTERPLAN CONSULTANTS WA PTY LTD			
	<i>File Number</i>	P32/0129V01			
DA06/0144	21/02/2006	YANCHEP SUN CITY PTY LTD & CAPRICORN	92	\$7,000.00	Refused
	<i>Prop address</i>	SUBDIVIDED 599 TWO ROCKS ROAD YANCHEP WA 6035			
	<i>Land</i>	Lot 303 P 21926 Vol 2097 Fol 795			
	<i>Descriptio</i>	TELECOMMUNICATIONS INFRASTRUCTURE - COMMUNICATIONS COMPOUND			
	<i>Applicant</i>	COSSILL & WEBLEY			
	<i>File Number</i>	P36/0256V02			
DA06/0213	20/03/2006	SANDHURST TRUSTEES LIMITED	71	\$5,500.00	Approved
	<i>Prop address</i>	RIDGEWOOD RISE 76 RIDGEWOOD BOULEVARD RIDGEWOOD WA 6030			
	<i>Land</i>	Lot 714 P 24003 Vol 2206 Fol 794			
	<i>Descriptio</i>	GROUPED DWELLING - PATIO ADDITION ( UNIT 108)			
	<i>Applicant</i>	ESE PATIOS AND HOME IMPROVEMENTS			
	<i>File Number</i>	P28/0134V01			
DA06/0218	23/03/2006	JOHN R SHEPHERD & BELINDA J SHEPHERD	50	\$300,000.00	Approved
	<i>Prop address</i>	9 VENTURE LOOP WANGARA WA 6065			
	<i>Land</i>	Lot 229 DP 38475 Vol 2554 Fol 816			
	<i>Descriptio</i>	FACTORY UNIT/WAREHOUSE WITH INCIDENTAL OFFICES			
	<i>Applicant</i>	JR SHEPHERD			
	<i>File Number</i>	P33/0308V01			
DA06/0223	24/03/2006	LAURIE C TAYLOR & ANNA T TAYLOR	39	\$8,000.00	Refused
	<i>Prop address</i>	83 SOVEREIGN DRIVE TWO ROCKS WA 6037			
	<i>Land</i>	Lot 307 P 13683 Vol 1606 Fol 878			
	<i>Descriptio</i>	RETAINING WALL			
	<i>Applicant</i>	ACE LIMESTONE RETAINING WALLS			
	<i>File Number</i>	P32/0812V01			
DA06/0203	16/03/2006	SQUASH FACTORY PTY LTD	71	\$600,000.00	Approved
	<i>Prop address</i>	18 GARINO RISE WANGARA WA 6065			
	<i>Land</i>	Lot 9 DP 43288 Vol 2599 Fol 023			
	<i>Descriptio</i>	RECREATION CENTRE/WAREHOUSE-1 UNIT AND 2 UNITS			
	<i>Applicant</i>	SQUASH FACTORY PTY LTD			
	<i>File Number</i>	P33/0451V01			
DA06/0215	22/03/2006	YANCHEP SUN CITY PTY LTD & CAPRICORN	70	\$1,081,000.00	Approved
	<i>Prop address</i>	599 TWO ROCKS ROAD YANCHEP WA 6035			
	<i>Land</i>	Lot 9001 DP 49294			
	<i>Descriptio</i>	RESIDENTIAL SUBDIVISION POS			
	<i>Applicant</i>	EPCAD CONSULTANTS			
	<i>File Number</i>	P36/0256V02			
DA06/0227	21/03/2006	YANCHEP SUN CITY PTY LTD & CAPRICORN	69	\$728,290.00	Approved
	<i>Prop address</i>	602 TWO ROCKS ROAD YANCHEP WA 6035			
	<i>Land</i>	Lot 9002 DP 49302			
	<i>Descriptio</i>	USE NOT LISTED - POS & Street Planting			
	<i>Applicant</i>	EPCAD PTY LTD			
	<i>File Number</i>	P36/0736V01			

**Development Applications determined for Period****City of Wanneroo***WHERE (Issued\_date BETWEEN 01/06/2006 00:00:00 AND 30/06/2006**Note: Estimated cost not provided on applications for use only or where a flat fee is applicable*

<b>Ram Id</b>	<b>Date</b>	<b>Owners</b>	<b>Days</b>	<b>Est Cost</b>	<b>Decision</b>
DA06/0192	15/03/2006	GOBBY INVESTMENTS PTY LTD	72	\$280,000.00	Approved
	<i>Prop address</i>	8 BOMBARDIER ROAD WANGARA WA 6065			
	<i>Land</i>	Lot 221 DP 45386 Vol 2604 Fol 141			
	<i>Descriptio</i>	COMMERCIAL WAREHOUSE			
	<i>Applicant</i>	GOBBY INVESTMENTS PTY LTD			
	<i>File Number</i>	p33/0483v01			
DA06/0193	15/03/2006	GOBBY INVESTMENTS PTY LTD	61	\$280,000.00	Approved
	<i>Prop address</i>	26 LANCASTER ROAD WANGARA WA 6065			
	<i>Land</i>	Lot 234 DP 45386 Vol 2604 Fol 154			
	<i>Descriptio</i>	WAREHOUSE			
	<i>Applicant</i>	GOBBY INVESTMENTS PTY LTD			
	<i>File Number</i>	P33/0484V01			
DA06/0237	29/03/2006	MICHAEL K MCCLEMENTS	49	\$20,000.00	Approved
	<i>Prop address</i>	10 STEVENAGE STREET YANCHEP WA 6035			
	<i>Land</i>	Lot 5 P 13488 Vol 1589 Fol 515			
	<i>Descriptio</i>	LUNCHBAR & CATERING			
	<i>Applicant</i>	MK MCCLEMENTS			
	<i>File Number</i>	P36/0502V01			
DA06/0240	24/03/2006	ALFRED R ROWORTH & CLIFFORD R ROWORTH	53	\$58,133.00	Approved
	<i>Prop address</i>	30 QUEENSWAY ROAD LANDSDALE WA 6065			
	<i>Land</i>	Lot 57 P 8649 Vol 1488 Fol 719			
	<i>Descriptio</i>	GENERAL RURAL - CAFÉ			
	<i>Applicant</i>	L CHARLESWORTH			
	<i>File Number</i>	P17/0683V01			
DA06/0241	30/03/2006	JOANNE ROONEY & MATTHEW R CAMPBELL	42	\$11,000.00	Approved
	<i>Prop address</i>	32 ORCHARD REST TWO ROCKS WA 6037			
	<i>Land</i>	Lot 37 DP 36110 Vol 2541 Fol 707			
	<i>Descriptio</i>	Other Development Application Category Not Listed - PATIO AND RETAINING WALL ON			
	<i>Applicant</i>	J ROONEY, MR CAMPBELL			
	<i>File Number</i>	P32/0272V01			
DA06/0264	06/04/2006	SANDHURST TRUSTEES LIMITED	58	\$2,420,000.00	Approved
	<i>Prop address</i>	RIDGEWOOD RISE 76 RIDGEWOOD BOULEVARD RIDGEWOOD WA 6030			
	<i>Land</i>	Lot 714 P 24003 Vol 2206 Fol 794			
	<i>Descriptio</i>	RETIREMENT VILLAGE - STAGE THREE - 22 GROUPED DWELLINGS (UNITS			
	<i>Applicant</i>	SETTLERS VILLAGE MANAGEMENT PTY LTD			
	<i>File Number</i>	P28/0134V01			
DA06/0265	11/04/2006	BRENDAN G LAHEY & KERRY AM LAHEY	51	\$0.00	Approved
	<i>Prop address</i>	3 PENROSE VISTA TAPPING WA 6065			
	<i>Land</i>	Lot 2432 DP 38301 Vol 2568 Fol 630			
	<i>Descriptio</i>	HOME BUSINESS - CATEGORY 2 - HAIRDRESSING/MANICURES			
	<i>Applicant</i>	KAM LAHEY			
	<i>File Number</i>	P31/0536V01			
DA06/0278	10/04/2006	VASSILIOS FILLIPPOU, EKATERINI FILLIPPOU,	50	\$200,000.00	Approved
	<i>Prop address</i>	43 BUCKINGHAM DRIVE WANGARA WA 6065			
	<i>Land</i>	Lot 139 P 12576 Vol 1517 Fol 530			
	<i>Descriptio</i>	WAREHOUSE ADDITION			
	<i>Applicant</i>	I FILLIPPOU			
	<i>File Number</i>	P33/0078V01			



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<b>Ram Id</b>	<b>Date</b>	<b>Owners</b>	<b>Days</b>	<b>Est Cost</b>	<b>Decision</b>
DA06/0280	10/04/2006	THIE BEG PTY LTD	39	\$450,000.00	Approved
	<i>Prop address</i>	43 FURNISS ROAD DARCH WA 6065			
	<i>Land</i>	Lot 26 D 97581 Vol 2169 Fol 129			
	<i>Descriptio</i>	WAREHOUSE X 3			
	<i>Applicant</i>	THIE BEG PTY LTD			
	<i>File Number</i>	P09/0707V01			
DA06/0282	13/04/2006	WORLD PHONE CARD PTY LTD	35	\$229,068.00	Approved
	<i>Prop address</i>	26 AUCKLAND WAY HOCKING WA 6065			
	<i>Land</i>	Lot 432 DP 42363 Vol 2581 Fol 845			
	<i>Descriptio</i>	GROUPE DWELLING - 2 UNITS			
	<i>Applicant</i>	WORLD PHONE CARD PTY LTD			
	<i>File Number</i>	P13/0895V01			
DA06/0291	20/04/2006	ANTHONY C PERRIN & YVONNE A PERRIN	30	\$0.00	Approved
	<i>Prop address</i>	292 CARABOODA ROAD CARABOODA WA 6033			
	<i>Land</i>	Lot 21 P 8913 Vol 1824 Fol 385			
	<i>Descriptio</i>	SINGLE HOUSE - DOG KENNELS			
	<i>Applicant</i>	AC PERRIN			
	<i>File Number</i>				
DA06/0295	20/04/2006	CHISHOLM HOLDINGS PTY LTD	44	\$0.00	Approved
	<i>Prop address</i>	SUBDIVIDED 10 HUGHIE EDWARDS DRIVE MERRIWA WA 6030			
	<i>Land</i>	Lot 1601 D 90254 Vol 2201 Fol 843			
	<i>Descriptio</i>	CHANGE OF USE -CAFÉ TO SHOWROOM			
	<i>Applicant</i>	STONEWALL CONSTRUCTIONS			
	<i>File Number</i>	P21/0557V02			
DA06/0296	21/04/2006	PIORT POWERS & BEATA POWERS	22	\$218,181.82	Approved
	<i>Prop address</i>	24 SCIDO RISE DARCH WA 6065			
	<i>Land</i>	Lot 207 DP 42882 Vol 2585 Fol 682			
	<i>Descriptio</i>	GROUPE DWELLING - 2 UNITS			
	<i>Applicant</i>	P POWERS			
	<i>File Number</i>	P09/1020V01			
DA06/0301	24/04/2006	BRYAN H CUMING	22	\$3,000.00	Approved
	<i>Prop address</i>	WESTBROOK MEWS 1/17 WESTBROOK WAY GIRRAWHEEN WA 6064			
	<i>Land</i>	Lot 20 Vol 2559 Fol 272 S/P 44797			
	<i>Descriptio</i>	GROUP DWELLINGS - SHED ADDITION (UNIT 1)			
	<i>Applicant</i>	BH CUMING			
	<i>File Number</i>	P11/0453V01			
DA06/0303	18/04/2006	PAUL F RYAN	26	\$5,000.00	Approved
	<i>Prop address</i>	74A AYLESFORD DRIVE MARANGAROO WA 6064			
	<i>Land</i>	Lot 2 Vol 1991 Fol 299 S/P 25760			
	<i>Descriptio</i>	GROUPE DWELLING - SHED ADDITION			
	<i>Applicant</i>	OUTDOORWORLD			
	<i>File Number</i>	P19/1331V01			
DA06/0245	23/03/2006	ERIC PENDREIGH, PAULA M PENDREIGH,	43	\$254,811.00	Approved
	<i>Prop address</i>	23 ST LOUIS AVENUE HOCKING WA 6065			
	<i>Land</i>	Lot 818 DP 43647 Vol 2587 Fol 018			
	<i>Descriptio</i>	GROUPE DWELLING - 2 UNITS			
	<i>Applicant</i>	G J GARDNER HOMES			
	<i>File Number</i>	P13/1148V01			

**Development Applications determined for Period****City of Wanneroo***WHERE (Issued\_date BETWEEN 01/06/2006 00:00:00 AND 30/06/2006**Note: Estimated cost not provided on applications for use only or where a flat fee is applicable*

<b>Ram Id</b>	<b>Date</b>	<b>Owners</b>	<b>Days</b>	<b>Est Cost</b>	<b>Decision</b>
DA06/0085	30/01/2006	CARINE NOMINEES PTY LTD	95	\$400,000.00	Approved
	<i>Prop address</i>	SUBDIVIDED 2359 MARMION AVENUE JINDALEE WA 6036			
	<i>Land</i>	Lot 9022 DP 44221			
	<i>Descriptio</i>	PARK - PUBLIC OPEN SPACE JINDALEE STAGE 2			
	<i>Applicant</i>	MCNALLY NEWTON LANDSCAPE ARCHITECTS			
	<i>File Number</i>	P15/0001V03			
DA05/1006	20/12/2005	IMAGE INTERNATIONAL PTY LTD & M.A.K.	138	\$50,000.00	Approved
	<i>Prop address</i>	2/49 BERRIMAN DRIVE WANGARA WA 6065			
	<i>Land</i>	Lot 2 Vol 1833 Fol 458 S/P 17181			
	<i>Descriptio</i>	NIGHTCLUB			
	<i>Applicant</i>	D SERAFINI			
	<i>File Number</i>	P33/0069V01			
DA06/0001	04/01/2006	WATSON PROPERTY GROUP MADELEY RISE LTD	113	\$104,500.00	Approved
	<i>Prop address</i>	18 WILMOT BEND MADELEY WA 6065			
	<i>Land</i>	Lot 9000 DP 47161			
	<i>Descriptio</i>	PARK - PUBLIC OPEN SPACE MADELEY			
	<i>Applicant</i>	WATSON PROPERTY GROUP MADELEY RISE LTD			
	<i>File Number</i>	P18/1246V01			
DA06/0424	08/06/2006	CATHERINE E SHAVE & MARK R SHAVE	16	\$0.00	Approved
	<i>Prop address</i>	6 CALEY PLACE TWO ROCKS WA 6037			
	<i>Land</i>	Lot 44 P 10832 Vol 1379 Fol 770			
	<i>Descriptio</i>	SINGLE HOUSE - OUTBUILDING AND HOME BUSINESS - NATUROPATHIC			
	<i>Applicant</i>	CE SHAVE			
	<i>File Number</i>	P32/0855V01			
DA06/0427	09/06/2006	FRANZL HB SHANNON & KATHLEEN A SHANNON	8	\$250,000.00	Approved
	<i>Prop address</i>	6 BOMBARDIER ROAD WANGARA WA 6065			
	<i>Land</i>	Lot 222 DP 45386 Vol 2604 Fol 142			
	<i>Descriptio</i>	WAREHOUSES WITH INCIDENTAL OFFICE			
	<i>Applicant</i>	FHB SHANNON			
	<i>File Number</i>	P33/0478V01			
DA06/0429	12/06/2006	IAN S ELIADES & TRACY L DOVEN	6	\$7,000.00	Approved
	<i>Prop address</i>	379 GIBBS ROAD NOWERGUP WA 6032			
	<i>Land</i>	Lot 5 D 24385 Vol 1230 Fol 880			
	<i>Descriptio</i>	SINGLE HOUSE - PATIO ENCLOSURE			
	<i>Applicant</i>	TL DOVEN, IS ELIADES			
	<i>File Number</i>	P24/0060V01			
DA06/0432	12/06/2006	RONALD F VOGELS & BERNADETTE M VOGELS	0	\$11,598.00	Approved
	<i>Prop address</i>	175 COOGEE ROAD MARIGINIUP WA 6065			
	<i>Land</i>	Lot 4 P 23141 Vol 2160 Fol 882			
	<i>Descriptio</i>	SINGLE HOUSE - PATIO ADDITION			
	<i>Applicant</i>	PEARCEY CONSTRUCTIONS			
	<i>File Number</i>	P20/0166V01			
DA06/0433	12/06/2006	PATRICK J STUCHBURY	11	\$4,374.00	Approved
	<i>Prop address</i>	2B SHALFORD WAY GIRRAWHEEN WA 6064			
	<i>Land</i>	Lot 2 Vol 2609 Fol 890 S/P 48119			
	<i>Descriptio</i>	TWO GROUP DWELLINGS - WORKSHOP ADDITION			
	<i>Applicant</i>	KALMAR PTY LTD			
	<i>File Number</i>	P11/1363V01			

**Development Applications determined for Period****City of Wanneroo***WHERE (Issued\_date BETWEEN 01/06/2006 00:00:00 AND 30/06/2006**Note: Estimated cost not provided on applications for use only or where a flat fee is applicable*

<b>Ram Id</b>	<b>Date</b>	<b>Owners</b>	<b>Days</b>	<b>Est Cost</b>	<b>Decision</b>
DA06/0435	14/06/2006	GLENICE A TURNER	1	\$5,300.00	Approved
	<i>Prop address</i>	5B ALLOTT PLACE MARANGAROO WA 6064			
	<i>Land</i>	Lot 2 Vol 1944 Fol 700 S/P 18800			
	<i>Descriptio</i>	TWO GROUPED DWELLINGS - PATIO ADDITION (5B)			
	<i>Applicant</i>	ONE STOP PATIO SHOP			
	<i>File Number</i>	P19/0059V01			
DA06/0436	15/06/2006	WAYDANETTE PTY LTD	10	\$0.00	Approved
	<i>Prop address</i>	1 SARASOTA PASS CLARKSON WA 6030			
	<i>Land</i>	Lot 424 DP 32856 Vol 2201 Fol 76			
	<i>Descriptio</i>	CHANGE OF USE- SHOW ROOM TO PRIVATE RECREATION (PERSONAL TRAINING			
	<i>Applicant</i>	WAYDANETTE PTY LTD			
	<i>File Number</i>	P08/0229V01			
DA06/0437	15/06/2006	TREVOR L HANKS & NAOMI SHAW	6	\$21,738.00	Approved
	<i>Prop address</i>	14 MOONDYNE TRAIL GNANGARA WA 6065			
	<i>Land</i>	Lot 44 P 17876 Vol 1897 Fol 146			
	<i>Descriptio</i>	SINGLE HOUSE - SHED ADDITION			
	<i>Applicant</i>	TL HANKS			
	<i>File Number</i>	P12/0261V01			
DA06/0438	15/06/2006	PETER R CUREL & JENNIFER E CUREL	6	\$4,950.00	Approved
	<i>Prop address</i>	34 STRATHALBYN LOOP CARRAMAR WA 6031			
	<i>Land</i>	Lot 694 DP 26897 Vol 2505 Fol 631			
	<i>Descriptio</i>	SINGLE HOUSE - PATIO ADDITION			
	<i>Applicant</i>	J & E INDUSTRIES			
	<i>File Number</i>	P07/0486V01			
DA06/0447	16/06/2006	CLAYTON J ANGUS	5	\$7,200.00	Approved
	<i>Prop address</i>	3A CHARING CRESCENT MARANGAROO WA 6064			
	<i>Land</i>	Lot 1 Vol 1562 Fol 483 S/P 7877			
	<i>Descriptio</i>	TWO GROUPED DWELLINGS - PATIO ADDITION (3A)			
	<i>Applicant</i>	NEW IMAGE HOME IMPROVEMENTS			
	<i>File Number</i>	P19/1518V01			
DA06/0452	20/06/2006	CLIFTON D PRICE, NORMAN A PRICE, LARISSA	5	\$38,000.00	Approved
	<i>Prop address</i>	241 DUNDEBAR ROAD WANNEROO WA 6065			
	<i>Land</i>	Lot 350 D 92002 Vol 2091 Fol 481			
	<i>Descriptio</i>	SINGLE HOUSE - PATIO AND POOL ADDITION			
	<i>Applicant</i>	NA PRICE			
	<i>File Number</i>	P34/2276V01			
DA06/0453	20/06/2006	SCOTT A FOWLER & AMANDA J NICHOLSON	5	\$9,800.00	Approved
	<i>Prop address</i>	2 ASHURST WAY HOCKING WA 6065			
	<i>Land</i>	Lot 474 P 23583 Vol 2171 Fol 706			
	<i>Descriptio</i>	SINGLE HOUSE - PATIO ADDITION			
	<i>Applicant</i>	ALLWEST PATIOS			
	<i>File Number</i>	P13/0956V01			
DA06/0456	22/06/2006	RALPH H WHEELER & LYNN M WHEELER	6	\$20,000.00	Approved
	<i>Prop address</i>	10 CARRAMAR ROAD CARRAMAR WA 6031			
	<i>Land</i>	Lot 2112 DP 36914 Vol 2551 Fol 91			
	<i>Descriptio</i>	SINGLE HOUSE - GARAGE ADDITION			
	<i>Applicant</i>	RH WHEELER			
	<i>File Number</i>	P07/0840V01			

**Development Applications determined for Period****City of Wanneroo***WHERE (Issued\_date BETWEEN 01/06/2006 00:00:00 AND 30/06/2006**Note: Estimated cost not provided on applications for use only or where a flat fee is applicable*

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DA06/0458	21/06/2006	VINCENZINA GALLO	6	\$1,925.00	Approved
	<i>Prop address</i>	24 MARTINDALE AVENUE MADELEY WA 6065			
	<i>Land</i>	Lot 2 Vol 2591 Fol 200 S/P 47407			
	<i>Descriptio</i>	GROUPED DWELLING - PATIO ADDITION			
	<i>Applicant</i>	HIGHLINE LTD			
	<i>File Number</i>	P18/0597V01			
DA06/0459	20/06/2006	SHANE M TAYLOR	8	\$10,760.00	Approved
	<i>Prop address</i>	6 DURACK PLACE KOONDOOLA WA 6064			
	<i>Land</i>	Lot 12 D 70907 Vol 1748 Fol 427			
	<i>Descriptio</i>	SINGLE HOUSE - GARAGE ADDITION			
	<i>Applicant</i>	OUTDOOR WORLD			
	<i>File Number</i>	P16/0647V01			
DA06/0462	23/06/2006	DINH M LU & NGOC T NGUYEN	4	\$3,000.00	Approved
	<i>Prop address</i>	WESTGATE GARDENS 14 SARRE PLACE MARANGAROO WA 6064			
	<i>Land</i>	Lot 9 Vol 1869 Fol 976 S/P 18905			
	<i>Descriptio</i>	GROUPED DWELLINGS - PATIO ADDITION			
	<i>Applicant</i>	DM LU			
	<i>File Number</i>	P19/0853V01			
DA06/0463	23/06/2006	RAAFA ASSOCIATION INC	3	\$2,500.00	Approved
	<i>Prop address</i>	CAMBRAI VILLAGE 85 HESTER AVENUE MERRIWA WA 6030			
	<i>Land</i>	Lot 12 P 24265 Vol 2202 Fol 109			
	<i>Descriptio</i>	AGED OR DEPENDENT PERSONS DWELLINGS - PATIO ADDITION TO UNIT 235			
	<i>Applicant</i>	RAAFA ASSOCIATION INC			
	<i>File Number</i>	P21/0080V01			
DA06/0466	22/06/2006	SUSAN E GOSS & VINCENT A GOSS	3	\$19,900.00	Approved
	<i>Prop address</i>	329 LANDSDALE ROAD LANDSDALE WA 6065			
	<i>Land</i>	Lot 159 D 28708 Vol 1590 Fol 968			
	<i>Descriptio</i>	SINGLE HOUSE - SWIMMING POOL			
	<i>Applicant</i>	IMPERIAL POOLS			
	<i>File Number</i>	P17/0178V01			
DA06/0467	22/06/2006	CHEVAR HOLDINGS PTY LTD	3	\$280,000.00	Approved
	<i>Prop address</i>	65 WINDSOR ROAD WANGARA WA 6065			
	<i>Land</i>	Lot 204 DP 45386 Vol 2604 Fol 124			
	<i>Descriptio</i>	INDUSTRIAL - WAREHOUSE			
	<i>Applicant</i>	CHEVAR HOLDINGS PTY LTD			
	<i>File Number</i>	P33/0467V01			
DA06/0469	20/06/2006	CARINE NOMINEES PTY LTD	6	\$9,000.00	Approved
	<i>Prop address</i>	SUBDIVIDED 2359E MARMION AVENUE JINDALEE WA 6036			
	<i>Land</i>	Lot 9018 DP 42097			
	<i>Descriptio</i>	MEDICAL CENTRE - SIGNAGE			
	<i>Applicant</i>	GAINSBY PTY LTD			
	<i>File Number</i>	P15/0001V03			
DA06/0475	22/06/2006	ADAM K TRIGGS & LOUISE J TRIGGS	4	\$1,380.00	Approved
	<i>Prop address</i>	117B SEAGROVE BOULEVARD MERRIWA WA 6030			
	<i>Land</i>	Lot 2 Vol 2599 Fol 671 S/P 46877			
	<i>Descriptio</i>	TWO GROUPED DWELLING - PATIO ADDITION (UNIT B)			
	<i>Applicant</i>	HALF PRICE PATIOS			
	<i>File Number</i>	P21/0810V01			

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DA06/0430	12/06/2006	LISA C WRIGHT	5	\$3,000.00	Approved
	<i>Prop address</i>	MADELEY GARDENS 50 HOLLINS BEND MADELEY WA 6065			
	<i>Land</i>	Lot 21 Vol 2614 Fol 603 S/P 48344			
	<i>Descriptio</i>	GROUPED DWELLINGS - PATIO ADDITION TO UNIT 21			
	<i>Applicant</i>	LC WRIGHT			
	<i>File Number</i>	P18/1300V01			
DA06/0478	28/06/2006	PETER H MARTIN & SANDRA F MARTIN	2	\$8,800.00	Approved
	<i>Prop address</i>	1 HADDON TERRACE MADELEY WA 6065			
	<i>Land</i>	Lot 2 Vol 2611 Fol 199 S/P 48161			
	<i>Descriptio</i>	GROUPED DWELLING - PATIO ADDITION			
	<i>Applicant</i>	PITCHED PERGOLAS			
	<i>File Number</i>	P18/1359V01			
DA05/0342.01	10/03/2006	AUSNAM ENDEAVOUR PTY LTD	62	\$0.00	Approved
	<i>Prop address</i>	SAIGON BUSINESS CENTRE 32 BALGONIE AVENUE GIRRAWHEEN WA 6064			
	<i>Land</i>	Lot 700 D 58797 Vol 1884 Fol 90			
	<i>Descriptio</i>	CONSULTING ROOM, LUNCH BAR, RESTAURANT, OFFICE AND SHOWROOM			
	<i>Applicant</i>	A RECHICHI			
	<i>File Number</i>	P11/0251V01			
DA05/0818	27/10/2005	DANTI FAMILY HOLDINGS PTY LTD	115	\$250,000.00	Approved
	<i>Prop address</i>	32 LANCASTER ROAD WANGARA WA 6065			
	<i>Land</i>	Lot 231 DP 45386 Vol 2604 Fol 151			
	<i>Descriptio</i>	WHAREHOUSE & LUNCH BAR			
	<i>Applicant</i>	DANTI FAMILY HOLDINGS PTY LTD			
	<i>File Number</i>	P33/0477V01			
DA05/0854	09/11/2005	YENNETT PTY LTD	111	\$1,090,909.00	Approved
	<i>Prop address</i>	25 TURNBULL ROAD NEERABUP WA 6031			
	<i>Land</i>	Lot 39 D 76283 Vol 1848 Fol 049			
	<i>Descriptio</i>	FACTORY UNIT - ADDITION OF 7 UNITS			
	<i>Applicant</i>	H DORRINGTON			
	<i>File Number</i>	P23/0018V01			
DA06/0305	19/04/2006	PAMELA GRAY & PETER GRAY	45	\$329,986.00	Approved
	<i>Prop address</i>	250 OCEAN KEYS BOULEVARD CLARKSON WA 6030			
	<i>Land</i>	Lot 1078 DP 45432 Vol 2593 Fol 847			
	<i>Descriptio</i>	SINGLE HOUSE WITH OFFICE			
	<i>Applicant</i>	J CORP PTY LTD			
	<i>File Number</i>	P08/1792V01			
DA06/0308	21/04/2006	HELEN PARDINI & DANIEL PARDINI	29	\$0.00	Approved
	<i>Prop address</i>	11 MACDERMOTT PARADE DARCH WA 6065			
	<i>Land</i>	Lot 510 DP 35991 Vol 2537 Fol 186			
	<i>Descriptio</i>	HOME BUSINESS - CATEGORY 2 - HAIRDRESSING			
	<i>Applicant</i>	H PARDINI			
	<i>File Number</i>	P09/5V01051			
DA06/0314	26/04/2006	NELLIE DAVID	32	\$50,000.00	Withdrawn
	<i>Prop address</i>	12 FOXTON WAY BUTLER WA 6036			
	<i>Land</i>	Lot 307 DP 27850 Vol 2503 Fol 374			
	<i>Descriptio</i>	Change of Use - From Residential to Child Care			
	<i>Applicant</i>	N DAVID			
	<i>File Number</i>	P05/1412V01			

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DA06/0334	08/05/2006	KEYFAST PTY LTD	38	\$14,063.00	Approved
	<i>Prop address</i>	25 CLARECASTLE RETREAT MINDARIE WA 6030			
	<i>Land</i>	Lot 94 DP 34831 Vol 2542 Fol 679			
	<i>Descriptio</i>	SINGLE HOUSE - PRIVATE JETTY			
	<i>Applicant</i>	ENGINEERED WATER SYSTEMS			
	<i>File Number</i>	P22/1729V01			
DA06/0335	03/05/2006	SATTERLEY WANNEROO PTY LTD	31	\$290,000.00	Approved
	<i>Prop address</i>	2 CONTI ROAD TAPPING WA 6065			
	<i>Land</i>	Lot 9027 DP 49281			
	<i>Descriptio</i>	POS - THE GROVE (Stage 7E) (Lot 8014)			
	<i>Applicant</i>	MCNALLY NEWTON LANDSCAPE ARCHITECTS			
	<i>File Number</i>	SDS122657/S7EV01			
DA06/0338	09/05/2006	RAYMOND A PERKINS & VIVIENNE PERKINS	17	\$42,000.00	Approved
	<i>Prop address</i>	47 JAMBANIS ROAD WANNEROO WA 6065			
	<i>Land</i>	Lot 500 D 68832 Vol 1736 Fol 629			
	<i>Descriptio</i>	SINGLE HOUSE - SHED ADDITION			
	<i>Applicant</i>	RA PERKINS			
	<i>File Number</i>	P34/2744V01			
DA06/0340	08/05/2006	SANDHURST TRUSTEES LIMITED	36	\$83,234.73	Approved
	<i>Prop address</i>	RIDGEWOOD RISE 76 RIDGEWOOD BOULEVARD RIDGEWOOD WA 6030			
	<i>Land</i>	Lot 714 P 24003 Vol 2206 Fol 794			
	<i>Descriptio</i>	EARTHWORKS AND RETAINING WALL			
	<i>Applicant</i>	EWING CONSULTING ENGINEERS			
	<i>File Number</i>	P28/0134V01			
DA06/0342	08/05/2006	INVOX PTY LTD	32	\$3,250.00	Approved
	<i>Prop address</i>	LANDSDALE FORUM & CHILD CARE CENTRE 127 THE BROADVIEW LANDSDALE WA			
	<i>Land</i>	Lot 991 DP 39373			
	<i>Descriptio</i>	TAKEAWAY FOOD OUTLET - SIGNAGE			
	<i>Applicant</i>	PROJECT NEON			
	<i>File Number</i>	P17/013V03			
DA06/0350	12/05/2006	ALAN R HUDSON & VALDA M HUDSON	14	\$3,000.00	Approved
	<i>Prop address</i>	91 TRANQUIL DRIVE CARRAMAR WA 6031			
	<i>Land</i>	Lot 18 P 12964 Vol 1545 Fol 525			
	<i>Descriptio</i>	SINGLE HOUSE - RETAINING WALL X 2 AND PATIO ADDITIONS			
	<i>Applicant</i>	AR HUDSON			
	<i>File Number</i>	P07/0971V01			
DA06/0351	15/05/2006	MARTINUS B DEVRIES	13	\$250,000.00	Approved
	<i>Prop address</i>	15 BESSEMER WAY WANGARA WA 6065			
	<i>Land</i>	Lot 216 DP 45386 Vol 2604 Fol 136			
	<i>Descriptio</i>	WAREHOUSE			
	<i>Applicant</i>	STONEWALL CONSTRUCTIONS			
	<i>File Number</i>	P33/0472V01			
DA06/0355	11/05/2006	SOO SJ TEH	15	\$300,000.00	Approved
	<i>Prop address</i>	43 SANTA CLARA CRESCENT CLARKSON WA 6030			
	<i>Land</i>	Lot 1054 DP 45468 Vol 2597 Fol 846			
	<i>Descriptio</i>	GROUPED DWELLING - 2 UNITS			
	<i>Applicant</i>	SUMMIT PROJECTS			
	<i>File Number</i>	P08/2224V01			



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DA06/0362	18/05/2006	HOMESWEST	17	\$786,363.64	Approved
	<i>Prop address</i>	14 DURLEY WAY BUTLER WA 6036			
	<i>Land</i>	Lot 1165 DP 48289			
	<i>Descriptio</i>	Grouped Dwellings			
	<i>Applicant</i>	CONTENT LIVING PTY LTD			
	<i>File Number</i>	P05/2100V01			
DA06/0347	08/05/2006	KERRIE I PATCHING	37	\$10,000.00	Approved
	<i>Prop address</i>	105 ADAMS ROAD MARIGINIUP WA 6065			
	<i>Land</i>	Lot 24 P 23142 Vol 2173 Fol 406			
	<i>Descriptio</i>	SINGLE HOUSE - RETROSPECTIVE PATIO ENCLOSURE			
	<i>Applicant</i>	KI PATCHING			
	<i>File Number</i>	P20/0038V01			
DA06/0364	15/05/2006	MINH T TRUONG, THI P PHAM, DO G HUYNH,	33	\$0.00	Refused
	<i>Prop address</i>	412 BADGERUP ROAD GNANGARA WA 6065			
	<i>Land</i>	Lot 20 D 53488 Vol 1487 Fol 622			
	<i>Descriptio</i>	INTENSIVE AGRICULTURE - MARKET GARDEN			
	<i>Applicant</i>	J BODYCOAT			
	<i>File Number</i>	P12/0063V01			
DA06/0380	25/05/2006	MARIA DIAMOND, WILLIAM DIAMOND, JANA M	26	\$2,970.00	Approved
	<i>Prop address</i>	75 CAPORN STREET MARIGINIUP WA 6065			
	<i>Land</i>	Lot 100 D 97077 Vol 1145 Fol 963			
	<i>Descriptio</i>	SINGLE HOUSE - CARPORT EXTENSION			
	<i>Applicant</i>	PERTH HOME IMPROVEMENT CENTRE			
	<i>File Number</i>	P20/0115V01			
DA06/0381	24/05/2006	ROBERT LEE & JOAN E GORDON-LEE	7	\$320,000.00	Approved
	<i>Prop address</i>	14 BOSCASTLE WAY DARCH WA 6065			
	<i>Land</i>	Lot 246 DP 36416 Vol 2540 Fol 546			
	<i>Descriptio</i>	TWO GROUPED DWELLINGS			
	<i>Applicant</i>	NORFOLK HOMES			
	<i>File Number</i>	P09/0504V01			
DA06/0382	25/05/2006	RONALD T SMITH & JUDITH A SMITH	9	\$11,000.00	Approved
	<i>Prop address</i>	12 SIERRA KEY MINDARIE WA 6030			
	<i>Land</i>	Lot 470 P 24283 Vol 2201 Fol 181			
	<i>Descriptio</i>	SINGLE HOUSE - PATIO ADDITION			
	<i>Applicant</i>	PATIO LIVING			
	<i>File Number</i>	P22/1426V01			
DA06/0384	25/05/2006	ELIZABETH C FULLER & ROBIN I HAJINOOR	6	\$1,706.00	Approved
	<i>Prop address</i>	18C KEELEY WAY GIRRAWHEEN WA 6064			
	<i>Land</i>	Lot 3 Vol 2615 Fol 550 S/P 48820			
	<i>Descriptio</i>	GROUPED DWELLINGS - PATIO ADDITION			
	<i>Applicant</i>	HERITAGE OUTDOOR			
	<i>File Number</i>	P11/1054V01			
DA06/0386	25/05/2006	PAULINE WRIGHT & ROBERT WRIGHT	5	\$35,000.00	Approved
	<i>Prop address</i>	48 EVERGREEN GARDENS CARRAMAR WA 6031			
	<i>Land</i>	Lot 144 D 70623 Vol 1750 Fol 615			
	<i>Descriptio</i>	SINGLE HOUSE - SWIMMING POOL			
	<i>Applicant</i>	SAPPHIRE POOLS			
	<i>File Number</i>	P07/0715V01			

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DA06/0387	25/05/2006	ROMAN CATHOLIC ARCHBISHOP OF PERTH	6	\$5,000.00	Approved
	<i>Prop address</i>	ST ANTHONYS PRIMARY SCHOOL 7 SERVITE TERRACE WANNEROO WA 6065			
	<i>Land</i>	Part Lot 512 D 99780			
	<i>Descriptio</i>	EDUCATIONAL ESTABLISHMENT - SHELTER			
	<i>Applicant</i>	N RAINFORD			
	<i>File Number</i>	P/0039V01			
DA06/0389	25/05/2006	DORINDA S BRITTO & PETER M BRITTO	6	\$3,610.00	Approved
	<i>Prop address</i>	82 BUSHLAND RETREAT CARRAMAR WA 6031			
	<i>Land</i>	Lot 46 P 12964 Vol 1545 Fol 553			
	<i>Descriptio</i>	SINGLE HOUSE - PATIO ADDITION			
	<i>Applicant</i>	SUNSET OUTDOOR			
	<i>File Number</i>	P07/0825V01			
DA06/0391	29/05/2006	STEWART CATTERMOUL & SANDRA R	21	\$418,000.00	Approved
	<i>Prop address</i>	19 SWANSEA PROMENADE MINDARIE WA 6030			
	<i>Land</i>	Lot 344 DP 40524 Vol 2562 Fol 259			
	<i>Descriptio</i>	SINGLE HOUSE			
	<i>Applicant</i>	Kevin Burns Homes			
	<i>File Number</i>	P22/1513V01			
DA06/0393	29/05/2006	BRIGHTWATER CARE GROUP	4	\$2,886.00	Approved
	<i>Prop address</i>	KINGSWAY COURT 26 REGENCY AVENUE MADELEY WA 6065			
	<i>Land</i>	Part Lot 103 Sec 55 DP 36095			
	<i>Descriptio</i>	AGED OR DEPENDENT PERSONS DWELLINGS - PATIO ADDITION TO UNIT 55			
	<i>Applicant</i>	PEARCEY CONSTRUCTION			
	<i>File Number</i>	P18/1361V01			
DA06/0395	23/05/2006	STEVEN M ROSEKELLY & JULIE A BALL	7	\$6,600.00	Approved
	<i>Prop address</i>	40 CESARE CIRCLE MADELEY WA 6065			
	<i>Land</i>	Lot 74 DP 34175 Vol 2534 Fol 090			
	<i>Descriptio</i>	SINGLE DWELLING - PATIO ADDITION			
	<i>Applicant</i>	A1 PATIOS			
	<i>File Number</i>	P18/0285V01			
DA06/0396	30/05/2006	CECIL G GLENISTER	10	\$3,310.00	Approved
	<i>Prop address</i>	LAKELANDS CARAVAN PARK 289 SYDNEY ROAD GNANGARA WA 6065			
	<i>Land</i>	Lot 20 D 89534 Vol 1728 Fol 992			
	<i>Descriptio</i>	PARK HOME PARK - PATIO ADDITION TO UNIT 81			
	<i>Applicant</i>	SUNWISE PATIO			
	<i>File Number</i>	P12/0109V01			
DA06/0397	30/05/2006	BRIGHTWATER CARE GROUP	3	\$2,600.00	Approved
	<i>Prop address</i>	KINGSWAY COURT 46 REGENCY AVENUE MADELEY WA 6065			
	<i>Land</i>	Part Lot 103 Sec 65 DP 36095			
	<i>Descriptio</i>	AGED OR DEPENDENT PERSONS DWELLINGS - PATIO ADDITION TO UNIT 46			
	<i>Applicant</i>	THORN ROOFING CONTRACTORS			
	<i>File Number</i>	P18/1362V01			
DA06/0400	31/05/2006	ROBYN L JACHOWSKI & PAUL DG BLOXHAM	11	\$22,700.00	Approved
	<i>Prop address</i>	51 BIRDSONG GATE TWO ROCKS WA 6037			
	<i>Land</i>	Lot 139 DP 40184 Vol 2560 Fol 85			
	<i>Descriptio</i>	SINGLE HOUSE - SHED ADDITION			
	<i>Applicant</i>	PDG BLOXHAM, RL JACHOWSKI			
	<i>File Number</i>	P32/0553V01			



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DA06/0401	31/05/2006	MICHAEL L HATHAWAY	10	\$1,638.00	Approved
	<i>Prop address</i>	BAY44 44/30 MANGANO PLACE WANNEROO WA 6065			
	<i>Land</i>	Lot 44 Vol 1787 Fol 044 S/P 15622			
	<i>Descriptio</i>	CARAVAN PARK - PATIO ADDITION TO UNIT 44			
	<i>Applicant</i>	FACTORY DIRECT			
	<i>File Number</i>	P34/0051V01			
DA06/0403	31/05/2006	MARIA SOBCZYK & PIOTR M SOBCZYK	5	\$465,000.00	Approved
	<i>Prop address</i>	65 INSPIRATION DRIVE WANGARA WA 6065			
	<i>Land</i>	Lot 313 DP 45312 Vol 2599 Fol 646			
	<i>Descriptio</i>	FACTORY WITH INCIDENTAL OFFICES			
	<i>Applicant</i>	STONEWALL CONSTRUCTIONS			
	<i>File Number</i>	P33/0456V01			
DA06/0404	29/05/2006	CHATEAUROUX INVESTMENTS PTY LTD	4	\$1,300.00	Approved
	<i>Prop address</i>	30A MARTINDALE AVENUE MADELEY WA 6065			
	<i>Land</i>	Lot 2 S/P 50291			
	<i>Descriptio</i>	TWO GROUPED DWELLINGS - PATIO ADDITION			
	<i>Applicant</i>	P CASTAGNA			
	<i>File Number</i>	P18/0786V01			
DA06/0388	26/05/2006	HOMESWEST	5	\$62,000.00	Approved
	<i>Prop address</i>	6 KINGSBRIDGE BOULEVARD BUTLER WA 6036			
	<i>Land</i>	Lot 278 DP 46283			
	<i>Descriptio</i>	CHANGE OF USE - SHOP TO BAKERY AND SHOP FRONT SIGNAGE			
	<i>Applicant</i>	BILLINGS LONG CONSTRUCTION P/L			
	<i>File Number</i>	P05/1101V01			
DA06/0405	18/05/2006	ERIC TATASCIORE, GARY TATASCIORE, LUKE	11	\$0.00	Approved
	<i>Prop address</i>	41 BARETTA ROAD WANGARA WA 6065			
	<i>Land</i>	Lot 282 P 12576 Vol 1517 Fol 563			
	<i>Descriptio</i>	CHANGE OF USE - FACTORY UNIT TO FACTORY UNIT/WAREHOUSE			
	<i>Applicant</i>	ED JONES			
	<i>File Number</i>	P33/0414V01			
DA06/0406	01/06/2006	BARRY F JORDAN & ANDREW OWENS	6	\$6,500.00	Approved
	<i>Prop address</i>	23/9 INSPIRATION DRIVE WANGARA WA 6065			
	<i>Land</i>	Lot 23 Vol 2614 Fol 597 S/P 49457			
	<i>Descriptio</i>	WAREHOUSE - MEZZANINE FLOOR ADDITION TO UNIT 23			
	<i>Applicant</i>	AO SMITH			
	<i>File Number</i>	P33/0296V01			
DA06/0408	01/06/2006	AUTOMOTIVE HOLDINGS GROUP PTY LTD	4	\$28,000.00	Approved
	<i>Prop address</i>	5 LANCASTER ROAD WANGARA WA 6065			
	<i>Land</i>	Lot 302 DP 28518			
	<i>Descriptio</i>	VEHICLE SALES PREMISES - SIGN			
	<i>Applicant</i>	PROJECT NEON			
	<i>File Number</i>	P33/0009V01			
DA06/0410	01/06/2006	CAROL A JONES	6	\$0.00	Approved
	<i>Prop address</i>	40 BLOODWOOD DRIVE MARANGAROO WA 6064			
	<i>Land</i>	Lot 724 P 19386 Vol 1988 Fol 305			
	<i>Descriptio</i>	HOME BUSINESS - BEAUTY THERAPY			
	<i>Applicant</i>	N JONES			
	<i>File Number</i>	P19/1910V01			

**Development Applications determined for Period****City of Wanneroo***WHERE (Issued\_date BETWEEN 01/06/2006 00:00:00 AND 30/06/2006**Note: Estimated cost not provided on applications for use only or where a flat fee is applicable*

<b>Ram Id</b>	<b>Date</b>	<b>Owners</b>	<b>Days</b>	<b>Est Cost</b>	<b>Decision</b>
DA06/0411	01/06/2006	ASHMY PTY LTD	3	\$181,818.19	Approved
	<i>Prop address</i>	26 JINDALEE BOULEVARD JINDALEE WA 6036			
	<i>Land</i>	Lot 1386 DP 49284 Vol 2620 Fol 221			
	<i>Descriptio</i>	SINGLE HOUSE			
	<i>Applicant</i>	ASHMY PTY LTD			
	<i>File Number</i>	P15/0280V01			
DA06/0413	06/06/2006	STEPHEN C GILKS	3	\$2,000.00	Approved
	<i>Prop address</i>	23 WILDFLOWER DRIVE CARRAMAR WA 6031			
	<i>Land</i>	Lot 113 D 61397 Vol 1598 Fol 858			
	<i>Descriptio</i>	SINGLE HOUSE - SHED ADDITION			
	<i>Applicant</i>	SC GILKS			
	<i>File Number</i>	P07/0316V01			
DA06/0414	01/06/2006	PARK LANE PROPERTIES (WA) PTY LTD	14	\$410,000.00	Approved
	<i>Prop address</i>	52 LANDSDALE ROAD DARCH WA 6065			
	<i>Land</i>	Lot 38 D 19427 Vol 1357 Fol 352			
	<i>Descriptio</i>	THREE GROUPED DWELLINGS			
	<i>Applicant</i>	WR PATERSON			
	<i>File Number</i>	P09/0475V01			
DA06/0415	06/06/2006	THUONG T TRAN & TU T TRAN	3	\$9,091.00	Approved
	<i>Prop address</i>	96 ROSS STREET GNANGARA WA 6065			
	<i>Land</i>	Lot 23 D 55955 Vol 1531 Fol 891			
	<i>Descriptio</i>	MARKET GARDEN - SHED ADDITION			
	<i>Applicant</i>	TT TRAN, TT TRAN			
	<i>File Number</i>	P12/0035V01			
DA06/0417	06/06/2006	THOMAS F KILKELLY & JULIE D KILKELLY	1	\$1,550.00	Approved
	<i>Prop address</i>	11 BEXLEY WAY GIRRAWHEEN WA 6064			
	<i>Land</i>	Lot 1 Vol 2512 Fol 934 S/P 40476			
	<i>Descriptio</i>	TWO GROUPED DWELLING - CARPORT ADDITION			
	<i>Applicant</i>	HERITAGE OUTDOOR			
	<i>File Number</i>	P11/1371V01			
DA06/0418	06/06/2006	MARK R CRANE & DEBORA JJ CRANE	1	\$1,695.00	Approved
	<i>Prop address</i>	JARRAH MEWS 13D CALVERT WAY GIRRAWHEEN WA 6064			
	<i>Land</i>	Lot 5 Vol 2516 Fol 320 S/P 41547			
	<i>Descriptio</i>	GROUPED DWELLINGS - PATIO ADDITION TO UNIT D			
	<i>Applicant</i>	HERITAGE OUTDOOR			
	<i>File Number</i>	P11/0007V01			
DA06/0420	07/06/2006	BRIGHTWATER CARE GROUP	2	\$3,215.00	Approved
	<i>Prop address</i>	KINGSWAY COURT 67 IMPERIAL CIRCUIT MADELEY WA 6065			
	<i>Land</i>	Part Lot 103 Sec 89 DP 36095			
	<i>Descriptio</i>	AGED OR DEPENDENT PERSONS DWELLINGS - PATIO ADDITION TO UNIT 89			
	<i>Applicant</i>	POULTER INSTALLATIONS			
	<i>File Number</i>	P18/1341V01			
DA06/0421	07/06/2006	SANDHURST TRUSTEES LIMITED	2	\$3,145.00	Approved
	<i>Prop address</i>	RIDGEWOOD RISE 76 RIDGEWOOD BOULEVARD RIDGEWOOD WA 6030			
	<i>Land</i>	Lot 714 P 24003 Vol 2206 Fol 794			
	<i>Descriptio</i>	AGED OR DEPENDENT PERSONS DWELLINGS - PATIO ADDITION TO UNIT 84			
	<i>Applicant</i>	OUTDOOR WORLD			
	<i>File Number</i>	P28/0134V01			

## 9. Subdivision Determined Under Delegated Authority June 2006

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File Ref: S09/0008  
Responsible Officer: Director, Planning and Development  
Disclosure of Interest: Nil  
Attachments: 3

### Issue

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

### Detail

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

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

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

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

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

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

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

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

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

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

In regard to the application 131232 it is noted that on 7 June 2006 the City had requested the WAPC to defer consideration of the application since the applicant was required to resolve certain design issues. On resolving those design issues, the application was determined and supported by the City Administration on 27 June 2006.

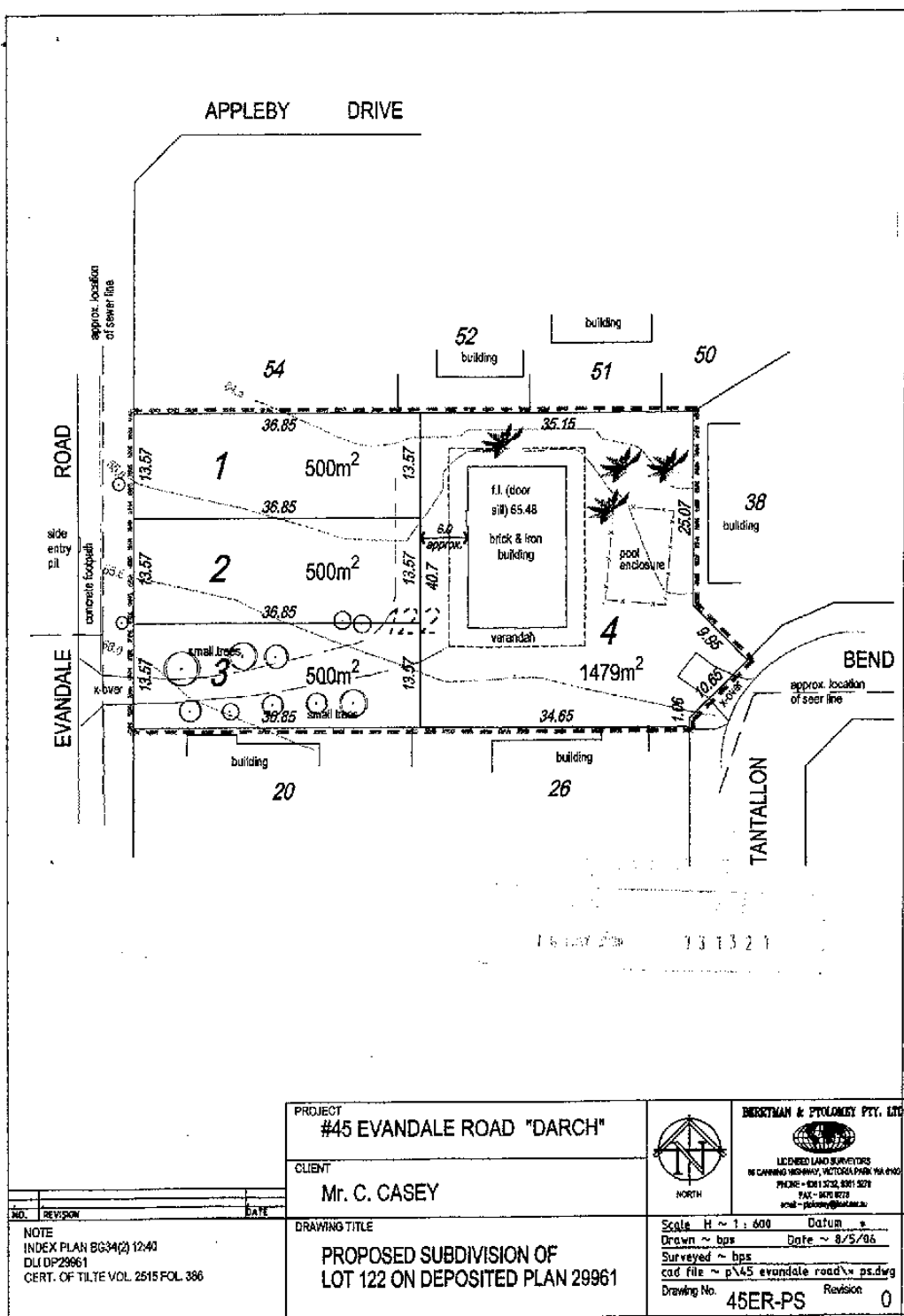
### Recommendation

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

### Subdivision Application Delegations



Att	WAPC No/ Received Date	Location / Owner	DPS2 Zoning  LDU Category	Advice	WAPC Advised
1	SU131321  22 May 2006	Lot 122 (45) Evandale Road  DARCH WA 6065  CLIFFORD D CASEY	Urban Development  SCU1	Supported	07/06/2006
2	SU131388  31 May 2006	Lot 84 (50) Gungurru Avenue  HOCKING WA 6065  EDUCATION DEPT OF WA	Urban Development  SCU5	Supported	15/06/2006
3	SU131232  15 May 2006	Lot 9004 (131) Flynn Drive  BANKSIA GROVE WA 6031  HOMESWEST VACANT	Urban Development & Special Rural  SCU1	Supported	27/06/2006

ATTACHMENT 1

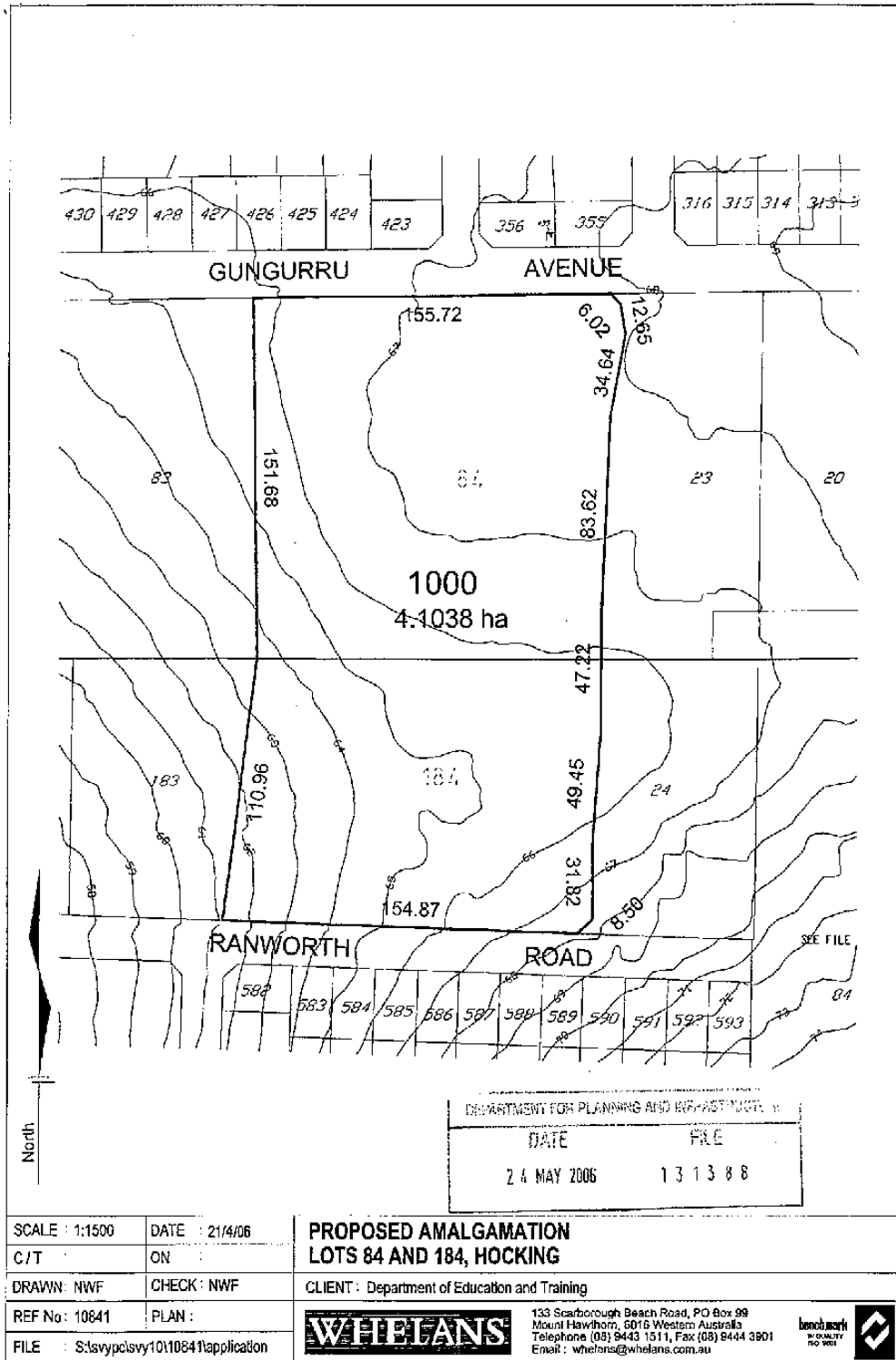


NO.	REVISION	DATE
NOTE INDEX PLAN BG34(2) 1240 DLI DP29961 CERT. OF TILT VOL. 2515 FOL. 386		

PROJECT <b>#45 EVANDALE ROAD "DARCH"</b>
CLIENT <b>Mr. C. CASEY</b>
DRAWING TITLE <b>PROPOSED SUBDIVISION OF LOT 122 ON DEPOSITED PLAN 29961</b>

 NORTH	<b>BERRTMAN &amp; PTOLOMEY PTY. LTD.</b>  LICENSED LAND SURVEYORS 100 CANNING HIGHWAY, VICTORIA PARK WA 6100 PHONE + 61 8 1 3732 8261 8278 FAX + 61 8 920 8278 email - ptolomey@berrtman.com.au
	Scale H ~ 1 : 600 Datum * Drawn ~ bps Date ~ 8/5/06 Surveyed ~ bps cad file ~ p\45 evandale road\*.ps.dwg Drawing No. <b>45ER-PS</b> Revision <b>0</b>

ATTACHMENT 2



DEPARTMENT FOR PLANNING AND INFRASTRUCTURE  
 DATE: 24 MAY 2006  
 FILE: 131388

SCALE : 1:1500	DATE : 21/4/06
C/T :	ON :
DRAWN: NWF	CHECK: NWF
REF No : 10641	PLAN :
FILE : S:\vyp\cisvy10\10641\application	

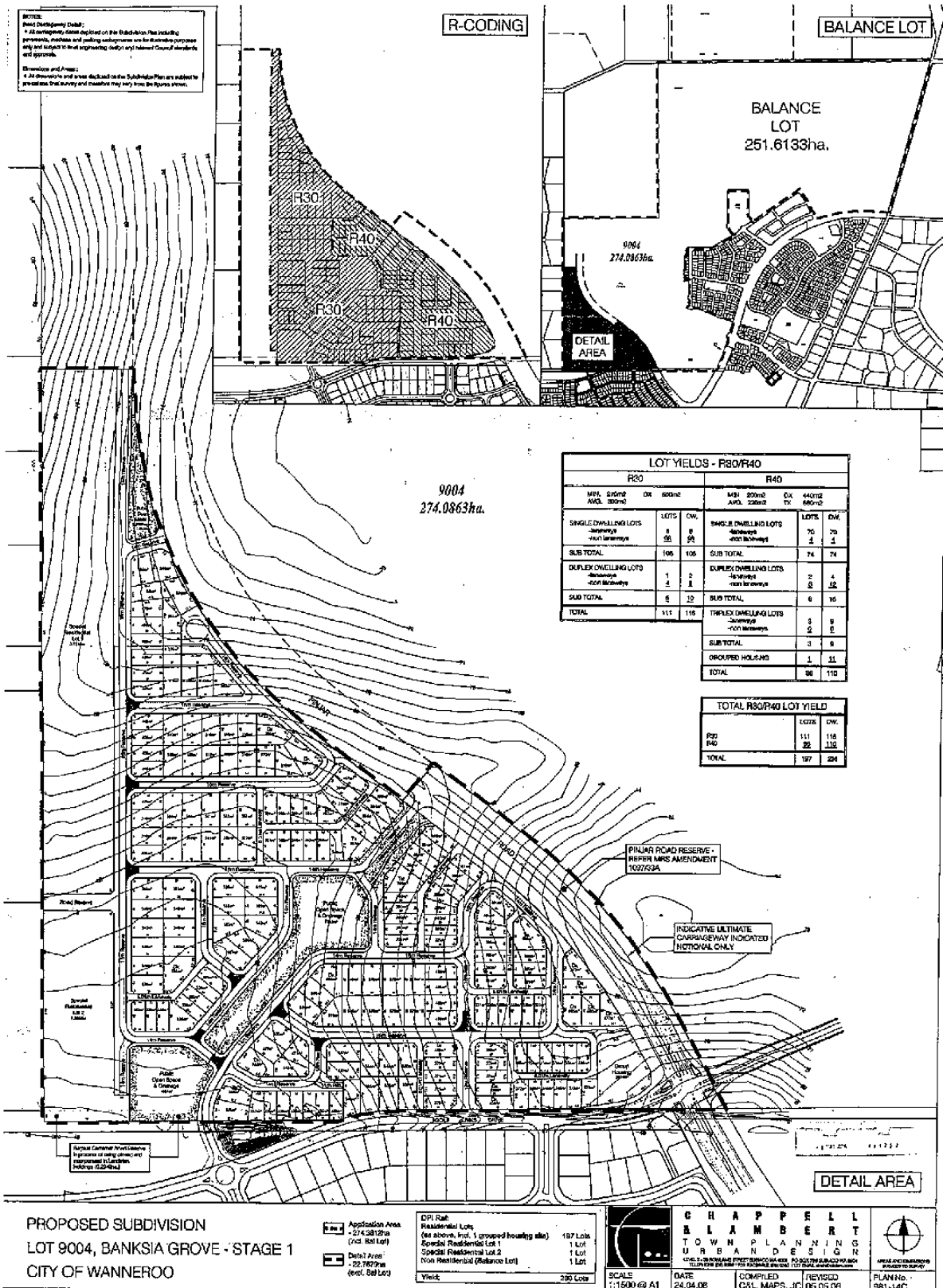
**PROPOSED AMALGAMATION  
 LOTS 84 AND 184, HOCKING**

CLIENT : Department of Education and Training

**WHELANS** 133 Scarborough Beach Road, PO Box 99  
 Mount Hawthorn, 6016 Western Australia  
 Telephone (08) 9443 1511, Fax (08) 9444 3801  
 Email : whelans@whelans.com.au

**benchmark**  
 IN QUALITY  
 NO DETAIL

ATTACHMENT 3



## Other Matters

### 10. Tender No 06038 - The Provision of Private Swimming Pool/Spa Inspection Services

File Ref:	C06038V01
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	Nil

#### Issue

To consider Tender No 06038 for the provision of services to conduct the City's private swimming pool inspection programme.

#### Background

In Australia, the number one cause of preventable death in children under the age of five is drowning. Since 1976 State legislation has required all Local Governments to inspect private swimming pools within their respective districts at least once every four years for compliance with Part 10 of the Building Regulations 1989 and Australian Standard 1926.1. The City has approximately 5,000 private swimming pools within its jurisdiction which will require inspection between, 2006 and the end of 2007. The previous inspection programme undertaken by the City commenced in October 2004.

#### Detail

Tender Document 06038 was advertised in the West Australian Newspaper on 27 May 2006 and closed at the City's offices at 3.00 pm on 13 June 2006. The tender specification sought a unit rate for the inspection of approximately 5,000 swimming pools. The specification also required the successful tenderer to complete the inspection programme within an eighteen-month time frame, which is required to ensure the City meets its statutory obligations under the requirements of the Local Government Miscellaneous Provisions Act 1960. The following is a list: of the four compliant tenders received along with the various rates quoted.

<b>Tenderers</b>	<b>Tender Price fixed rate for 3 inspections</b>	<b>Additional Compliance Inspection Fee</b>	<b>Hourly Rate for Court Attendance</b>
Tungsten Group Pty Ltd	\$27.00	\$75.00	\$85.00
C E Nicholls and Son Pty Ltd	\$28.00	\$28.00	\$55.00
The Royal Life Saving Society Australia WA Branch	\$23.00	\$15.00	\$35.00
Contract Aquatic Services	\$39.50	\$25.00	\$40.00



## Tender Assessment

The tender evaluation team comprised of the Manager Building & Health Services, Co-ordinator Health Services and Senior Building Surveyor who evaluated the tender in accordance with the following selection criteria:

- A. Price for the Services offered;
- B. Tenderer's previous experience in carrying out services or projects similar to the Services or the Project;
- C. Safety Management; and
- D. Resources available to complete the programme in accordance with the City's predetermined timeframe.

### *Price for Services offered:*

Four conforming tenders were received quoting various fixed rates for the service requested. The Royal Life Saving Society was the lowest tenderer, quoting \$23.00 per property, for a maximum of 3 inspections to achieve statutory compliance. Additional inspections were quoted at a rate of \$15.00 and an hourly rate of \$35.00 was quoted for court attendances, should they be required.

<b>Tenderers</b>	<b>Ranking</b>
The Royal Life Saving Society Australia	1
C E Nicholls and Son Pty Ltd	2
Tungsten Group Pty Ltd	3
Contract Aquatic Services	4

The above criterion represents 40% of the total score.

### *Tenderers Previous Experience*

Of the four tender submissions received two have significant relevant experience in the inspection of private swimming pool security. The two remaining tenderers were considered by the tender panel as having limited experience.

The Royal Life Saving Society, having undertaken similar works for 14 other Local Governments, was considered to have the most relevant and applicable previous experience.

<b>Tenderers</b>	<b>Previous Experience</b>
The Royal Life Saving Society Australia	1
C E Nicholls and Son Pty Ltd	2
Tungsten Group Pty Ltd	3
Contract Aquatic Services	4

The above criterion represents 30% of the total score.

### **Resources available to complete the project in a pre determined time frame**

Under the requirements of the Local Government Miscellaneous Provisions Act 1960, all Local Governments are required to inspect swimming pools within their respective districts at least once every four years.

Given that the City has approximately 5,000 swimming pools and that this figure is increasing at a rate of approximately 70 per year, it is imperative that a well-organised and resourced programme be established to ensure the City meets its statutory obligations. The following table summarises the tenderers resources as considered by the panel. The Royal Life Saving Society demonstrated that it has adequate resources to cater for the scope of the tender specification and accordingly meet the City's pre determined time frames

<b>Tenderers</b>	<b>Tenderers' Resources</b>
The Royal Life Saving Society Australia	1
Tungsten Group Pty Ltd	1
Contract Aquatic Services	3
C E Nicholls and Son Pty Ltd	4

The above criterion represents 20% of the total score

### **Safety Management**

All tenderers were able to demonstrate an acceptable level of Safety Management in accordance with the requirements of the tender specification. However, the Tungsten Group Pty Ltd having significant project and facility management experience was able to demonstrate a significantly higher level of awareness and commitment to Occupational Health and Safety, than the others. Given this the panel unanimously agreed that the Tungsten Group scored the highest for this particular category of the tender

<b>Tenderers</b>	<b>Occupational Health and Safety Management</b>
Tungsten Group Pty Ltd	1
The Royal Life Saving Society Australia	2
Contract Aquatic Services	2
C E Nicholls and Son Pty Ltd	4

The above criterion represents 10% of the total score

### **Overall ranking assessment**

The overall ranking of tenders based on a weighted score is as follows:

<b>Tenderer</b>	<b>Ranking</b>
The Royal Life Saving Society Australia	1
Tungsten Group Pty Ltd	2
C E Nicholls and Son Pty Ltd	3
Contract Aquatic Services	4

The Royal Life Saving Society having achieved the highest overall ranking, provides the best value for money and is therefore recommended as the preferred Tenderer for Contract No 06038.

## **Comment**

The Royal Life Saving Society is a 'not for profit' Public Benevolent Institution and the volunteer nature of the Society is supplemented by 170 paid professional staff. The Society is the largest water safety and life saving education organisation in the world, being active in over 40 countries.

Given the extent of the City's inspection programme and the profile of the Society, it is considered that the Royal Life Saving Society has the necessary resources and experience to fulfil the programme in accordance with the City's predetermined timeframe.

The Society's experience in dealing with various Local Governments and its capacity to undertake large work loads will be of benefit to the City in meeting its statutory obligations as required by State Legislation.

## **Statutory Compliance**

Tenders have been invited and evaluated against the selection criteria in accordance with Section 3.57 of the Local Government Act and associated regulations.

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

## **Strategic Implications**

The City's Private Swimming Pool Inspection Programme is consistent with the City's Strategic Plan in that it promotes community safety and well being.

## **Policy Implications**

Nil.

## **Financial Implications**

Costs associated with accepting the Tender from The Royal Life Saving Society will equate to approximately \$140,000. The City's 2006/07 annual budget allocated \$80,000 for the Private Swimming Pool Inspection Programme. As the programme is run over two financial years, the shortfall in funds will be budgeted for in the 2007/08 financial year. The costs associated with the programme will be cost neutral to the City, as charges are levied to all swimming pool owners as permitted under the provisions of the Local Government Miscellaneous Provisions Act 1960

## **Voting Requirements**

Simple Majority.

## **Recommendation**

**That Council ACCEPTS tender 06038 from the Royal Life Saving Society Australia WA Branch for the provision of the City's Private Swimming Pool Inspection Programme.**