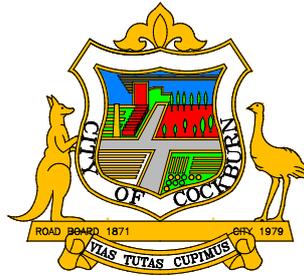


CITY OF COCKBURN



ORDINARY COUNCIL

AGENDA PAPER

FOR

THURSDAY, 11 OCTOBER 2012

CITY OF COCKBURN

SUMMARY OF AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 11 OCTOBER 2012 AT 7:00 PM

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CITY OF COCKBURN**AGENDA TO BE PRESENTED TO THE ORDINARY
COUNCIL MEETING TO BE HELD ON
THURSDAY, 11 OCTOBER 2012 AT 7:00 PM**

1. **DECLARATION OF MEETING**
2. **APPOINTMENT OF PRESIDING MEMBER (If required)**
3. **DISCLAIMER (To be read aloud by Presiding Member)**

Members of the public, who attend Council Meetings, should not act immediately on anything they hear at the Meetings, without first seeking clarification of Council's position. Persons are advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council.

4. **ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF FINANCIAL INTERESTS AND CONFLICT OF INTEREST (by Presiding Member)**
5. **APOLOGIES AND LEAVE OF ABSENCE**
6. **ACTION TAKEN ON PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**
Nil
7. **PUBLIC QUESTION TIME**
8. **CONFIRMATION OF MINUTES**
 - 8.1 **(OCM 11/10/2012) - MINUTES OF ORDINARY COUNCIL MEETING - 13/09/2012**

RECOMMENDATION

That Council adopt the Minutes of the Ordinary Council Meeting held on Thursday, 13 September 2012, as a true and accurate record.

COUNCIL DECISION

8.2 (OCM 11/10/2012) - MINUTES OF SPECIAL COUNCIL MEETING - 20/09/2012

RECOMMENDATION

That Council adopt the Minutes of the Special Council Meeting held on Thursday, 20 September 2012 as a true and accurate record.

COUNCIL DECISION

9. WRITTEN REQUESTS FOR LEAVE OF ABSENCE

10. DEPUTATIONS AND PETITIONS

11. BUSINESS LEFT OVER FROM THE PREVIOUS MEETING (If adjourned)

Nil

12. DECLARATION OF COUNCILLORS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS IN THE BUSINESS PAPER

13. COUNCIL MATTERS

13.1 (OCM 11/10/2012) - MINUTES OF THE DELEGATED AUTHORITIES, POLICIES AND POSITION STATEMENTS COMMITTEE MEETING - 27/09/2012

RECOMMENDATION

That Council receive the Minutes of the Delegated Authorities, Policies and Position Statements Committee Meeting held on 27 September 2012, as attached to the Agenda and adopts the recommendations contained therein.

COUNCIL DECISION**Background**

The Delegated Authorities, Policies and Position Statements Committee conducted a meeting on 27 September 2012. The Minutes of the meeting are required to be prese

Submission

The Minutes of the Committee meeting are attached to the Agenda. Items dealt with at the Committee meeting form the basis of the Minutes.

Report

The Committee recommendations are now presented for consideration by Council and if accepted, are endorsed as the decisions of Council. Any Elected Member may withdraw any item from the Committee meeting for discussion and propose an alternative recommendation for Council's consideration. Any such items will be dealt with separately, as provided for in Council's Standing Orders.

The primary focus of this meeting was to review the Policies and Position Statements of the Community Services Division, in accordance with Council's decision.

Strategic Plan/Policy Implications**Governance Excellence**

- To conduct Council business in open public forums and to manage Council affairs by employing publicly accountable practices.

Budget/Financial Implications

As contained in the Minutes.

Legal Implications

N/A

Community Consultation

As contained in the Minutes.

Attachment(s)

Minutes of the Delegated Authorities, Policies and Position Statements Committee Meeting – 27 September 2012.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

14. PLANNING AND DEVELOPMENT DIVISION ISSUES

14.1 (OCM 11/10/2012) - PROPOSED SCHEME AMENDMENT NO. 95 - LOCATION: LOTS 1 AND 9004 ARMADALE ROAD, LOT 9002 JANDAKOT ROAD AND LOT 132 FRASER ROAD, BANJUP - OWNER: STOCKLAND WA DEVELOPMENT PTY LTD/ ARMADALE ROAD PTY LTD - APPLICANT: DEVELOPMENT PLANNING STRATEGIES (93095) (T GREENHILL) (ATTACH)

RECOMMENDATION

That Council:

- (1) in pursuance of Section 75 of the Planning and Development Act 2005 (Act) initiate Amendment No. 95 to the City of Cockburn Town Planning Scheme No. 3 (Scheme) for the purposes of:
 - 1. Excluding Lots 1 and 9004 Armadale Road, Lot 9002 Jandakot Road and Lot 132 Fraser Road, Banjup from 'Resource' and including these in 'Development' zone.
 - 2. Amending Schedule 11 of the Scheme Text to add new 'Development Area 23' as follows:

"Schedule 11 – Development Areas.

Ref. No.	Area	Provisions
DA23	Banjup Quarry Redevelopment	1. An approved structure plan together with all approved amendments shall apply to the land in order to guide subdivision and

		<p>development.</p> <ol style="list-style-type: none"> 2. The structure plan is to provide for residential development, community and education facilities and a local centre. 3. The structure plan is to provide for safe and efficient pedestrian connections between DA23 and the Cockburn Central Railway Station. 4. Land uses classified on the structure plan apply in accordance with clause 6.2.6.3. 5. The Local Government may adopt Detailed Area Plan(s) pursuant to Clause 6.2.6.3 for any part of the Development Area as defined on the approved structure plan. All land use and development for a particular lot or lots the subject of a Detailed Area Plan shall accord with the adopted Detailed Area Plan. 6. The standards and requirements applicable to zones and R Codings under the Scheme shall apply to the same extent to the areas having corresponding designations under the approved structure plan. Notwithstanding this, an approved structure plan may by a clear statement of intent to do so, make provision for any standard or requirement applicable to zones or R Codings to be varied, and the standard or requirement varied in that way shall apply within the area of the approved structure plan, or any stipulated part of that area, as if it was a variation incorporated in the Scheme.
<p>(2) amend the Scheme map accordingly.</p>		

COUNCIL DECISION

Background

The subject land is approximately 153 ha in size and has frontages on Armadale Road, Solomon Road and Jandakot Road, Banjup. (refer to Attachment 1 for a copy of the location plan).

The subject site is currently vacant and has been extensively cleared and excavated as part of a previous quarrying operation. Lots 9002, 9004 and 132 have an existing subdivision approval for 65 special rural lots that has not been exercised. The site is also dissected by a Power Transmission Easement.

The site is currently the subject of a Metropolitan Region Scheme (MRS) Amendment (1221/41) to rezone the land from 'Rural Water Protection Zone' to 'Urban Zone', 'Primary Regional Roads Reservation', 'Water Catchments Reservation' and 'Urban Deferred Zone'. This MRS amendment was advertised for public submissions from 25 October 2011 to 3 February 2012 and was subsequently reviewed, modified and recommended that the Minister for Planning present the modified amendment to the Governor and Houses of Parliament for consideration and approval.

At that time, the City requested that (i) the WAPC investigate the rezoning of adjoining land from 'Industrial' to 'Urban' and (ii) that a Town Planning Scheme (TPS) Amendment of the land to development zone be undertaken separately from the MRS Amendment as additional scheme text modifications are required. The WAPC recommended that, without further study, the abutting industrial area remain unchanged and that the TPS Amendment be undertaken separately. This application is being made in response to the second request of the City.

This Town Planning Scheme (TPS) Amendment is subject to the approval of the MRS Amendment by Parliament, however this does not preclude Council from initiating the Scheme Amendment for advertising and subsequently making a determination. It is expected that the MRS Amendment will be resolved prior to the resolution of this scheme Amendment.

Submission

The proposed Scheme Amendment has been lodged by Development Planning Solutions on behalf of Stocklands WA Development Pty Ltd, the owners of the majority of the subject site.

The proposal seeks to rezone the site to 'Development Area 23' and amend Schedule 11 to detail the requirements of a structure plan for the subject site, and amend the scheme map to reflect this accordingly.

Report

Site Description

The proposal includes the following lots:

<u>Address</u>	<u>Land Area (ha)</u>	<u>Owner</u>
Lot 1 Armadale Road	8.08	Armadale Road Pty Ltd
Lot 9002 Jandakot Road	62.91	Stocklands WA Development Pty Ltd
Lot 9004 Armadale Road	36.52	Stocklands WA Development Pty Ltd
Lot 132 Fraser Road	45.71	Stocklands WA Development Pty Ltd

The majority of the site has been cleared as a result of quarrying operations over the years and the excavation has resulted in a 'bowl' effect with the land sunken from the surrounding roads on most edges of the site. Beyond the excavation of sand, limited evidence of this previous use is evident on the site. With the exception of an untouched bushland area on the eastern edge of the property, little of the original vegetation remains on site although low grassy scrubland has begun to re-establish itself. A wide power easement runs east-west across the site with elevated transmission lines strung across a series of towers.

The surrounding land uses include a mix of vacant or undeveloped bush land, bush forever sites and rural residential lots on the northern, eastern and southern edges, and an industrial zoned estate in the south western corner. Water Corporation wellheads are located along the western boundary and the south western corner of the site and associated buffers extend up to 300m into the site from these wellheads. Access to the site is currently via Fraser Road or Dollier Road.

The site is located within a Priority 2 (P2) groundwater area and is currently zoned as a 'Rural - Water Protection' zone under the current MRS Scheme. An MRS amendment is currently in front of Parliament to change this to an 'Urban' zone. The Department of Water submission to the MRS amendment states that given the strategic value of the site as identified and confirmed by the WAPC, the Department of Water will reclassify the site from P2 to P3. A P3 classification will allow the development of the site for urban use.

The subject land is located at the northern end of the Jandakot Underground Water Pollution Control Area (UWPCA). The applicant has submitted evidence as part of the MRS amendment that the groundwater resources can be protected with respect to the water quantity and water quality of rainfall recharge to the aquifer. It is worth noting that the site will also be subject to State Planning Policy 2.3 – Jandakot Groundwater Protection Policy which is currently under review.

Proposed Amendment 95

The purpose of this scheme amendment is to assist in the proper and orderly planning of the site through the implementation of a 'Development' zone across the entire site known as 'Development Area 23'. This new 'Development' zone will replace the existing 'Resource' zone and establishes the need for a structure plan that identifies residential development, community and educational facilities, pedestrian connections and land uses. The proposed structure plan will also allow for and identify the locations of detailed area plans and outlines how the R-Codes will be applied in the Development Area.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Infrastructure Development

- To construct and maintain community facilities that meet community needs.
- To provide an appropriate range of recreation areas that meets the needs of all age groups within the community.

Lifestyle and Aspiration Achievement

- To identify community needs, aspirations, expectations and priorities for services that are required to meet the changing demographics of the district.

Transport Optimisation

- To ensure the City develops a transport network that provides maximum utility for its users, while minimizing environmental and social impacts.
- To construct and maintain roads which are convenient and safe for vehicles, cyclists and pedestrians.

Budget/Financial Implications

A Development Contribution component to this Development Area will be established through a future scheme amendment that will address community and infrastructure costs resulting from this project.

Legal Implications

This Town Planning Scheme (TPS) Amendment is subject to the approval of the MRS Amendment by Parliament, however this does not preclude Council from initiating the Scheme Amendment for advertising and subsequently making a determination. It is expected that the MRS Amendment will be resolved prior to the resolution of this scheme Amendment.

Community Consultation

In accordance with the Town Planning Regulations 1967 consultation is to be undertaken subsequent to the local government adopting the Scheme Amendment and the Environmental Protection Authority (EPA) advising that the proposal is environmentally acceptable. This requires the amendment to be advertised for a minimum of 42 days.

Attachment(s)

1. Location Plan.
2. Town Planning Scheme No. 3 Amendment 95 Report dated September 2012 prepared by DPS.

Advice to Proponent(s)/Applicant

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 11 October 2012 Council Meeting.

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

14.2 (OCM 11/10/2012) - CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 92 FOR FINAL APPROVAL - BUSH FIRE PRONE AREAS - APPLICANT: CITY OF COCKBURN - OWNER: VARIOUS (93092) (C HOSSEN) (ATTACH)

RECOMMENDATION

That Council:

- (1) endorses the Schedule of Submissions prepared in respect of Amendment No. 92 to City of Cockburn Town Planning Scheme No. 3;
- (2) prepares a Local Planning Policy to help guide development within designated Bushfire Prone Areas to provide consistency to officers, landowners and developers going forward;

- (3) adopts for final approval Amendment No. 92 to City of Cockburn Town Planning Scheme No.3 for the purposes of:
1. Modifying Clause 8.2.1 (b) of the Scheme Text by including an additional sub-clause as follows:
 - (v) *the development is included in a Bushfire Prone Area, as defined by clause 6.6.1 of the Scheme.*
 2. Modifying Clause 6.1.1 of the Scheme Text by including an additional sub-clause as follows:
 - (c) *Bushfire Prone Areas, being all land in the Rural Zone, Rural Living Zone, Resource Zone and Conservation Zone, shown on the Scheme Map as BPA;*
 3. Amending the Scheme Map and Legend to introduce the Bushfire Prone Area Special Control Area designation.
 4. Including a new Clause 6.6 in the Scheme Text as follows:
 - 6.6 *Bushfire Prone Areas*
 - 6.6.1 *For the purposes of this clause, a Bushfire Prone Area means any area located in the Rural Zone, Rural Living Zone, Resource Zone and Conservation Zone, identified by the Local Government and shown on a Bushfire Hazard Assessment Map.*
 - 6.6.2 *The purpose of Bushfire Prone Areas are to:*
 - (a) *implement State Planning Policy 3.4 Natural Hazards and Disasters;*
 - (b) *identify land that is subject, or likely to be subject, to bushfire hazard;*
 - (c) *ensure a bushfire attack level assessment is carried out on land that is subject, or likely to be subject, to bushfire hazard;*
 - (d) *ensure that development effectively addresses the level of bushfire hazard applying to the land.*

- 6.6.3 *A Bushfire Hazard Assessment Map shall indicate Bushfire Prone Areas.*
- 6.6.4 *If a Local Government resolves to prepare a Bushfire Hazard Assessment Map, the Local Government:*
- (a) is to notify in writing the owner and occupier of all the properties in the affected area;*
 - (b) is to publish a notice once a week for two consecutive weeks in a newspaper circulating in the Scheme area, giving details of:*
 - a. where the draft Map may be inspected;*
 - b. the subject nature of the draft Map;*
 - c. in what form and during what period (being not less than 21 days from the day the notice is published) submissions may be made.*
 - (c) may publish a notice of the proposed Bushfire Hazard Assessment Map in such manner and carry out such other consultation as the Local Government considers appropriate.*
- 6.6.5 *After the expiry of the period within which a submission may be made, the Local Government is to:*
- (a) review the proposed Bushfire Hazard Assessment Map in light of any submissions made*
 - (b) resolve to adopt the Bushfire Hazard Assessment Map with or without modification, or not proceed with the amendment.*
- 6.6.6 *If the local government resolves to adopt the Bushfire Hazard Assessment Map, the local government is to publish a notice of the Bushfire Hazard Assessment Map once in a newspaper circulating in the Scheme area.*
- 6.6.7 *The Bushfire Hazard Assessment Map has*

effect on publication of a notice under clause 6.6.6.

- 6.6.8 A copy of the Bushfire Hazard Assessment Map, as amended from time to time, is to be kept and made available for public inspection during business hours at the offices of the Local Government.*
- 6.6.9 A land owner may dispute the classification of their land as set out on the Bushfire Hazard Assessment Map in writing to the Local Government for consideration.*
- 6.6.10 Prior to the adoption or amendment of a structure plan resulting in the introduction or intensification of development or approval of a subdivision or development application within a Bushfire Prone Area, a bushfire attack level assessment satisfactorily addressing the level of bushfire hazard applying to the land is to be submitted.*
- 6.6.11 In addition to development which otherwise requires approval under the Scheme, planning approval is required for any development within a Bushfire Prone Area, that does not comply with an approved bushfire hazard assessment undertaken as part of the structure planning or subdivision of an area or is inconsistent with the WAPC's and FESA's Planning for Bush Fire Protection Guidelines (Latest Edition).*
- 6.6.12 In determining an application to carry out development in the Bushfire Prone Area, the Local Government may refuse the application, or impose conditions on any planning approval as to:*
- (a) the provision of a fire fighting water supply;*
 - (b) the provision of fire services access;*
 - (c) the preparation of a fire management plan in accordance with the Planning for Bush Fire Protection Guidelines (Latest Edition) and implementation of specific fire protection measures set*

- out in the plan;
- (d) *the implementation of measures to ensure that prospective purchasers are aware of the relevant Scheme provisions, fire management plan and publications addressing fire safety.*

6.6.13 *An application for development approval must be accompanied by:*

- (a) *a bushfire attack level assessment carried out in accordance with the methodology contained in the Planning for Bush Fire Protection Guidelines (Latest Edition);*
- (b) *a statement or report that demonstrates that all relevant bushfire protection acceptable solutions, or alternatively all relevant performance criteria, contained in the Planning for Bush Fire Protection Guidelines (Latest Edition) have been considered and complied with, and effectively address the level of bush fire hazard applying to the land.*

6.6.14 *If, in the opinion of the Local Government, a development application does not fully comply with the bushfire protection acceptable solutions contained in the Planning for Bush Fire Protection Guidelines (Latest Edition), the application shall be referred to the FESA for advice prior to a decision being made.*

6.6.15 *Despite any existing assessment on record, the Local Government may require a bushfire risk assessment to be carried out prior to the approval of any development proposed within a Bushfire Prone Area as designated on the Bushfire Hazard Assessment Map.*

- (4) prepare Bushfire Hazard Assessment Map(s) for areas identified as Special Control Area – Bushfire Prone utilising the previously endorsed methodology, in anticipation of the Hon. Minister's advice that final approval will be granted for the Scheme amendment;

- (5) in anticipation of the Hon. Minister's advice that final approval will be granted, the amendment documents be signed, sealed and forwarded to the Western Australian Planning Commission without modification; and
- (6) advise all submissioners to Amendment No.92 of Council's decision accordingly.

COUNCIL DECISION

Background

At its Ordinary Council Meeting held on 12 April 2012 Council resolved to initiate Amendment No. 92 to City of Cockburn Town Planning Scheme No. 3 ("Scheme"). The purpose of the amendment is to place a Special Control Area over land currently zoned Rural, Resource, Rural Living and Conservation under the Scheme, dealing with bushfire risk management through the planning process. The amendment also proposes a number of alterations and additions to the Scheme Text.

The amendment was referred to the Environmental Protection Authority who granted consent to advertise. The amendment was subsequently advertised for public comment for a period of 42 days between the 26 June 2012 and the 7 August 2012, in accordance with the requirements of the Town Planning Regulations 1967.

A total of 19 submissions were received. The purpose of this report is to consider the amendment for final adoption in light of the advertising process having taken place.

Submission

N/A

Report

This amendment proposes additions of a number of provisions related to Bushfire Protection and Management. The intent of these changes are to:

1. Identify land that is subject, or likely to be subject, to bushfire hazard.
2. Ensure a bushfire attack level assessment is carried out on land that is subject, or likely to be subject, to bushfire hazard.
3. Ensure that development effectively addresses the level of bushfire hazard applying to the land.

The amendment will include a process for the introduction of a Bushfire Hazard Assessment Map(s), these maps will sit outside the Scheme and indicate the level of fire hazard for land located within the Rural Zone, Rural Living Zone, Resource Zone and Conservation Zone. These maps will be independently approved by Council and will be subject to their own community consultation process. Where land is shown to be subject to a potential bushfire hazard, the Scheme will trigger the process for requiring planning approval for development and as part of that planning approval requiring an appropriate bushfire attack level assessment to be undertaken by the proponent.

Background

Australia and Western Australia specifically is a land mass prone to incidences of bushfire. In recent times a number of fire events have come under scrutiny from various State Governments to ascertain the cause, appropriateness of response and need for change. The need for the City of Cockburn to identify Bushfire Prone Areas and take reasonable and appropriate responses to this issue is in response to these reports.

In Western Australia, unlike other states, the declaration of bushfire prone areas is currently at the discretion of Local Government. Local Government can indicate a Bushfire Prone Area by two main mechanisms:

1. Within a Town Planning Scheme
2. By powers conferred by the Local Government Act 2005.

Only two Local Governments in Western Australia have used legislative powers available to them to designate Bushfire Prone Areas. A number of Local Governments, including Busselton and Margaret River, have included Bushfire Prone Areas within their Town Planning Schemes. A number of local governments in the Metropolitan Region have indicated their intention to move towards the identification of Bushfire Prone areas through their Town Planning Schemes.

A Shared Responsibility: The Report of the Perth Hills Bushfire February 2011 Review ("Keelty Report") and The Major Incident Review – Lake Clifton, Red Hill and Roleystone Fires – June 2011 offered a number of reviews of the role of Local Government. In the

review of the Red Hill fire, the review stated that there is no doubt that the areas burnt out, being the Darling Scarp, was a bushfire prone area. The review criticised that Local Government for not declaring the area so. The review went on to state that “failing to declare these areas bushfire prone inhibits the effectiveness of FESA’s operational response”.

Within both the Major Incident Review and Keilty Report it is recommended that planning undertaken by Local Government seek to appropriately respond to bushfire risks. This Scheme amendment is viewed in this light, of the City of Cockburn seeking to ensure its Scheme is appropriately structured in a way to ensure bushfire issues are dealt with through the planning system. This is no different to (for example) how traffic issues need to be dealt with as part of a planning application, how environmental issues need to be dealt with etc. It is seen as a positive step for the City to be taking.

On 22 March 2012 the Delegated Authorities, Policies and Position Statements Committee ("DAPPS") recommended Council adopt a new position statement, PSPD22 Fire Management Plans. The Position Statement noted that in the absence of any identified Bushfire Prone Areas and until the Scheme is amended, it is recommended that Council adopt a position that clearly articulates that a precautionary approach will be taken. Therefore the Position Statement calls on Council to clearly communicate to the community that approved Fire Management Plan recommendations and requirements will be implemented through the issue of a building permit whether or not the subject land is within a declared bushfire prone area.

The City is proactively seeking to deal with bushfire risks, through ensuring the risk posed by bushfire prone areas are recognised and dealt with through all relevant planning, subdivision and development considerations.

Special Control Area

Amendment 92 proposes to create an additional Special Control Area within the Scheme, titled Bushfire Prone Areas. This area specifically applies to the entirety of the Rural Zone, Rural Living Zone, Resource Zone and Conservation Zones of the Scheme. It is proposed that Clause 6.1.1 be modified to show the entirety of the Rural Zone, Rural Living Zone, Resource Zone and Conservation Zones on the Scheme Map as BPA. This Special Control Area would be Clause 6.6 of the Scheme.

The purpose of a Bushfire Prone Area is to:

- (a) implement State Planning Policy 3.4 Natural Hazards and Disasters;

- (b) identify land that is subject, or likely to be subject, to bushfire hazard;
- (c) ensure a bushfire attack level assessment is carried out on land that is subject, or likely to be subject, to bushfire hazard; and
- (d) ensure that development effectively addresses the level of bushfire hazard applying to the land.

The identification of the Resource zone, Rural Living and Rural zones reflect the risk of bushfires in those areas. In terms of residential areas, it was considered that their existence in a fully urban environment needed to be treated differently to rural zones which are a significantly heightened risk in terms of fire.

The Scheme amendment will allow for the creation of a Bushfire Hazard Assessment Map. This map and Clause 6.6.3 states that only a Bushfire Prone Assessment Map shall indicate Bushfire Prone Areas. Although Clause 6.1.1 will designate all areas on the Scheme Map via the BPA Special Control Area, it is only the identification of land as Bushfire Prone on a Bushfire Hazard Assessment Map that initiates the various requirements of proposed Clause 6.6.

The Bushfire Hazard Assessment Map will sit outside the Scheme and be separately approved by Council as required. The process for approval and modification of a Bushfire Hazard Assessment Map is set out in Clause 6.6.

As stated above, the Bushfire Hazard Assessment Map will sit outside the Scheme, though be directly referenced by the Scheme. Placing the Hazard Assessment Map outside the Scheme is in response to the need for flexibility in the process of identification and the changing nature of the urban/rural and natural environment of the City. By placing the Map outside the Scheme it allows Council to adapt the map as situations require and new information comes to hand.

Bushfire Prone Areas, as a norm will require development to be subject to the construction standards set out in Australian Standard 3959-2009: Construction of buildings in the bushfire-prone areas (AS3959-2009). Properties in fire prone areas will also require a Fire Management Plan, as identified in proposed Clause 6.6.12 of the Scheme, as a condition of planning approval. These conditions may be imposed as reference in the proposed clause below:

6.6.12 In determining an application to carry out development in the Bushfire Prone Area, the Local Government may refuse the application, or impose conditions on any planning approval as to:

- (a) the provision of a fire fighting water supply;*
- (b) the provision of fire services access;*

- (c) *the preparation of a fire management plan in accordance with the Planning for Bush Fire Protection Guidelines (Latest Edition) and implementation of specific fire protection measures set out in the plan;*
- (d) *the implementation of measures to ensure that prospective purchasers are aware of the relevant Scheme provisions, fire management plan and publications addressing fire safety.*

Proposed development within the new Special Control Area that has previously undergone a fire assessment, compliant with the WAPC's and FESA's Planning for Bush Fire Protection Guidelines (Latest Edition), at either the Subdivision or Structure Planning stage, will not be required to undergo additional fire assessment. This is subject to such development complying with the previous assessment for that area.

Identification of Bushfire Prone Land

For the purpose of the Bushfire Hazard Assessment Map, the following protocol is utilised when identifying an area of bushfire prone land:

- Inclusion of identified native vegetation of 1 Ha or greater (by aerial photograph);
- Identification of native vegetation less than 1 Ha in size but within 50m of identified native vegetation (>1 Ha);
- Buffering of all the above by 100m (shown in different colour from main hazard area).

For the purpose of registering an accurate assessment of bushfire risk; the identification of bushfire prone areas includes land meeting the first two criteria but not within area covered by Bushfire Hazard Assessment Map, including areas of native vegetation within neighbouring Local Government Areas.

Council at its meeting on 12 April 2012 endorsed the above methodology for the use on any future Bushfire Hazard Assessment Map.

Bushfire Hazard Assessment Map

The processes and mechanism for the creation of a Bushfire Hazard Assessment Map is set out in Clause 6.6. Appropriate levels of community consultation; including, advising all affected landowners directly and notice in a local publication (for two consecutive weeks) is required. Review of any map is then necessary prior to consideration for final adoption.

A landowner may at anytime dispute the assessment of their land in writing to the Local Government. The onus would be on the landowner to provide evidence to support their claims.

A draft version of a Bushfire Hazard Assessment Map, covering the southern section of Banjup has been included as Attachment 2. This map was created using the methodology endorsed by Council on 12 April 2012. The map is a guide only and subject to change both from further analysis and any submissions received through future community consultation. Final approval of any Bushfire Hazard Assessment Map would be at the discretion of Council.

Requirements for Planning Approval

Clause 8.2 of the Scheme sets out the types of development that are exempt from planning approval, referred to as Permitted Development. The amendment proposes changes to Clause 8.2(b) that deals with the erection of a single house on a lot, including any extension, ancillary outbuilding and swimming pools. This Scheme amendment introduces an additional exception to Clause 8.2(b) where:

- (v) *the development is included in a Bushfire Prone Area, as defined by clause 6.6.1 of the Scheme.*

Historically within the areas subject to the proposed amendment planning approval has not been required for the development of a single house within a designated building envelope (should one exist). Planning approval has been required for development outside and/or relocation of building envelopes. The amendment proposes a major shift in the approval process of rural residential development in these areas.

For the purpose and intent of the amendment to be fulfilled it is deemed necessary to alter the status quo in these areas. The development approval process is the appropriate stage of the development assessment process to ensure that the requirements outlined in proposed Clause 6.6 are adhered.

It would be envisioned that the requirement for landowners to apply for development approval in these areas will place an additional financial and time constraint on those individuals. However, as both the Keelty Report and the Major Incident Review identified, these hesitations have existed and continue to exist within Local Government, and that not exercising these power for the reasons outlined earlier in this document is not appropriate.

The disincentives of imposing higher building costs through bush fire designation must be carefully weighed against the wider responsibility

of Local Government. Local Government through building and planning controls can have an important and positive influence on the survivability of development (and thus human life) during a fire event.

Bushfire Building Cost Comparison

By designating an area bush fire prone it places an additional upfront financial encumbrance on the owners of that land in that they need to comply with AS3959-2009. The amendment proposes to require planning approval for the erection of a single house, including any extension, ancillary outbuildings and swimming pools where the lot is identified as Bushfire Prone on a Bushfire Hazard Assessment Map. A requirement of said approval will be for the application to be built to AS3959-2009, with the provision for additional bush fire related conditions as outlined in Clause 6.6.12 of the proposed amendment.

FESA in their submission to Keelty Report produced the following table derived from the Australian Building Codes Board publication the “*Final Regulatory Impact Statement for Decision (RIS 2009-02)*”.

Table: Cost of Compliance with AS3959-2009

Category of bush fire attack	Predicated bush fire attack and level of exposure.	Base house	Large two story	Elevated light weight construction
BAL – Low	Insufficient risk to warrant specific construction requirements.	\$0	\$0	\$0
BAL – 12.5	Ember attack.	\$11,535	\$14,981	\$21,428
BAL – 19	Increasing levels of ember attack and burning debris ignited by windborne embers together increasing heat flux.	\$11,535	\$14,981	\$21,428
BAL – 29	Increasing levels of ember attack and burning debris ignited by windborne embers together increasing heat flux.	\$15,471	\$17,095	\$35,024
BAL – 40	Increasing levels of ember attack and burning debris ignited by windborne embers together increasing heat flux with the increased likelihood of exposure to flames.	\$17,107	\$19,751	\$62,357
BAL – FZ	Direct exposure to flames from fire front in addition to heat flux and ember attack.	\$20,885	\$28,905	\$76,679

Alternatively to the table above, the Shire of Busselton in Council Agenda dated 11 May 2011 on a matter concerning the identification of bushfire prone areas provided the following information that estimated

the costs (above standard constructing standards) of compliance with AS3959-2009:

- BAL – 12.5 – 3-4%
- BAL – 19 – 4-5%
- BAL – 29 – 6-6.5%
- BAL – 40 – 6-10%
- BAL – FZ – 8-10%

An application for Planning Approval on land subject to the proposed amendment would be required to provide a bush fire attack level assessment carried out in accordance with the methodology contained in the *Planning for Bush Fire Protection Guidelines (2010)*; and a statement or report that demonstrates that all relevant bush fire protection acceptable solutions, or alternatively all relevant performance criteria, contained in the *Planning for Bush Fire Protection Guidelines (2010)* have been considered and complied with, and effectively address the level of bush fire hazard applying to the land.

It would be anticipated that due to the prevailing geology, topography and built form of the City of Cockburn and specifically the areas subject to the proposed amendment; the majority of dwellings subject to increased AS3959-2009 standards would fall within the base house and large two story categories.

Accordingly issues such as minor increases in development costs are noted, but do not represent a magnitude which should dissuade this being seen for the broader importance of development being undertaken in a more appropriate manner cognisant of the bushfire risk.

Public Consultation

In accordance with the Town Planning Regulations 1967 Amendment 92 was advertised for public comment for a period of 42 days between the 26 June 2012 and the 7 August 2012. Consultation included; letters to all affected landowners (approximately 1,000), advertisement in the Cockburn Gazette and letter to relevant State Government Authorities. Additional consultation was also undertaken with the Banjup Residents' Association.

In total 19 submissions were received:

- 1 from Cr Portelli.
- 4 from State Authorities.
- 1 from the Banjup Residents' Association.
- 13 from affected landowners or representative of affected landowners.

All submissions that were received are set out and addressed in the Schedule of Submissions (Attachment 2).

A number of objections were received from affected landowners and the Banjup Residents' Association. These are comprehensively addressed in the Schedule of Submissions; however the main areas of concern are outlined and addressed in detail below.

Exclusion of urban areas/regional and local reserves

A number of submissions noted the inclusion of only rural residential land in Scheme Amendment 92.

The decision to include on the Rural, Rural Living, Resource and Conservation zones in the Bushfire Prone Special Control Area was on the basis that those zones reflect the clear and present risk of bushfires. While residential areas may be subject to risks, it was considered that their existence in a fully urban environment needed to be treated differently to our rural zones which are a significantly heightened risk in terms of fire.

The exclusion of regional and local reserves from the Amendment area is not a reflection of their level of fire risk but more a reflection on the type of uses found on such land (i.e. not intended to be developed for residential purposes now or into the future). Amendment 92 is primarily focused on the protection of human life through the implementation of higher building standards. Such development is not traditionally found within reserved land. Such land is reserved for recreation, preservation or conservation as such their inclusion in a Special Control Area would not lead to a lowering of bushfire risk to people or property across the locality.

Responsible authorities have other obligations under other Acts concerning the maintenance and upkeep of such land in respect of bushfire risk.

Insurance Premiums

A number of submissions noted concern that the zoning of an area bushfire prone would place upwards pressure on insurance premiums. The Insurance Council of Australia has noted that risk assessment is for the most part undertaken on a property specific basis and the declaration of an area as bushfire prone should have negligible impact on premiums as such risk is already factored into calculations. The declaration of large areas of New South Wales and Victoria, following recent fire events, has not lead to a significant shift in premiums. The insurance industry advises that dwellings built to ASC3959-2009, could

over time, experience a lowering of insurance premiums due to the lowering of risk through a designated bushfire prone area.

Cost of building/upgrades

As noted above, the disincentives of imposing higher building costs through bush fire designation must be carefully weighed against the wider responsibility of Local Government.

While Amendment 92 will place additional cost impositions on landowners and developers seeking to undertake development in bushfire prone areas, these are considered not to represent a magnitude which should dissuade this being seen for the broader importance of development being undertaken in a more appropriate manner cognisant of the bushfire risk. In general these additional costs will be incurred by the following:

1. Application for planning approval;
2. Requirement to address the bushfire risk of the land through a bushfire attack level assessment;
3. Cost of building new dwellings to AS3959-2009; and
4. Future cost of compliance with planning approval

Submissioners through the advertising process requested clarification on the need to comply with AS3959-2009 when undertaking an upgrade or extension to an existing dwelling in a bushfire prone area.

In general, such requirement will only be necessary when an extension or upgrade is deemed 'major'. Moreover when a 'minor' extensions is undertaken there is, for the most part, no requirement to build the extension to AS3959-2009 as doing so would have negligible impact on the overall safety of the dwelling during a fire event.

Following consultation with other local governments on how this definition is determined in their localities; it was deemed appropriate to address such matter in through a Local Planning Policy, the creation of which is a recommendation of this item. The future policy will provide landowners, developers and City staff with consistent guidance going forward.

Native vegetation removal

The Banjup Residents' Association and a number of other submissioners have noted their concerns surrounding the need for clearing of vegetation, as part of a hazard separation zone, around dwelling built to ASC3959-2009. Their concerns go to the potential loss of the current amenity of the area, environmental concerns, increased temperatures and inconsistency with current clearing regimes.

As noted above all new dwellings within an identified bushfire prone area will be required to undertake a bushfire attack level assessment. This assessment will be required to be undertaken in line with the WAPC's Planning for Bushfire Protection Guideless. Where an extreme or high fire risk exists in close proximity to a proposed dwelling; low fuel areas known as Hazard Separation and Bushfire Protection Zones need to be identified on a bushfire attack level assessment. These areas are critical in ensuring that flames do not come in direct contact with buildings.

In general the following criteria apply in order to fulfil the requirements of the WAPC's Guidelines:

1. Fuel load reduced and maintained at 2 tonnes per hectare.
2. Trees are low and pruned.
3. No tall shrubs or tree is located within 2m of building.
4. No tree crowns to be overhanging buildings.

Although it is favourable that these areas have limited vegetation, be grassed or paved; the presence of native vegetation is not restricted in totality. Moreover, such requirements will only apply where development is proposed and a bushfire attack level assessment recommends such action. Accordingly, each lot that is created and zoned to provide for development for residential purposes, will result in the creation of the protection zone which will result in modification to native vegetation. This issue cannot be avoided, and is the result of development to create private allotments taking place.

The WAPC Guidelines note that the enforcement of such restrictions can have a negative impact on remnant vegetation through clearing. The proposed Local Planning Policy, a recommendation of this agenda item, will provide consistent guidance to landowners and developers on this matter to ensure the balance between vegetation conservation and preservation of life can be appropriately met.

Conclusion

It is considered that the proposed Scheme amendment will provide better bushfire safety and prevention within the City of Cockburn's more vulnerable areas. It will designate bushfire prone zones, showing where higher building standards and fire management plans are needed.

As noted above, through community consultation, it has been demonstrated that there is a need for a number of matters to be clarified through a Local Planning Policy. Therefore, such an action has been added to this recommendation.

It is therefore recommended that Council proceed to adopt the Scheme Amendment as outlined.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.

Infrastructure Development

- To construct and maintain parks and bushland reserves that are convenient and safe for public use, and do not compromise environmental management.

Natural Environmental Management

- To ensure development of the district is undertaken in such a way that the balance between the natural and human environment is maintained.

Budget/Financial Implications

There are nil direct financial impacts faced by the Local Government. It is noted however throughout the report financial impacts associated with higher building costs in order to address fire prone areas.

Legal Implications

Planning and Development Act 2005
City of Cockburn Town Planning Scheme No. 3
Town Planning Regulations 1967
Local Government Act 1995
Bush Fires Act 1954

Community Consultation

In accordance with the Town Planning Regulations 1967 consultation was undertaken subsequent to the local government initiating the Scheme Amendment and the Environmental Protection Authority ("EPA") advising that the proposal is environmentally acceptable. The amendment was advertised for 42 days.

Attachment(s)

1. Scheme Amendment Map
2. Schedule of Submissions

Advice to Proponent(s)/Submissioners

Those who lodged a submission on the proposal have been advised that this matter is to be considered at the 11 October 2012 Council Meeting.

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

14.3 (OCM 11/10/2012) - PROPOSED STRUCTURE PLAN - LOCATION: LOT 18 (NO. 603) ROCKINGHAM ROAD, MUNSTER - OWNER: T GARBIN - APPLICANT: DYKSTRA PLANNING (SM/M/056) (T GREENHILL) (ATTACH)

RECOMMENDATION

That Council

- (1) pursuant to Clause 6.2.9.1 of City of Cockburn Town Planning Scheme No. 3 ("Scheme"), adopts the Proposed Structure Plan for Lot 18 Rockingham Road, Munster subject to the following modifications:
 1. The incorrectly labelled Yerilla Way being labelled Riverina Parade.
 2. A temporary access laneway being shown which connects the easternmost laneway to Riverina Parade. This is to be annotated as a temporary access link which may be removed only once the laneway is extended northwards by development of the northern adjoining land in order to complete the through access.
 3. The coding of the 4 lots in the central cell facing Coogee Road and Riverina Parade being changed from R25 to R30.
 4. A notation being added to the Structure Plan advising that a finalised version of the Landscape Concept Plan is to be developed in collaboration with the City and submitted with the future subdivision application.
 5. A notation being added to the Structure Plan advising that a suitably worded Section 165 notification under the Planning and Development Act 2005 is required to be imposed at the subdivision stage in order to advise prospective purchasers of the midge impacts associated with being close to nearly wetlands.

- (2) in pursuance of Clause 6.2.10.1 of the Scheme, send the Structure Plan once modified to the Western Australian Planning Commission for endorsement;
- (3) endorse the schedule of submissions prepared in respect of the Structure Plan;
- (4) advise the proponent and those persons who made a submission of the Council's decision; and
- (5) advise the proponent that the site is subject to both Development Contribution Areas No. 6 and No. 13.

COUNCIL DECISION

Background

The purpose of this report is to consider for adoption the Proposed Structure Plan for Lot 18 (No. 603) Rockingham Road, Munster ('subject land'). The Proposed Structure Plan seeks to provide the development framework for the subject land incorporating a range of densities and accommodating a Resource Enhancement Wetland and associated buffers.

The Proposed Structure Plan has been advertised for public comment and also referred to authorities for comment. This report now seeks to specifically consider the Proposed Structure Plan for adoption, in light of the advertising process and assessment by officers.

Submission

N/A

Report

Planning Background

The subject land is 2.0512 ha in size and extends from Rockingham Road on its eastern boundary to the resource enhanced wetland to the west and Yindi Way to the south. A location plan is shown in Attachment 1.

The subject area is zoned 'Urban' under the Metropolitan Region Scheme ('MRS') and 'Development' under the City of Cockburn Town Planning Scheme No. 3 ('Scheme'). The subject land is also located within Development Area 5 (DA5) and is subject to both Development Contribution Areas No. 6 (DCA6) and No. 13 (DCA13).

The western fifth of the site contains a Resource Enhanced Wetland ('REW') and associated buffers and is also within the buffer zone of an Environmental Protection Policy wetland ('EPP'). The site also contains Bush Forever site 429 along this western edge.

Pursuant to Clause 6.2.4 and Schedule 11 of the Scheme, a Structure Plan is required to be prepared and adopted prior to any subdivision and development of land within a Development Area.

In accordance with the above, a Proposed Structure Plan has been submitted to the City by Dykstra Planning on behalf of the landowner.

Proposed Structure Plan

The Proposed Structure Plan provides for a diversity of lot sizes and housing types with 29 residential lots proposed. 10 of these lots are coded R40, 10 are coded R30 and 9 are coded R25. The remainder of the lot comprises of roads, public open space, drainage and resource enhanced wetlands and buffers as indicated in Attachment 2.

Residential Density

The proposed densities ranging from R25 to R40 will assist in the provision of a range of dwelling choices across the site. Directions 2031 and Beyond (directions 2031) and Liveable Neighbourhoods (LN) promote 15 dwellings per gross hectare as the standard density for new greenfield development in urban areas. These densities are generally conducive to the densities found in surrounding residential area which are predominantly either R20 or R40.

Higher density lots have been proposed adjacent to the public open space to encourage overlooking, safety and to discourage anti-social behaviour. Lots adjacent to Rockingham Road have also been coded R40 in keeping with existing coding along this roadway. A Detailed Area Plan will be required over all land zoned R40 to ensure that the design form outcomes are achieved.

R25 lots are located in the central cell facing Yindi Way to help maintain a consistent streetscape. The 4 lots at the rear of these R25 lots that front Coogee Road and Riverina Parade (mislabelled as

‘Yerilla Street’) should be recoded to R30 to ensure a consistent streetscape along these streets.

Public Open Space

The Proposed Structure Plan requires a total of 10% of the gross subdividable area to be ceded as Public Open Space (‘POS’) across the site. With the exclusion of the land within EPP and REW wetlands and their associated buffers and Bush Forever site, this equates to a total of 1,472.8m² of public open space to be provided. Liveable Neighbourhood identifies that up to 2% (294m²) of the 10% POS requirement may be provided as restricted public open space.

The Structure Plan as submitted shows 5.7% (849 m²) of unrestricted public open space. The applicant requests a further 3.4% (500m²) of restricted public open space in Bush Forever Site No. 429 is included as part of the public open space contribution. The final 0.9% (123m²) is considered restricted POS associated with the 1 in 5 year ARI drainage system. Therefore the applicant is requesting that 4.3% (623m²) of restricted public open space be included in the public open space calculation.

The inclusion of Bush Forever sites as public open space is provided for under SPP2.8 Bushland Policy for the Perth Metropolitan Region (‘Bush Forever’). This states that:

“The WAPC may accept whole or part of the conservation area may be considered as a component of the 10% open space contribution where it can be demonstrated that –

The conservation area or portion serves a local passive recreation function which is consistent with the values of bushland and the conservation management objectives of the site;

Management infrastructure and other measures are provided that support the use and management of the conservation area in accordance with an endorsed management plan;

It is acceptable to the future proposed management body, relevant environmental agencies and local government;

The overall “land take’ for open space is likely to jeopardise the overall development viability of the project, based on evidence supplied to the decision making body; and

Other planning and environmental considerations and policies of the WAPC have been taken into account.”

The WAPC had granted a similar exception for land located directly to the south of this lot subject to the “*subdivision application being appropriately conditioned to require both the entire POS being ceded and betterment works to be undertaken requiring the POS to be comparable and compatible with adjoining POS to the south*”. The WAPC has advised that historical considerations are favoured over the approach outlined in Liveable Neighbourhoods.

The applicant has submitted a draft landscape concept plan (Attachment 3) for this property and for property to the north known as Lot 19 Rockingham Road indicating how the Bush Forever Site would be comparable and compatible with the unrestricted open space adjacent. This plan would be expected to be refined in collaboration with the City’s Parks department. This forms a specific recommendation.

The public open space as proposed is to be located adjacent to the wetland and will serve as a natural buffer from development to the wetland and also act as part of the Building Protection Zone as outlined in the fire management plan. The open space will contain a continuation of the dual use path from the south, and an additional footpath adjacent to the R40 zoned properties. This corridor of open space will provide a functional ‘break out’ strip of public open space adjacent to the wetland that will be accessible to the public with good natural surveillance from adjacent properties.

Access

The Proposed Structure Plan is dissected by the extension of two 15m roads running approximately 60m north through the site. These north running roads are labelled as Coogee Road and Yerilla Street on the Proposed Structure Plan, however Yerilla Street is incorrectly labelled and is actually an extension of Riverina Parade. A temporary cul-de-sac will be required at the northern end of these roads until such a time as the lot to the north is constructed and the roadways are extended.

Two 8m laneways are also proposed at the rear of the R40 coded lots to ensure access and improve the streetscape adjacent to Rockingham Road and increase opportunity for visual surveillance over the Public Open Space. A temporary turnaround will be required at the end of the western laneway until such a time as the lot to the north are developed. An 8m dog leg and associated turning circle is required to connect the laneway to the extension of Riverina Parade until such a time as the laneway to the north is constructed.

A series of parking bays have been provided in the laneways, on the extension of Riverina Parade and on Yindi Way adjacent to the

proposed public open space. These will serve as visitor parking for proposed residents and the wider public.

Midge Buffer

The entire site falls within the 500m buffer for lakes and wetlands subject to midge infestation. Whilst this does not preclude development a notation should be added to the Structure Plan advising that a suitably worded Section 165 notification under the Planning and Development Act 2005 is required to be imposed at the subdivision stage in order to advise prospective purchasers of the midge impact associated with being close to nearby wetlands.

Community Consultation

The Proposed Structure Plan was advertised in the Cockburn Gazette for public comment for a period of 21 days from 21 August 2012 to 18 September 2012. The Proposed Structure Plan was advertised to nearby and affected landowners and also referred to relevant government authorities.

In total 10 submissions were received for the Proposed Structure Plan, including:

- 2 from adjoining landowners.
- 8 from government agencies.

Two submissions from adjoining landowners have been received. Concerns were raised relating to density and the proximity of residences to open space. The density of the site is in keeping with that outlined in Directions 2031 and with the surrounding neighbourhood. The location of residences directly adjacent to public open space provides for passive surveillance opportunities and is in keeping with current Crime Prevention Through Environmental Design (CPTED) principles.

Concerns were raised in relation to the location of the laneway at the eastern edge of the property and the impact on the existing residence to the north. This laneway has been requested by the City to reduce vehicle access points on Rockingham Road and present a unified streetscape to Rockingham Road. The applicant has agreed to a temporary 'dogleg' to the laneway until such a time as development on the northern lot occurs. The Structure Plan provides a long term planning vision and if lots on Lot 19 facing Rockingham Road are zoned R40, as is appropriate and has been indicated on plans viewed to date, then a laneway is required for these lots as well. The inclusion of the temporary dogleg for the laneway will have no impact on the timing or economic life of the existing structure on Lot 19.

A request to increase the density of lots facing Coogee Road and Riverina Parade was received and it is recommended that these lots are changed to R30 to present a consistent streetscape.

A request to straighten the lot line on the westernmost edge facing the open space was received. The lot line on the westernmost edge deviates to ensure adequate provision of open space and to accommodate fire separation requirements. No change is recommended in response to this submission.

The Department of Environment and Conservation (DEC) has advised that the interface between Bush Forever Site 429 and the residential properties should be a road to address fire management concerns and separation of open space from bushland. The provision of a road is not felt to be necessary and the same benefits of public safety, protection of bushland and fire safety can be met through this alternate design.

Public safety of the park is improved through the location of residential properties directly adjacent to the open space. The protection of bushland is achieved through the delineation of 'bushland' and open space by a dual use path along the bushland edge. The provision of fire safety is achieved through a low primarily cleared and grassed area between the wetland and the adjacent properties. The dimensions of this park are similar to that of a perimeter road and will serve the same function. No change is recommended in response to this submission.

DEC also raised concerns about the location of the site near Market Gardens and on a potentially contaminated site. Guidance on how to deal with issues arising from the proximity of residential development to operating market gardens is outlined in the WAPC's Planning Bulletin 63 Section 5.0 – Policy Measures which notes a number of options available to decision makers for dealing with proposed residential development on 'urban' zoned land adjoining operating market gardens. As per Planning Bulletin 63 such a requirement only applies where residential development occurs on land zoned 'rural' under the MRS. Site contamination is a valid concern and will be addressed through the conditions outlined by the DEC. However, these conditions are relevant for the subdivision stage.

All of the submissions received are set out and addressed in the Schedule of Submission (Attachment 4)

Conclusion

It is recommended that the Council adopt the Structure Plan for Lot 18 Rockingham Road, Munster and pursuant to Clause 6.2.10 of the

Scheme refer it to the Western Australian Planning Commission for their endorsement.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.

Infrastructure Development

- To construct and maintain parks and bushland reserves that are convenient and safe for public use, and do not compromise environmental management.

Natural Environmental Management

- To conserve, preserve and where required remediate the quality, extent and uniqueness of the natural environment that exists within the district.

Budget/Financial Implications

The required fee was calculated on receipt of the Proposed Structure Plan and has been paid by the proponent. The site is subject to both Development Contribution Areas No's 6 and 13. There aren't any other direct financial implications associated with the Proposed Structure Plan.

Legal Implications

Clause 6.2.9.1 of the Scheme requires Council to make a decision on the application within 60 days from the end of the advertising period of such longer period as may be agreed by the applicant. The advertising period concluded on 18 September 2012.

Community Consultation

In accordance with Clause 6.2.8 of the City's Scheme, the Proposed Structure Plan was advertised from 21 August 2012 to 18 September 2012. This included a notice in the Cockburn Gazette, letters to landowners within the Structure Plan area, adjoining landowners and State Government agencies.

Analysis of the submissions has been undertaken within the 'Report' section above, as well as the attached Schedule of Submissions (Attachment 4).

Attachment(s)

1. Location Plan
2. Structure Plan
3. Draft Landscape Plan
4. Schedule of Submissions

Advice to Proponent(s)/Applicant

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 11 October 2012 Council Meeting.

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

14.4 (OCM 11/10/2012) - SALE OF LAND LOCATION: LOT 331 BOSWELL PLACE, SPEARWOOD OWNER: CITY OF COCKBURN APPLICANT: DEPARTMENT OF EDUCATION (3311001) (LEE GATT) (ATTACH)

RECOMMENDATION

That Council

- (1) accept the offer from the Department of Education to purchase lot 331 Boswell Place, Spearwood;
- (2) subject to no objections received following the statutory advertising pursuant to Section 3.58 of the Local Government Act 1995,
- (3) amend the 2012/13 Municipal Budget by increasing proceeds from asset sales by \$1.6m and transferring the proceeds to the Land Development and Investment Fund Reserve; and
- (4) advise the applicant and neighbouring residents of the decision of Council.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Background

Lot 331 Boswell Place, Spearwood is owned in freehold by the City and has been identified in the Land Management Strategy 2011-2016 as being a development project in the coming five years. The Strategy detailed that the potential income 2015-16 was estimated at \$1.6m. An extract from the strategy is provided at Attachment 1.

Lot 331 is located adjoining the Newton Primary School as shown in Attachment 2.

The purpose of this report is to consider an offer from the Department of Education to purchase the subject land from the City of Cockburn. This is on the basis of the Department viewing it as an important asset to add to its current primary school site.

Submission

An Offer from the Department of Education of \$1,600,000.00 has been received for the subject land. A copy of the offer is at Attachment 3.

Report

The City was contacted by the Headmaster of the Newton Primary School in September 2011 to request information about the future development of Lot 331 Boswell Place.

The City advised the School that the land was detailed in the City's Land Management Strategy for development/sale in 2015–16. This would be for a form of residential development.

In April 2012 the Education Department wrote to the City advising of their concerns in relation to any future development of Lot 331 for residential purposes. The letter raised concerns such as the proximity of residences to the active recreation space (noise and inconvenience) and the reduction in the active recreation space currently enjoyed by both the school and the local community.

The letter enquired whether the City would be prepared to consider the sale of the land to the Department of Education for subsequent inclusion into the school site (Reserve 37249). A copy of the letter is provided at Attachment 4.

The City responded in May 2012 advising that it would consider the sale of Lot 331 to the Department provided the offer was appropriate considering the potential for the land and also the indicative returns identified by the Land Management Strategy.

The City has received an offer from the Department for \$1,600,000.00 (ex GST) provided the land is transferred as an unencumbered

freehold Certificate of Title. The City's Officers have confirmed that the Certificate of Title is currently unencumbered. A copy of the letter of offer is at Attachment 3.

A valuation was undertaken by McGees Property Valuers in April 2012 which is at Attachment 5 as a confidential attachment.

Advertising as required by Section 3.58 of the Local Government Act 1995 was undertaken on 27 September 2012 and to date no submissions have been received. The closing date for submissions is 11 October 2012 and if any submissions are received they will be the subject of a further report to Council.

The consideration proposed by the Department is considered appropriate based on the potential that the land represents as a future development project. It is also considered a very appropriate use for the land, continuing the current use of the land which effectively presents as a continuation of the school itself.

It is therefore recommended that Council accept the offer from the Education Department to purchase Lot 331 Boswell Place, Spearwood and advise the applicant accordingly.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Governance Excellence

- To develop and maintain a financially sustainable City.

Budget/Financial Implications

Proceeds of the sale totalling \$1,600,000 (ex GST) will be transferred to the Land Development and Community Infrastructure Reserve Fund.

Legal Implications

Provisions of Section 3.58 of the *Local Government Act 1995* apply.

Community Consultation

Details of the sale were advertised in a newspaper for State wide publication, on 27 September 2012 as required by Section 3.58 of the Local Government Act 1995.

Attachment(s)

1. Extract from Land Management Strategy 2011-2016.
2. GIS extract
3. Letter/Offer from Department of Education
4. Initial letter from Education Department
5. Indicative Valuation (confidential attachment provided under separate cover)

Advice to Proponent(s)/Applicant

The Applicant has been advised that this matter is to be considered at the 11 October 2012 Ordinary Council Meeting.

Implications of Section 3.18(3) Local Government Act, 1995

Nil

14.5 (OCM 11/10/2012) - RETROSPECTIVE COMMERCIAL VEHICLE PARKING - LOCATION: 139 BRITANIA AVENUE BEELIAR - OWNER/APPLICANT: KEITH LOMAX (3411485) (L REDDELL) (ATTACH)

RECOMMENDATION

That Council:

- (1) refuse to grant approval for parking of two Commercial vehicles at 139 Britannia Avenue, Beelias for the following reasons:

Reasons

1. The proposed development is contrary to the requirements of Clause 5.10.8(c)(iv) of the City of Cockburn Town Planning Scheme No. 3 in that it will adversely affect the amenity of the surrounding land.
 2. The proposed development is contrary to Clause 10.2.1(b) of the City of Cockburn Town Planning Scheme No. 3 in that it does not represent orderly and proper planning.
- (2) notify the applicant and those who made a submission of Council's decision; and

- (3) issue a Directions Notice under section 214 of the Planning and Development Act for the removal of one of the commercial vehicles from the subject site and for the remaining vehicle to be parked to the rear of the dwelling and provided with a suitable paved and drained crossover, driveway and parking area.

COUNCIL DECISION

Background

The subject site is located on the southern side of Britannia Avenue, Beeliar approximately 425m east of its junction with Jervois Road. The site is developed with a single-storey house and associated outbuildings.

Submission

The parking of commercial vehicles on the site has been the subject of complaints to the City. As a result of the City's Development Compliance Officer following up the complaints the owner of the land has submitted a retrospective application for the parking of an additional commercial vehicle on the property.

Report

This application seeks retrospective approval for the parking of two commercial vehicles on the site and located in front of the existing dwelling.

Information provided with the application indicates that the owner of the site runs his own trucking business which involves the following:

1. One prime mover with a tare weight of 8.25 tonnes.
2. One rigid truck with a tare weight of 6.14 tonnes.
3. Two trailers (one of which is for sale and will not be replaced).
4. Repairs and maintenance of the commercial vehicles being carried out in an outbuilding at the rear of the dwelling.
5. Normal working hours being between 7am and 6pm, Monday to Friday.

6. Both commercial vehicles driven by the owner, no other drivers are employed.

'Commercial Vehicle Parking' is defined by the City of Cockburn Town Planning Scheme No. 3 (Scheme) as *'parking of any vehicle used or intended to be used in the course of a business or trade which has a tare weight of 3.5 tonnes or more'*.

Pursuant to Clause 5.10.8(b) of the Scheme specifies that one commercial vehicle may be parked on land owned by the owner of a vehicle without the approval of the local government within the Rural Living Zone. Accordingly, the applicant is permitted to park one commercial vehicle on their property 'as of right' without approval from the City. In effect this means that the applicant is seeking approval for the second commercial vehicle only.

Clause 5.10.8(c) indicates that a commercial vehicle may be permitted to be parked within the Rural Living Zone provided that:

1. The vehicle is parked on a lot containing only a single house;
2. The vehicle forms an essential part of the occupation of an occupant of the dwelling;
3. Any repairs undertaken on the lot, must be carried out in an area which is fully screened from the street and adjoining properties;
4. In the opinion of the local government, is not likely to adversely affect the amenity of the surrounding land;
5. The local government may apply any conditions to the approval it sees fit;
6. The local government has the ability to withdraw its approval at any time for any reason;

The owner of the site has indicated that the application relates to a lot containing a single house only, that the vehicle forms an essential part of his business and that all repairs and maintenance are undertaken in an outbuilding at the rear of the lot, thereby satisfying points (i)-(iii) of Clause 5.10.8(c) detailed above. The City concurs with these points.

Given the submission of two objections from neighbouring properties (see 'Community Consultation' below) regarding streetscape, noise, sightlines and damage to the roads, kerbs and verges and follow up site visits it is apparent that the parking of the commercial vehicles at the front of the site is detrimentally affecting the amenity of the immediate area and not compliant with point (iv). The objections state that there is excessive noise resulting from idling trucks and reversing beepers, the smell of diesel fumes. Safety concerns are also raised in relation to vehicle sightlines and the impact on the appearance of the Britannia Avenue being adversely affected.

The concerns raised in the objections are considered valid given the predominantly residential nature of the area. However, it is noted that issues relating to noise, fumes, sightlines and streetscape could be substantially addressed if the two commercial vehicles were parked at the rear of the site, behind the existing dwelling and not immediately next to neighbouring dwellings.

This option was discussed with the applicant during a preliminary assessment of the application. However it was apparent that this was not the applicant's preference citing the cost of constructing a new driveway and hardstand as well as access issues associated with the location of a power pole in front of the premises (located approximately 8.5m from the eastern boundary). The applicant has instead offered to remove an existing gate to allow the articulated vehicle to move further back onto the site so that it would not overhang the verge.

While the City has no in-principle concerns with the parking of two commercial vehicles on the site, it is not considered appropriate in this instance to allow the vehicles to be parked within the front setback area. The negative impact on amenity created by the parking of two commercial vehicles in the front setback area of the lot is contrary to the Scheme and valid objections have been raised.

As the applicant has verbally indicated in discussions with the Planning Department they do not wish to pursue the option of parking at the rear of the site, it is recommended that the application be refused.

It is noted that there may be potential to consider a revised application subject to the commercial vehicles being parked at the rear of the site. Vehicles parked to the rear could then have the ability to enter and exit the site in a forward gear. This would significantly reduce or eliminate the disturbance caused by the reversing warning sounds from the vehicles.

Conclusion

The application to park two commercial vehicles on the site ought to be refused on the grounds that the application does not comply with Town Planning Scheme No.3 Clause 5.10.8(c) (iv) as it will adversely impact on the amenity of the surrounding area. Further that approval would not be in the interest of orderly and proper planning as envisaged for the Rural Living Area under the Scheme.

Strategic Plan/Policy Implications

Employment and Economic Development

- To pursue high value employment opportunities for our residents.

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Budget/Financial Implications

N/A

Legal Implications

Town Planning Scheme No 3
Planning and Development Act 2005
State Administrative Tribunal Regulations

Community Consultation

The application was referred to the adjacent residential properties, including those on the opposite side of Britannia Avenue, for comment. Two objections were received which can be summarised as follows:

1. Noise pollution from idling trucks, reversing alarms and truck maintenance.
2. Odours from the diesel fumes.
3. Damage to the road surface on Britannia Avenue and nearby kerbing, verges and driveways due to the large turning circle of the vehicles.
4. Damage to Telstra pits.
5. Safety concern regarding sightlines on Britannia Avenue.
6. Inappropriate to run a commercial business from home.
7. Unattractive appearance devalues neighbouring properties.

It is noted that one of the objections indicated that they would support the application if the vehicles were parked and maintained at the rear of the site behind the house.

It is also noted that property values are not a valid planning consideration.

Attachments

1. Location Plan
2. Submitted Plans

Advice to Proponents / Submissioners

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 11 October 2012 Council Meeting.

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

15. FINANCE AND CORPORATE SERVICES DIVISION ISSUES

15.1 (OCM 11/10/2012) - LIST OF CREDITORS PAID - AUGUST 2012 (FS/L/001) (N MAURICIO) (ATTACH)

RECOMMENDATION

That Council receive the List of Creditors Paid for August 2012, as attached to the Agenda.

COUNCIL DECISION

Background

It is a requirement of the Local Government (Financial Management) Regulations 1996, that a List of Creditors be compiled each month and provided to Council.

Submission

N/A

Report

The List of Accounts for August 2012 is attached to the Agenda for consideration. The list contains details of payments made by the City in relation to goods and services received by the City.

Strategic Plan/Policy Implications

Governance Excellence

- To conduct Council business in open public forums and to manage Council affairs by employing publicly accountable practices.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

List of Creditors Paid – August 2012.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

15.2 (OCM 11/10/2012) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - AUGUST 2012 (FS/S/001) (N MAURICIO) (ATTACH)

RECOMMENDATION

That Council adopt the Statement of Financial Activity and associated reports for August 2012, as attached to the Agenda.

COUNCIL DECISION

Background

Regulations 1996 prescribes that a local government is to prepare each month a Statement of Financial Activity.

Regulation 34(2) requires the Statement of Financial Activity to be accompanied by documents containing:–

- (a) details of the composition of the closing net current assets (less restricted and committed assets);
- (b) explanations for each material variance identified between YTD budgets and actuals; and
- (c) any other supporting information considered relevant by the local government.

Regulation 34(4)(a) prescribes that the Statement of Financial Activity and accompanying documents be presented to Council within 2 months after the end of the month to which the statement relates.

The regulations require the information reported in the statement to be shown either by nature and type, statutory program or business unit. The City chooses to report the information according to its organisational business structure, as well as by nature and type.

Financial Management Regulation 34(5) requires Council to annually set a materiality threshold for the purpose of disclosing budget variance details. To this end, Council has adopted a materiality threshold variance of \$100,000 for the 2012/13 financial year.

Submission

N/A

Report

Closing Funds

The City's closing municipal position of \$72.8M was \$7.0M higher than the revised YTD budget target of \$65.8M in August 2012. The budgeted year end closing funds position (currently at \$34k) will fluctuate throughout the year as it is impacted by various Council decisions and minor system adjustments and corrections. Details of these are outlined in Note 3 to the financial report.

Operating Revenue

Operating revenue at \$79.2M is tracking slightly ahead of budget by \$0.3M. Key factors are \$1.3M of above budget Waste Services fees & charges revenue and \$0.5M of Human Services grants also ahead of budget. Payment of the first quarter of Financial Assistance grants was delayed until September, causing an unfavourable variance of \$805k.

Details of material variances are disclosed in the agenda attachment.

Operating Expenditure

Operating expenditure (including depreciation) is tracking under budget overall by \$1.4M.

Waste Services is over budget due to increased tonnages received through the gate for the August 2012 month which has resulted in additional income and expenditure including landfill costs. Parks has a current spending surplus of \$0.6M.

Details of material variances within the service units are disclosed in the agenda attachment.

The following table shows budgetary performance from a nature or type perspective:

Nature or Type Classification	Actual	YTD Amended Budget	Variance to Budget
	\$	\$	%
Employee Costs	\$6.17M	\$6.44M	4.2%
Materials and Contracts	\$4.19M	\$5.48M	23.5%
Utilities	\$0.52M	\$0.77M	32.2%
Insurances	\$1.00M	\$1.02M	2.0%
Other Expenses	\$1.82M	\$1.22M	-48.7%
Depreciation (non cash)	\$3.66M	\$3.69M	1.0%

Other expenses are impacted by the additional accrual of landfill levy that is subject to negotiations between the City and Department of Environment and Conservation (DEC).

Capital Program

The City's capital budget has incurred expenditure of \$4.3M versus the YTD budget of \$14.6M. This indicates that the cashflow budgets for major projects are not accurate and the Engineering division will be revising these in the next couple of months.

The more significant project spending variances are disclosed in the attached CW Variance analysis report.

Turning to capital income, settlement of land sales is \$3.1M behind budget targets, especially for the Grandpre Crescent development at \$2.9M behind the YTD budget. Whilst all lots have sold, settlement is yet to occur on several lots. Transfers to and from Reserves are \$2.4M and \$8.7M behind budget respectively in correlation with the capital underspending and reduced capital income from land sales..

Cash & Investments

Council's cash and current/non-current investment holdings increased to \$99.8M (from \$76.0M at the end of July). This has risen in line with the collection of property rates due at the first instalment date of 4th September.

\$62.8M of this total cash and investment holding represents the City's cash reserves.

Another \$7.1M of the cash position represents funds held for other restricted purposes such as bonds, restricted grants and capital infrastructure contributions. The remaining balance of \$29.9M represents the cash and investment component of the City's working capital, available to fund ongoing operations and the municipal funded portion of the capital program.

The City's investment portfolio made an annualised return of 5.47% for the month, down from 5.68% last month. The benchmark BBSW performance for August was 3.58%.

The majority of investments held continue to be in term deposit (TD) products placed with highly rated APRA (Australian Prudential Regulation Authority) regulated Australian banks. These are mainly invested for terms of between three and six months, as this is where the value lies in the yield curve.

Whilst the Reserve Bank has reduced interest rates over the past several months by 75 basis points the City's investment strategy of rolling over TD's for six monthly terms has somewhat buffered the City's investment performance from significant and sudden falls. The 2012/13 budget was premised on a reduced investment earnings potential as interest rates are likely to continue facing downward pressure and the balance of funds held will diminish as a result of the large capital works budget.

Description of Graphs and Charts

There is a bar graph tracking Business Unit operating expenditure against budget. This provides a very quick view of how the different units are tracking and the comparative size of their budgets.

The Capital Expenditure graph tracks the YTD capital spends against the budget. It also includes an additional trend line for the total of YTD actual expenditure and committed orders. This gives a better indication of how the capital budget is being exhausted, rather than just purely actual cost alone.

A liquidity graph shows the level of Council's net current position (adjusted for restricted assets) and trends this against previous years. This gives a good indication of Council's capacity to meet its financial commitments over the course of the year.

Council's overall cash and investments position is provided in a line graph with a comparison against the YTD budget and the previous year's position at the same time.

Pie charts included show the break-up of actual operating income and expenditure by nature and type and the make-up of Council's current assets and liabilities (comprising the net current position).

Strategic Plan/Policy Implications

Governance Excellence

- To conduct Council business in open public forums and to manage Council affairs by employing publicly accountable practices.

Budget/Financial Implications

Other material variances identified of a permanent nature (ie. not due to timing issues) may impact on Council's final budget position (depending upon the nature of the item).

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Statement of Financial Activity and Associated Statements – August 2012.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

16. ENGINEERING AND WORKS DIVISION ISSUES

Nil

17. COMMUNITY SERVICES DIVISION ISSUES

17.1 (OCM 11/10/2012) - APPOINTMENT OF BUSH FIRE CONTROL OFFICER (RS/L/007) (R AVARD)

RECOMMENDATION

That Council

- (1) request the Fire and Emergency Service Authority (F.E.S.A), under Section 38A of the Bush Fire Act 1954, appoint Mr Leslie Woodcock as the City of Cockburn Chief Bush Fire Control Officer; and
- (2) revoke the appointment of Mr Don Johnston as the City of Cockburn Chief Bush Fire Control Officer.

COUNCIL DECISION

Background

Council, at its meeting of 30 June, 2003, resolved to enter an arrangement with the Fire and Emergency Services Authority (F.E.S.A.) for the employment of a jointly funded Community Fire Manager. A significant role of this position is that of the Chief Bush Fire Control Officer.

F.E.S.A. advertised the position of Community Fire Manager as a short term contract prior to a permanent position being advertised and filled. F.E.S.A. has advised of the appointment of Mr Leslie Woodcock.

Submission

N/A

Report

Under Section 38A of the Bush Fires Act 1954 (the Act) F.E.S.A. is empowered, at the request of a Local Government, to appoint a member of its staff (as defined in the F.E.S.A. Act) for the district of that Local Government for the purposes of the Act.

Accordingly, a Council decision is required to make a formal application to F.E.S.A. to appoint a Chief Bush Fire Control Officer employed by F.E.S.A for the City of Cockburn.

Strategic Plan/Policy Implications

Lifestyle and Aspiration Achievement

- To facilitate and provide an optimum range of community services and events.
- To deliver our services and to manage resources in a way that is cost effective without compromising quality.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Natural Environmental Management

- To conserve, preserve and where required remediate the quality, extent and uniqueness of the natural environment that exists within the district.

Budget/Financial Implications

Costs associated with the transfer to F.E.S.A. are included in the 2012/13 Municipal Budget.

Legal Implications

Bush Fire Officers are required to be appointed by Council under the Bush Fires Act, 1954.

Community Consultation

N/A

Attachment(s)

N/A

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil

17.2 (OCM 11/10/2012) - PROPOSED AMENDMENT TO THE CITY OF COCKBURN FENCING LOCAL LAW 2012 (CC/P/009) (J NGOROYEMOTO) (ATTACH)

RECOMMENDATION

That Council

- (1) advises the Joint Standing Committee on Delegated Legislation (JSCDL) that Council will undertake to:
 1. Amend Clauses 4.1(1)(a)(iii) and 4.1(2)(b) of the local law to delete 'AS/NZS 3016: 1994' and insert 'AS/NZS 3016:2002.
 2. Delete the definition of 'AS/NZS 3016-2002' in Clause 1.5 of the local law and insert:

AS/NZS 3016:2002 means Australian Standard/New Zealand AS/NZS 3016:2002 Electrical installations – Electric security fences published by Standards Australia on 10 January 2003 as amended from time to time.
 3. Make any consequential amendments.
 4. Provide the Committee with a copy of the Minutes of the meeting at which the City of Cockburn resolved to provide the undertakings.
 5. In the interim, where the local law is made publically

available by the City of Cockburn, whether in electronic or hard copy form, it be accompanied by a copy of the undertakings;

- (2) undertake Statewide public advertising to amend the Local Law; and
- (3) provide a copy of the undertaking and notice to the Minister for Local Government.

COUNCIL DECISION

Background

Council at its meeting of 14 June resolved to adopt the City of Cockburn Fencing Local Law 2012.

All local laws are forwarded to the Joint Standing Committee on Delegated Legislation (JSCDL) following gazettal for their information and scrutiny.

The City adopted the City of Cockburn Fencing Local Law 2012 based on consultation with relevant officers who are responsible for the administration of the local law. Clause 4.1(1) (a) (iii) and 4.1(2) (b) of the local law refer to a superseded Australian Standard AS/NZS 3016:1994. AS/NZS 3016:1994 has been superseded by AS/NZS 3016:2002. Therefore, Clause 4.1 is inoperative under section 3.7 of the Local Government Act 1995, to the extent of the inconsistency and void under section 43(1) of the Interpretation Act 1993 to the extent of the inconsistency.

As the City's Fencing Local Law 2012 contains a Clause that is invalid and not authorised by the empowering enactment, the JSCDL requires an undertaking from Council to ensure that this clause is amended and correct the definition of a standard. In the Interim, where the local law is made publically available by the City of Cockburn, whether in electronic or hard copy form, it be accompanied by a copy of the undertakings.

Submission

N/A

Report

Council resolved to adopt the City of Cockburn Fencing Local Law 2012 in its final form at its meeting of 14 June 2012. The local law was gazetted on 3 July 2012 and came into force on 18 July 2012.

The City received advice on 12 September 2012 from the JSCDL that the City of Cockburn Fencing Local Law 2012 contains a Clause that has been superseded.

Clause 4.1(1) (a) (iii) and 4.1(2) (b) of the local law refers to a superseded Australian Standard AS/NZS 3016:1994. AS/NZS 3016:1994 has been superseded by AS/NZS 3016:2002.

The City of Cockburn provided advice that Clause 4.1 should have referred to AS/NZS 3016: 2002 twice. (That was not the City's intention to adopt a superseded standard). The local law refers to the new standard (AS/NZS 3016:2002 at clause 1.5 (where it defines this term) and in Schedule 4. The Minutes of the Ordinary Council meeting of 12 April 2012 also refers to amending clause '5.1 (e)' of the local law to refer to 'AS/NZS 3016:2002 Electrical installations – Electric security fences as amended from time to time'.

The Committee is of the view that it is not clear on simply reading the local law as to what standard the City of Cockburn intended to adopt the local law and if the references to AS/NZS 3016:1994, in the context of other clauses referring to AS/NZS 3016:2002, were made in error. Clause 4.1 is uncertain and vague as to be invalid.

The Committee also noted that the definition of AS/NZS 3016:2002 in Clause 1.5 does not define this standard to mean the standard '*as amended from time to time*' Clause 1.5 states:

AS/NZS 3016-2002 means "Electrical installations- Electric security fences" published by Standards Australia and Standards New Zealand;

Section 3.8 of the Local Government Act 1995 provides that a local law may adopt a standard issued by Standards Australia as it exists at a particular date or as from time to time as amended. The Committee recommends to amend the reference to the standards to include '*as amended from time to time*'. This reflects Committee practice, Parliamentary Counsel's Office (PCO) practice, and what the Council decided at its meeting on 12 April 2012.

The Committee's preference is that the definition of a standard should define the standard '*as amended from time to time*' - rather than inserting '*as amended from time to time*' on each occasion the standard is referred to in the local law.

The Committee also noted that the definition of 'AS' in Clause 1.5, which defines 'AS' to mean an Australian Standard or New Zealand Standard published by Standards Australia, may be considered redundant as the only standard referred to in the local law, after the recommended amendments are made, will be AS/NZS 3016:2002, and this will be defined in Clause 1.5. Therefore, the definition of 'AS' should be deleted.

The City has been requested by the JSCDL to undertake to, within six months.

Amend clauses 4.1(1) (a) (iii) and 4.1(2) (b) of the local law to delete 'AS/NZS 3016:1994' and insert 'AS/NZS 3016:2002'.

Delete the definition of 'AS/NZS 3016-2002' in clause 1.5 of the local law and insert:

AS/NZS 3016:2002 means Australian Standard/New Zealand AS/NZS 3016:2002 Electrical installations – Electric security fences published by Standards Australia on 10 January 2003 as amended from time to time; and make any consequential amendments.

Provide the Committee with a copy of the Minutes of the meeting at which the City of Cockburn resolved to provide the undertakings.

In the Interim, where the local law is made publically available by the City of Cockburn, whether in electronic or hard copy form, it be accompanied by a copy of the undertakings.

The Committee is also concerned about the standards adopted in local laws not being accessible by the public at no cost, and requests that we advise how standards are made available to the public by the City.

Purpose: To amend the City of Cockburn Fencing Local Law 2012 to provide clarity, ensure that empowering enactments prevail, and correct drafting errors contained in the local law.

Effect: To enable the City to regulate, manage, control fences, and establish the standard of a "*sufficient fence*" according to land use with correct referencing to the Australian Standards.

If Council resolves to proceed with this matter, an advert will be placed in the 'West Australian' newspaper giving notice of Councils' intention to adopt the proposed local law.

Interested parties will be able to inspect a copy of the proposed amendment or obtain a copy from Council or from one of the City's Libraries as mentioned in the advertisement and may make a representation to Council in response to the proposed amendments to the current local laws. The submission period for representations is 42 days from the date of the advertisement.

Standards adopted in the local laws will be made accessible to the public free of cost. The City of Cockburn will purchase four original copies of the standards, which will be made available for viewing only at the City of Cockburn main Administration Building and the City's libraries (Spearwood, Success and Coolbellup). These standards will also be available through the State Library of Western Australia, free of charge to the public on both hard copy and online.

Strategic Plan/Policy Implications

Governance Excellence

- To conduct Council business in open public forums and to manage Council affairs by employing publicly accountable practices.
- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

Section 3.7 of the Local Government Act refers;
Section 3.8 of the Local Government Act refers;
Section 43(1) of the Interpretation Act 1943 refers; and
Section 3.12 of the Local Government Act refers

Community Consultation

Copy of the Proposed City of Cockburn Fencing Local Law Amendment 2012.

Attachment(s)

Proposed City of Cockburn Fencing Local Law Amendment 2012.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

17.3 (OCM 11/10/2012) - PROPOSED AMENDMENT TO THE CITY OF COCKBURN HEALTH LOCAL LAW 2000 (CC/P/009) (J NGOROYEMOTO) (ATTACH)

RECOMMENDATION

That Council

- (1) advise the Joint Standing Committee on Delegated Legislation (JSCDL) that Council undertake to:
 1. Delete Clause 17.1 of the City of Cockburn Health Amendment Local Law 2012.
 2. Delete the first row of the table in Clause 53 of the City of Cockburn Health Amendment Local Law 2012 and amend the City of Cockburn Health Local Law 2000 to provide that 'Council' in Clause 4 be amended on all occurrences except where it occurs in the definition of 'Water'.
 3. Delete the words 'subsection' and 'subsections' in the City of Cockburn Health Local Laws 2000 and insert 'subclause' and 'subclauses' respectively, except if the reference is made to a subsection or subsections of an Act.
 4. Delete 'Principal Environmental Health Officer' and insert 'Environmental Health Services Manager' in Clause 20(c) of the City of Cockburn Health Local Law 2000.
 5. Delete 'as published by the Water and Rivers Commission in October 1997' from the definition of 'Highest known water table' in Clause 4 of the City of Cockburn Health Local Law 2000.
 6. Delete the first occurrence of 'wash' in Clause 14(1) (c) (i) of the City of Cockburn Health Local Law 2000.

7. Amend Clause 65 of the City of Cockburn Health Local Law 2000 as follows:
 - (a) In Clause 65(d after 'cororis' and insert the word 'and'.
 - (b) In Clause 65(e) delete 'capitis' and insert 'capitia'.
 8. Amend Clause 4(1) so that it states 'AS' means Australian Standard or Australian/New Zealand Standard published by Standards Australia.
- (2) undertake Statewide public advertising to amend the local law; and
 - (3) provide a copy of the undertaking and notice to the Minister for Local Government, and Minister for Health.

COUNCIL DECISION

Background

Council at its meeting of 14 June 2012 resolved to adopt the City of Cockburn Health Amendment Local Law 2012.

All local laws are forwarded to the Joint Standing Committee on Delegated Legislation (JSCDL) following gazettal for their information and scrutiny.

The City amended the City of Cockburn Health Local Law 2000 based on consultation with relevant officers who are responsible for the administration of the local law. Clause 17.1 was amended to change the safety provisions of the Lodging Houses; however the Clause is vague and uncertain as to be an invalid law. It was not detected in review processes undertaken by the City and the Department of Local Government, that Clause 86(1) is not in the City of Cockburn Health Local Law 2000 and therefore is not authorised or contemplated by the empowering enactment.

As the City's Health Amendment Local Law 2012 contains a Clause that is invalid and not authorised by the empowering enactment, the

JSCDL requires an undertaking from Council to ensure that this clause is deleted and correct other drafting errors.

Submission

N/A

Report

Council resolved to adopt the City of Cockburn Health Amendment Local Law 2012 in its final form at its meeting of 14 June 2012. The local law was gazetted on the 6 July 2012 and came into force on 23 July 2012.

The City received advice on 12 September 2012 from the JSCDL that the City of Cockburn Health Amendment Local Law 2012 contains a Clause that is invalid and not authorised by the empowering enactment.

Clause 17.1 of the *City of Cockburn Health Amendment Local Law 2012* clause 86(1) states “ *a person shall not fit, or cause or permit to be fitted, to an exit door, a lock or other device which prevents the door from being easily opened from within the lodging house*”.

Whilst the City of Cockburn Health Local Law 2000 does not have clause 86(1), instead it contains only clause 86 which gives the provision for General Construction requirements under the authority of the Building Code. Therefore the effect of Clause 17.1 is deemed to be invalid law.

The City has been requested by the JSCDL to undertake to delete clause 17.1 of the local law to ensure that the empowering enactments prevail.

Delete the first row of the table in clause 53 of the City of Cockburn Health Amendment Local Laws 2012 and amend the City of Cockburn Health Local Laws 2000 to provide that ‘Council’ in clause 4 be amended on all occurrences except where it occurs in the definition of ‘Water’.

Amend the words ‘subsection’ and ‘subsections’ in the City of Cockburn Health Local Laws 2000 and insert ‘subclause’ and ‘subclauses’ respectively, except if the reference is made to a subsection or subsections of an Act.

Delete ‘Principal Environmental Health Officer’ and insert ‘Environmental Health Services Manager’ in clause 20(c) of the City of Cockburn Health Local Laws 2000.

Delete 'as published by the Water and Rivers Commission in October 1997' from the definition of 'Highest known water table' in clause 4 of the City of Cockburn Health Local Laws 2000.

Delete the first occurrence of 'wash' in clause 14(1) (c) (i) of the City of Cockburn Health Local Laws 2000.

Amend clause 65 of the City of Cockburn Health Local Laws 2000 to:

- a. In clause 65(d) after 'cororis;' insert the word 'and'.
- b. In clause 65(e) delete 'capitis; and' and insert 'capitia.'

Amend clause 4(1) so that it states: "AS" means Australian Standard or Australian/New Zealand Standard published by Standards Australia.

Purpose: To amend the City of Cockburn Health Local Law 2000 to provide clarity, ensure that empowering enactments prevail, and correct drafting errors contained in the City of Cockburn Health Amendment Local Law 2012.

Effect: To enable the City to control various matters as they relate to day to day operations of the Health Services area, and make the City of Cockburn Health Amendment Local Law 2012 consistent with the principal Local Laws.

If Council resolves to proceed with this matter, an advert will be placed in the 'West Australian' newspaper giving notice of Councils' intention to adopt the proposed local law.

Interested parties will be able to inspect a copy of the proposed amendment or obtain a copy from Council or from one of the City's Libraries as mentioned in the advertisement and may make a representation to Council in response to the proposed amendments to the current local laws. The submission period for representation is 42 days from the date of the advertisement.

Strategic Plan/Policy Implications

Governance Excellence

- To conduct Council business in open public forums and to manage Council affairs by employing publicly accountable practices.

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

Section 3.12 of the Local Government Act refers.

Community Consultation

N/A

Attachment(s)

Copy of Proposed City of Cockburn Health Amendment Local Law 2012.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

17.4 (OCM 11/10/2012) - PROPOSAL TO SELL A PORTION OF GOODCHILD RESERVE FOR COMMUNITY/RECREATION FACILITES (200366) (R AVARD) (ATTACH)

RECOMMENDATION

That Council:

- (1) in accordance with section 3.58 of the Local Government Act 1995 advertise the availability for purchase a portion of Goodchild Reserve to construct a new club and community facility subject to:
 1. The applicant being able to demonstrate that it has the financial capacity to proceed with the project.
 2. A plan of the proposed facility is provided for consideration by Council that demonstrates that:
 - (a) the current buildings on the site are incorporated

- into the design consideration for the proposed facility.
- (b) the broader community has access to portions of the building by arrangement.
 - (c) the building use is consistent with being on an active reserve.
 - (d) The building design and purpose is constant with the City of Cockburn Town Planning Scheme 3.
 - (e) The active open space will be available to the proponent, the public and to another sporting club on a sessional basis by arrangement.
3. An independent valuation of the proposed area for excision for the proposed facility is provided for consideration by Council and the applicant demonstrates its willingness and ability to purchase the land at the identified price.
- (2) prior to proceeding with the development of the project with the preferred applicant a community consultation process is instigated for the project the results of which will be considered by Council.

COUNCIL DECISION

Background

The locality of Southwell in Hamilton Hill has been upgraded over the past few years guided by the Phoenix Rise Revitalisation Plan which was a joint project of the Department of Housing, Satterely Group and the City of Cockburn. Goodchild Reserve is the primary active open space in the locality and is served by an older style club change rooms. The Reserve is held in freehold by the City. There has been no stable long term sporting club using the reserve for many years. A small lacrosse club began utilising the reserve in 2012.

The Southwell Community Centre in Caffery Place is small and poorly located and is recognised in the Phoenix Rise Revitalisation Plan as

requiring replacement and stands on land owned by the Department of Housing, leased to the City. The premises is currently leased as a peppercorn by the Burdiya Aboriginal Corporation, the sub-lease expires on 31 May 2014 with an option to extend to 31 May 2016.

Currently the Plan for the District shows an allocation of \$500,000 to go toward the construction of a new/upgraded facility on Goodchild Reserve. The Sport and Recreation Strategic Plan 2009 recommended that a new sport/club be introduced to Goodchild Reserve as it has little current usage.

Submission

The City has received a submission from the W.A. Portuguese Club regarding a proposal to purchase a portion of land at Goodchild Reserve Hamilton Hill and to construct club facilities on the site. The group operates from 2 Strang Street, Beaconsfield which is now known as the W.A Portuguese Club. A copy of the letter from the club received on 15 May 2012 is attached.

Report

The report seeks from Council in-principal support for the sale of a small portion of Goodchild Reserve to an appropriate community/sport organisation with the financial capacity to construct a club/community facility on the site.

The land under consideration for sale is a portion Lot 9000 on Plan DP 72050 (30 Plantagenet Crescent, Hamilton Hill), also referred to as Goodchild Reserve. The proposed sale will be on the condition of access to the remainder of the reserve by other users as prescribed by the City. The property at present is used by a local Lacrosse Club.

Phoenix Central Revitalisation Strategy identifies a need for improvements to Goodchild Reserve clubrooms and facilities. The strategy recommends a new expanded Goodchild Reserve Recreation and Community Facility.

Any facility constructed on the reserve would enhance its usefulness to the community and would take up a small portion of reserve land. It is expected that any new building would be integrated into the design of the facilities.

The City and Elected Members have had preliminary discussions with Les Richardson, Chairman of the Southwell Community Association and also briefed on the proposal. Mr Richardson was in general agreement with the principal of the arrangements provided that there remains some community access to the club facilities.

Strategic Plan/Policy Implications

Infrastructure Development

- To construct and maintain community facilities that meet community needs.
- To provide an appropriate range of recreation areas that meets the needs of all age groups within the community.

Lifestyle and Aspiration Achievement

- To facilitate and provide an optimum range of community services and events.
- To deliver our services and to manage resources in a way that is cost effective without compromising quality.

Governance Excellence

- To conduct Council business in open public forums and to manage Council affairs by employing publicly accountable practices.

Budget/Financial Implications

It is expected that the successful applicant will have the financial capacity to develop the proposed facilities and there will be some income for the City derived from the sale of the land.

Legal Implications

In accordance with section 3.58 of the Local Government Act 1995 and clause 30 of the Local Government (Functions and General) Regulations 1996 should the City dispose of property other than public auction it is a requirement that public notice is given of the disposition inviting submissions to be made. All submissions made in accordance with the Act will be given due consideration.

Community Consultation

Further comprehensive community consultation will be undertaken as part of the planning and development of any proposal. Furthermore community consultation with regards to the disposal of land will be in accordance with the statutory requirements.

Attachment(s)

1. Letter from W.A. Portuguese Club regarding proposal to purchase a portion of Goodchild Reserve.
2. Indicative site plan of the proposed area to be purchased.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil

18. EXECUTIVE DIVISION ISSUES

18.1 (OCM 11/10/2012) - ADOPTION OF THE STRATEGIC COMMUNITY PLAN 2012 - 2022 (CR/M/008) (S CAIN) (ATTACH)

RECOMMENDATION

That Council adopt the City of Cockburn Strategic Community Plan 2012 –2022.

COUNCIL DECISION

Background

The City adopted its current Strategic Plan (*Strategic Plan 2006 – 2016*) in July 2006. This document superseded the previous version of the Strategic Plan adopted in 2001, which had been an iteration of the process that reviewed the 1996 version of the Plan. It has been the City's practice to prepare these documents with a 10 year time horizon, but then update them mid way through this period.

While the City was preparing to review the Strategic Plan in accordance with this principle, the State Government introduced changes to the Local Government Act [Administration] Regulations (LGA) that required the adoption of a new hierarchy of documents. The framework entitled 'Integrated Planning and Reporting Framework' would require all Local Governments to have:

- A minimum 10 year Community Strategic Plan;
- A minimum 4 year Corporate Business Plan;
- A series of Informing Strategies that included;

- A 10 Year Financial Management Strategy
- An Asset Management Strategy;
- A Workforce Development Strategy; and
- With all of the above linked to the Annual Budget.

Submission

N/A

Report

The Strategic Community Plan, along with our Town Planning Scheme/Local Planning Strategy, is a foundation document that is used to chart the City's development. The Plan sets the goals for the ongoing development of the City, in accordance with the Community's aspirations. It also provides guidance for development of all subordinate strategies and plans.

Development of the Plan

The preparation of the new Plan has been the result of extensive consultation with Elected Members, community groups, industry associations, State Government agencies and the community at large. The City received some financial support from the State Government for this process, which assisted with the engagement of the consulting group AEC and contributed to other expenses, such as the on-line consultation. The Strategic Plan prepared through this process (attachment 1) outlines the stages involved in the development of the Plan (page 4), that has lead up to its presentation for final adoption.

The Plan has many similarities to the current version, which in part reflects the enduring nature of issues impacting on a growing community. Population growth brings a demand for expansion of social services and new community infrastructure. Similarly, industrial growth brings a demand for other types of services and infrastructure, such as the development of the road and freight network. Balancing all of these needs can be difficult, so the City has a responsibility to consult broadly in order to make effective decisions. The new *Strategic Community Plan 2012 – 2022* brings these requirements together in the following key themes:

1. Growing the City
2. Community and Lifestyles
3. A Prosperous City
4. Environment and Sustainability
5. Infrastructure
6. Moving Around
7. Leading and Listening

Vision and Mission

The review also considered other considerations, notably the appropriateness of the current Vision for the City and the Mission statement. At this stage in the City's growth cycle the element that was considered to be inadequately referenced was the importance of the economic development of the City.

Expansion of industrial and commercial precincts within the City is having a marked impact on the importance of Cockburn within the State's economy. While the next decade will see some slowing in the pace of residential development as the City nears its peak population, industrial and commercial growth will remain solid. This outcome will require the City to have developed appropriate strategy that fosters this growth.

Following consideration of this challenge the Vision for the City was amended to include reference to promoting investment (emboldened), as follow:

Council's vision is to build on the solid foundations that our history has provided to ensure that the Cockburn of the future will be the most attractive place to live, work, visit and invest in, within the Perth Metropolitan area.

A similar change was reflected in the Mission statement with this being changed to:

Our Mission is to make the City of Cockburn the most attractive place to live, work, visit and invest in, within the Perth Metropolitan Area.

Communication and Consultation

As the title of the Plan states, it is the Community's plan, so the City has undertaken an extensive public consultation for its development. This included:

- Two workshops with Elected Members that reviewed the outcomes from the previous plan and identified the challenges for the future.
- A stakeholder forum with community groups; representatives from industry, developers and State Government agencies.
- A further workshop with Elected Members to refine a draft plan based on the stakeholder feedback.
- Community consultation via an on-line survey that was widely promoted through advertising in newspapers, the *Soundings*, public displays and the City's website.

The latter generated a much higher level of engagement and response than with the formulation of the previous Plan. The website had over 1,500 visits and drew 200 survey responses. Attachment 2 provides an activity report that summarises demographic and other data gathered through the survey. While it might be considered that the number of survey responses is relatively small compared to the number of persons that viewed the material on the website, this is most likely explained by the high degree of consensus that had been generated through the development process.

However, there were 71 public submissions gathered via the survey process. These, along with a separate submission from staff, were reviewed and a range of amendments made to the draft Plan. Attachment 3 provides details of these submissions.

Integrated Planning Framework

A number of the public submissions referred to a perceived lack of detail in the Strategic Plan. As the Plan is intended to set 'strategic direction', it is not intended to have the degree of detail that will flow from development of an 'actions' summary.

The Plan had included a relationship diagram on page 3 that shows how it integrates with other elements of the new Integrated Planning Framework, with a similar and more detailed example on page 25. Staff have been progressing the draft version of the '5 Year Corporate Business Plan', which will be presented to Elected Members following endorsement of the Strategic Plan. This document needs to be adopted by March 2013 so that it fits into the FY2013/14 budget process.

Finalisation of the new Strategic Community Plan 2012- 2022 will also allow progression of the new Long-Term Financial Plan, Asset Management Plan, Workforce Plan and a range of other informing strategies. The adoption of the new Strategic Plan does not invalidate any of the currently adopted strategies, rather it will help to guide the future development of these and other plans the City will need over time.

Strategic Plan/Policy Implications

The Strategic Community Plan 2012 - 2022 will replace the current Strategic Plan 2006 – 2016. The Key Result Areas from the current plan have been aligned against the ones for the new Plan in Attachment 4.

Budget/Financial Implications

The City received \$40,000 in financial support from the State Government towards this project. The total cost of preparation of the plan, inclusive of staff time, is approximately \$100,000.

Legal Implications

N/A

Community Consultation

The public consultation for this project was extensive and included: newspaper articles; advertising in the local Cockburn Gazette newspaper and Cockburn Soundings; placement of a flyer with the Annual Rates Notice; a workshop with community representatives; advertising and an on-line survey on the City's website and displays at public locations.

Attachment(s)

1. City of Cockburn Strategic Community Plan 2012 - 2022
2. 'Bang the Table' website activity report
3. Summary of submissions and responses
4. Strategic Plan / Policy Implications comparison

Advice to Proponent(s)/Submissioners

Those parties that made a submission during the public consultation phase were advised that this matter would be presented to the October Ordinary Council meeting.

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

19. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

20. NOTICES OF MOTION GIVEN AT THE MEETING FOR CONSIDERATION AT NEXT MEETING

21. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY COUNCILLORS OR OFFICERS

22. MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE

23. CONFIDENTIAL BUSINESS

24 (OCM 11/10/2012) - RESOLUTION OF COMPLIANCE (SECTION 3.18(3), LOCAL GOVERNMENT ACT 1995)

RECOMMENDATION

That Council is satisfied that resolutions carried at this Meeting and applicable to items concerning Council provided services and facilities, are:-

- (1) integrated and co-ordinated, so far as practicable, with any provided by the Commonwealth, the State or any public body;
- (2) not duplicated, to an extent Council considers inappropriate, services or facilities as provided by the Commonwealth, the State or any other body or person, whether public or private; and
- (3) managed efficiently and effectively.

COUNCIL DECISION

25. CLOSURE OF MEETING

CITY OF COCKBURN

SUMMARY OF MINUTES OF THE DELEGATED AUTHORITIES, POLICIES & POSITION STATEMENTS COMMITTEE MEETING HELD ON THURSDAY, 27 SEPTEMBER 2012 AT 6:00 PM

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CITY OF COCKBURN

MINUTES OF THE DELEGATED AUTHORITIES, POLICIES & POSITION STATEMENTS COMMITTEE MEETING HELD ON THURSDAY, 27 SEPTEMBER 2012 AT 6:00 PM

PRESENT:

Mrs C Reeve-Fowkes	-	Councillor (Presiding Member)
Mr L Howlett	-	Mayor
Mr K Allen	-	Deputy Mayor
Mr T Romano	-	Councillor (Arr. 6.07 pm)
Mr S. Portelli	-	Councillor
Mr B. Houwen	-	Councillor

IN ATTENDANCE:

Mr S. Cain	-	Chief Executive Officer
Mr S. Downing	-	Director, Finance & Corporate Services
Mr D. Arndt	-	Director, Planning & Development Services
Mr M. Littleton	-	Director, Engineering & Works (Arr.6.25 pm)
Mr R. Avard	-	Acting Director, Administration & Community Services
Mrs B. Pinto	-	PA to Directors - Finance. & Corporate. Services/Administration & Community Services

1. DECLARATION OF MEETING

The Presiding Member declared the meeting open at 6.04 pm.

2. APPOINTMENT OF PRESIDING MEMBER (If required)

Nil.

3. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF FINANCIAL INTERESTS AND CONFLICT OF INTEREST (BY PRESIDING MEMBER)

Nil



4 (DAPPS 27/09/2012) - APOLOGIES & LEAVE OF ABSENCE

Clr Yaz Mubarakai - Apology

5. CONFIRMATION OF MINUTES

5.1 (MINUTE NO 83) (DAPPS 27/09/2012) - MINUTES OF THE DELEGATED AUTHORITIES, POLICIES AND POSITION STATEMENTS COMMITTEE MEETING - 26 JULY 2012

RECOMMENDATION

That Council adopt the Minutes of the Delegated Authorities, Policies and Position Statements Committee Meeting held on Thursday, 26 July 2012, as a true and accurate record.

COMMITTEE RECOMMENDATION

MOVED Clr S Portelli SECONDED Mayor L Howlett that the recommendation be adopted.

CARRIED 5/0

6. DEPUTATIONS & PETITIONS

Nil

7. BUSINESS LEFT OVER FROM THE PREVIOUS MEETING (IF ADJOURNED)

Nil

8. DECLARATION OF COUNCILLORS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS IN THE BUSINESS PAPER

Nil

9. COUNCIL MATTERS

Nil



10. PLANNING & DEVELOPMENT DIVISION ISSUES

NOTE: AT THIS POINT IN THE MEETING, THE TIME BEING 6.06 PM THE FOLLOWING ITEMS WERE CARRIED BY AN "EN BLOC" RESOLUTION OF COMMITTEE:

10.1	10.11	10.25	10.32	10.39
10.3	10.12	10.26	10.33	10.40
10.4	10.13	10.27	10.34	10.41
10.6	10.14	10.28	10.35	10.42
10.7	10.15	10.29	10.36	
10.9	10.18	10.30	10.37	

CLR ROMANO JOINED THE MEETING AT THIS STAGE THE TIME BEING 6.07 PM

10.1 (MINUTE NO 84) (DAPPS 27/09/2012) - PROPOSED AMENDMENT TO POSITION STATEMENT PSPD19 'STREET ADDRESSING' (3002) (G AMOS) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments Position Statement PSPD19 'Street Addressing', as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

Position Statement PSPD19 Street Addressing was first adopted by Council on 13 December 2007. Its purpose was to formalise the principles and practices relating to street numbering within the City of



Cockburn ("City"). The Position Statement was then further amended and adopted by Council on 11 March 2010.

The Position Statement referenced the City of Cockburn (Local Government Act) Local Law 2000, which was reviewed and subsequently adopted by Council on 9 September 2010 (City of Cockburn (Local Government Act) Amendment Local Laws 2010); and the AS/NZS 4819:2003 and AS/NZS 4819:2003/Amdt 1:2006, Geographic information - Rural and Urban Addressing Standard, which underwent a full review which was approved on 2 November 2011 (AS/NZS 4819:2011, Rural and Addressing Standards).

The review of the local laws and the standard above has necessitated a further review of this Position Statement.

Submission

N/A

Report

The City is responsible for assigning and administering street numbering. This is undertaken in accordance with the following legislative components:

- Part IX Division 5 of the City of Cockburn (Local Government Act) Amendment Local Law 2010 provides the authority for officers to assign and change street numbers, prescribes how street numbers are to be displayed and provides enforcement powers to ensure compliance.
- AS/NZS 4819:2011, Rural and Urban Addressing Standard prescribes the general principles for street numbering to uniquely and clearly identify each address site and enable it to be readily identified and located.
- Position Statement PSPD19 - Street Addressing references Part IX Division 5 of the City of Cockburn (Local Government Act) Amendment Local Law 2010, and expands upon AS/NZS 4819:2011, Rural and Urban Addressing Standards. It provides acceptable alternatives in the allocation of street addresses in specific situations, and administrative procedures for changing a street address.

The Position Statement references the City of Cockburn (Local Government Act) Local Law 2000, which was reviewed and subsequently adopted by Council on 9 September 2010. The changes



reflect the new citation of the Local Laws to City of Cockburn (Local Government Act) Amendment Local Law 2010.

The Position Statement references AS/NZS 4819:2003 and AS/NZS 4819:2003/Arndt 1:2006 Geographic information - Rural and Urban Addressing Standards, which underwent a full review and was approved on 2 November 2011.

The changes in the new Standard affected many elements within the Position Statement. These are explained as follows together with the required changes to adequately address them:

1. New citation of the Standard to AS/NZS 4819:2011, Rural and Urban Addressing Standards.
2. Amend the Purpose to closely reflect the wording within the Standards objectives.
3. Change paragraph headers to reflect wording within the Standards.
4. Reserving numbers for large frontage lots - standard lot frontage R40/R50 changed to 'R40 and above' to include higher density lots; and where no coding specified a standard frontage of 15m to be used.
5. Numbers unavailable - use of suffixes - offers alternate numbering methods to the Standards, of which is commonly used in the City.
6. Add clause for 'Application of sub-addressing'. Industrial/commercial strata lots - preferred method for numbering is to use sub-addressing (e.g. 1/20, 2/20)
7. Add clause for 'Rural address site without an access point'. In essence, a Vacant Rural Lot. Previously these rural address sites would not be assigned a number and would instead continue to use the lot number in the address, identified with the suffix 'L' (e.g. 100L). The new Standards do not allow for lot numbers, but does not detail where to apply the street number for rural properties without an access point.
8. Delete clauses on Ranged addressing, Renumbering existing developments, Survey Strata/Strata Plan of two lots only, Survey Strata/Strata Plan of more than two lots, and Vacant Public Land as these situations are now addressed in the Standards.
9. Delete clause relating new building licenses, as the new Standard makes this clause unnecessary.
10. Amend clause 2.1 regarding to advice recipients to reflect current office practices.
11. Minor amendments on other clauses to expand upon the corresponding clauses in the Standards.
12. Minor formatting and wording changes, including the use of the word 'assign' in lieu of 'allocate' to be consistent with the



Standard; and 'local government' in lieu of 'Council' to be consistent with the Local Laws.

It is recommended that Council adopt the amendments to 'Position Statement PSPD19 'Street Addressing' as shown in the attachment to the Agenda. This will enable the City to continue to implement appropriate street naming practices for properties.

Strategic Plan/Policy Implications

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

Consistent with the City of Cockburn (Local Government Act) Amendment Local Laws 2010.

Community Consultation

N/A

Attachment(s)

Proposed amended Position Statement PSPD19 'Street Addressing'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

N/A

10.2 (MINUTE NO 85) (DAPPS 27/09/2012) - PROPOSED AMENDMENT TO POLICY APD21 'PEDESTRIAN ACCESS WAY CLOSURES' (SM/P/001) (L GATT / A TROSIC) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy APD21 'Pedestrian Access Way Closures' as shown in the attachments to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Deputy Mayor K Allen that Council adopt the recommendation subject to the Clause (1) Point 1.5 being amended as to read as follows and as shown in the attachments to the Minutes:

- (1) 1.5 Before considering a request for closure of a PAW the City will seek in principle support from all adjoining landowners to purchase the PAW and pay all costs associated with the PAW closure. The City will only progress the closing of a PAW if it receives initial in principle support from adjoining landowners to purchase the PAW land and pay all costs associated with the PAW closure.

CARRIED 6/0

COUNCIL DECISION**Reason for Decision**

The adjoining landowners need to be aware that there are other costs associated with any PAW closure that they will be required to cover. These costs are listed in Clause 8.3.1 of the policy.

Background

Policy APD21 provides guidance and procedures to assist with the analysis, and recommendations to close a Public Access Way (PAW).

The current Policy requires amendments due to an updated procedure and guidelines available through both Department of Regional Development and Lands (SLS) and Western Australian Planning Commission (WAPC).

Submission

N/A

Report

Policy APD21 'Pedestrian Access Way Closures' was first adopted 17 June 1997 and reviewed 9 April 2009. The purpose of the Policy is to



provide guidance for Officers in assessing whether a PAW could be closed or not.

This report seeks to modify the Policy to respond to newly prepared Planning Bulletin 57/2009A. The modification to the Policy improves both its application and administration by Council officers. The amendments add more detail and reference new guidelines available from SLS and WAPC.

It is recommended that Council adopt the amendments to Policy APD21 'Pedestrian Access Way Closures' as shown in the attachment to the Agenda.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Lifestyle and Aspiration Achievement

- To identify community needs, aspirations, expectations and priorities for services that are required to meet the changing demographics of the district.

Governance Excellence

- To conduct Council business in open public forums and to manage Council affairs by employing publicly accountable practices.
- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A



Attachment(s)

Proposed amended Policy APD21 'Pedestrian Accessway Closures'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.3 (MINUTE NO 86) (DAPPS 27/09/2012) - PROPOSED AMENDMENT TO POLICY SPD2 'PLAN FOR THE DISTRICT - COMMUNITY FACILITIES INFRASTRUCTURE' (PS/P/001) (P HARRIS) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy SPD2 'Plan for the District - Community Facilities Infrastructure' and retitles the Policy to SPD2 'Community Facilities Infrastructure Planning', as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

There is a need for local government to take a pro-active role in determining the need, type and location of community infrastructure and active recreation facilities for the district to facilitate orderly and proper planning. This has been a key aspect of the City's Plan for the District. As part of recent changes introduced into the *Local*



Government Act 1995, there are changes with the wording of the corporate planning and associated strategies for local government.

The purpose of this report is to re-name the existing SPD2 'Plan for the District - Community Facilities and Infrastructure' to account for the new corporate planning naming conventions.

Submission

N/A

Report

Position Statement SPD2 sets out the need for community facility infrastructure and provides guidance on the process for its development. The Position Statement needs to be amended to reference changes recently introduced through the State Government's new Integrated Planning and Reporting framework, specifically the introduction of the Community Strategic Plan.

The renaming of the Position Statement clarifies this and other references in the document to other strategies adopted by Council will make it clear to staff where they are to draw their guidance for facility development. The Position Statement is there to provide guidance to planning staff and prospective developers, ensuring that they give proper consideration to the needs of the future communities they are creating.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.

Infrastructure Development

- To construct and maintain community facilities that meet community needs.

Governance Excellence

- To develop and maintain a financially sustainable City.

Budget/Financial Implications

N/A



Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed amended Policy SPD2 'Community Facilities Infrastructure Planning'.

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.4 (MINUTE NO 87) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD26 'CONTROL MEASURES FOR PROTECTING WATER RESOURCES IN RECEIVING ENVIRONMENTS' (PS/P/00) (R COLALILLO) ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to 'Policy APD26 'Control Measures for Protecting Water Resources in Receiving Environments', as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

Administration Planning and Development Policy APD26 'Control Measures for Protecting Water Resources in Receiving Environments' was first adopted by Council on 19 June 2001 to ensure the protection



of water resources from nearby subdivisions and developments and ensure water quality within the locality is maintained to a high level.

Since the time of APD26's adoption by Council, the Western Australian Planning Commission ("WAPC") has released State Planning Policy 2.9 - Water Resources ("SPP2.9"), Better Urban Water Management ("BUWM"), and Liveable Neighbourhoods - Edition 4 ("LN4"). The Department of Water has also developed the Stormwater Management Manual which sets out management principles and practices in relation to stormwater management.

All of the above documents are the key references for the City in relation to achieving better management and use of urban water resources.

Submission

N/A

Report

No major updates or modifications have been made to the guiding documents outlined in the 'Background' section above since the last review of APD26 in 2009. As such, a comprehensive review of APD26 is not required however a general review is still warranted in this case.

Recent District/Local Structure Plans and associated District/Local Water Management Strategies have been prepared and approved in accordance with the general requirements outlined by APD26. No major conflicts or issues have been reported in terms of existing water resources being inappropriately impacted by stormwater generated from newly developed adjoining urban areas.

Given the above and in recognition of an overall drying climate within the Perth Metropolitan area, it is considered appropriate that the sustainable use of available stormwater be permitted in certain scenarios. As such, the following provision is considered an appropriate addition to APD26 -

“(5) The City recognises that in a drying climate, drainage generated from urban areas may in some cases be seen as an important source of water to direct towards wetland environment/s. Any consideration of this must demonstrate through an associated Local Water Management Strategy and/or Urban Water Management Plan that an adequate treatment train exists for drainage so that gross pollutants and nutrients are removed prior to the water entering the wetland to the satisfaction of the



City, Department of Water and/or Department of Environment and Conservation.”

Some minor textual updates to APD26 are also recommended (as shown in Attachment 1) as follows:

- addition of “of Western Australia” in relation to the Stormwater Management Manual, reflective of its full title;
- deletion of reference to Department of Environment in relation to the Stormwater Management Manual of Western Australia as the Department of Water is the custodian of the document.

No other major modifications to the current policy are recommended.

Conclusion

It is recommended that Council adopt the amendments to ‘Administration Planning and Development Policy No. 26 - Control Measures for Protecting Water Resources in Receiving Environments’ as shown in Attachment to this report.

Strategic Plan/Policy Implications

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Natural Environmental Management

- To ensure development of the district is undertaken in such a way that the balance between the natural and human environment is maintained.

Budget/Financial Implications

N/A

Legal Implications

Consistent with State Planning Policy 2.9 - Water Resources (prepared under Section 26 of the *Planning and Development Act 2005*).

Community Consultation

N/A



Attachment(s)

Proposed amended APD26 'Control Measures for Protecting Water Resources in Receiving Environments'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil

10.5 (MINUTE NO 88) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO APD20 'DESIGN PRINCIPLES FOR INCORPORATING NATURAL MANAGEMENT AREAS INCLUDING WETLANDS AND BUSHLANDS IN OPEN SPACE AND / OR DRAINAGE AREAS' AND PROPOSED DELETION OF POLICY SPD5 'WETLAND CONSERVATION' (3002) (R SERVENTY) (ATTACH)

RECOMMENDATION

That Council:

- (1) adopt proposed amendments to Policy APD20 'Design Principles for Incorporating Natural Management Areas Including Wetlands and Bushland in Open Space/Or Drainage Areas', as shown in the attachments to the Agenda and
- (2) delete Policy SPD5 'Wetland Conservation';

COMMITTEE RECOMMENDATION

MOVED Clr C Reeve-Fowkes SECONDED Mayor L Howlett that Council adopt the amendments to Policy APD20 - "Design Principles for incorporating Natural Management Areas including Wetlands and Bushland in Open Space/Or Drainage Areas" as shown in the attachments to the Minutes.

CARRIED 6/0

COUNCIL DECISION



Reason for Decision

Deletion of the Policy SPD5 "Wetland Conservation" is not in keeping with the intention of Council to actively ensure Wetland Conservation within our City. The City's "Wetlands Conservation Policy SPD5", must stand as a guiding principle for Council. It would not be appropriate to dilute a vital Wetlands Conservation Policy by burying it in Developer Design Principles incorporated into Public Open Space design.

Changes to Development and Design Principles are clearly articulated through the updated changes to Policy APD20 and provide appropriate guidance to Developers, and are supported, but the Wetlands Conservation Policy SPD5 clearly identifies what we stand for as a Council and can stand alone as a Policy.

Background

Policy APD20 'Design Principles for Incorporating Natural Management Areas Including Wetlands and Bushland in Open Space/Or Drainage Areas' was first adopted by Council on 18 July 2000.

Policy SPD5 'Wetland Conservation' was first adopted on 18 March 2000. The purpose of both Policies is to protect natural areas when land is developed. SPD5 focused only on wetlands and APD20 covers both wetland and bushland areas. These natural areas are generally accommodated within public open space (POS) when the land is developed. As the City has similar objectives and requirements to ensure the protection of wetland and bushland was within POS, it makes sense to accommodate the provisions within a single policy. Having two policies creates unnecessary duplication and creates confusion for proponents of development and the City's staff. Therefore, it is recommended that the two Policies are consolidated.

Submission

N/A

Report

The City is responsible for the ongoing management of the POS and drainage areas which usually contain natural areas, which include wetlands and bushland. APD20 sets out for proponents of development the City's expectations for the design of POS and drainage areas which contain wetlands and areas of bushland. SPD5 – Wetland Conservation Policy outlines a range of strategies for the protection of wetlands within POS.



This report provides the outcomes of a review of APD20 and SPD5 which has resulted in the proposal to consolidate the policies under the new title of APD20 'Incorporating Natural Areas in POS and Drainage Area, as set out in Attachment One.

The objectives and requirements of the two Policies have obvious overlaps and the two Policies contain similar provisions. However, APD20 is more technical in nature and SPD5 more objective orientated. ADP20 provides detail guidance on the design of POS containing natural areas. The review of the two Policies showed that the objectives of SPD5 were applicable to both wetland and bushland areas and therefore could be introduced to APD20.

The proposed consolidated Policy provides both broad policy objectives and also detailed design guidance for the protection of wetland and bushland areas in POS. The consolidated Policy is more comprehensive and reduces the duplication created by the existence of two overlapping policies.

It is recommended that Council adopt the amendments to APD20 – Incorporating Natural Areas in POS and Drainage Areas, as shown in the attachment to the Agenda. This will enable the City to continue to ensure that POS and drainage areas that are to include wetlands and bushland areas are designed and developed in accordance with principles which protect and enhance the areas environmental qualities.

Strategic Plan/Policy Implications

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Natural Environmental Management

- To conserve, preserve and where required remediate the quality, extent and uniqueness of the natural environment that exists within the district.
- To ensure development of the district is undertaken in such a way that the balance between the natural and human environment is maintained.

Budget/Financial Implications

N/A



Legal Implications

Nil

Community Consultation

N/A

Attachment(s)

1. Proposed amended Policy APD20 'Incorporating Natural Areas in Open Space And/Or Drainage Areas.
2. Proposed deletion of SPD5 'Wetland Conservation'.

Advice to Proponent(s)/Applicant

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil

10.6 (MINUTE NO 89) (DAPPS 27/09/2012) - PROPOSED DELETION OF POLICY SPD4 'LIVEABLE NEIGHBOURHOODS' (PS/P/001) (CATHERWOOD) (ATTACH)

RECOMMENDATION

That Council deletes Policy SPD4 'Liveable Neighbourhoods', as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION



Background

Policy SPD4 'Liveable Neighbourhoods' was first adopted by Council on 19 August 1997. Its purpose was to formalise the principles and practices relating to assessment of structure plans using Liveable Neighbourhoods. This stems from a time when Liveable Neighbourhoods was considered an 'optional' assessment tool.

Liveable Neighbourhoods has now been adopted as an operational policy of the Western Australian Planning Commission.

Submission

Nil

Report

Given the status of Liveable Neighbourhoods as an operational policy of the Western Australian Planning Commission, there is no longer a need to have this matter covered by Council policy.

It is recommended the policy be deleted.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.

Budget/Financial Implications

Nil

Legal Implications

Nil

Community Consultation

N/A

Attachment(s)

Proposed deleted Policy SPD4 'Liveable Neighbourhoods'.



Advice to Proponent(s)/Submissioners

N/A.

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.7 (MINUTE NO 90) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD4 'PUBLIC OPEN SPACE (PS/P/001) (C CATHERWOOD) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy APD4 'Public Open Space', as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

Policy APD4 Public Open Space was first adopted by Council on 19 August 1997. Its purpose was to specify land features which will not be accepted by the City as part of the public open space requirements.

Submission

N/A

Report

The policy as it stands is useful, however, would benefit from providing additional clarification to the current provisions and also expansion to discuss in what circumstances the co-location of public open space with school site may be deemed appropriate.



There are other planning concerns relating to planning for public open spaces but these are sufficiently covered by Department of Planning operational policy (Liveable Neighbourhoods) and development control policy (WAPC Policy DC2.3 Public Open Space in Residential Areas).

The matters to be covered by APD4, if revised as suggested will cover off those matters the Department of Planning generally rely on the City's advice for.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Infrastructure Development

- To construct and maintain parks and bushland reserves that are convenient and safe for public use, and do not compromise environmental management.
- To provide an appropriate range of recreation areas that meets the needs of all age groups within the community.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed amended Policy APD4 'Liveable Neighbourhoods'.

Advice to Proponent(s)/Submissioners

N/A.



Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.8 (MINUTE NO 91) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY SPD1 'BUSHLAND CONSERVATION' (PS/P/001) (C HOSSEN) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy SPD1 'Bushland Conservation', as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Cllr C Reeve-Fowkes SECONDED Mayor L Howlett that Council adopt the recommendation subject to amending the 'Background' in the Policy to read as follows and as shown in the attachment to the Minutes:

Background

The conservation of local bushland is an issue of a growing concern to the local community. Ongoing development within the District is resulting in the removal of valuable local bushland and habitat. It is important the City develops a strategic approach to dealing with the conservation, protection and management of local bushland within the District. This policy should be read in conjunction with SPD3, SPD5 and APD20.

CARRIED 6/0

COUNCIL DECISION

Reason for Decision

The Bushland Conservation Policy SPD1, should be read in conjunction with the City's Native Fauna Protection Policy SPD3, SPD5 and the Wetlands Conservation Policy APD20 to ensure compliance with all relevant policies.



Background

Policy SPD20 'Bushland Conservation' was first adopted by Council on 19 August 1997. Its purpose was to ensure that Council develop a strategic approach to the conservation of areas of native vegetation in the face of the ongoing urban development in the district. SPD1 was then further amended and adopted by Council on 17 September 2002.

Submission

N/A

Report

The City has a responsibility to establish a strategic approach to the dealing with the conservation, protection and management of local bushland within the City's boundaries. SPD1 provides Council with a clear position and a range of strategies to ensure that such an approach is optimised.

This report provides the outcomes of a review of SPD1 which has resulted in proposed amendments to SPD1, as set out in Attachment One.

Generally the proposed amendments involve minor changes to improve the readability of SPD1 and bring it up-to date with the City's current approach to bushland conservation design.

The more significant changes include the following:

- The inclusion of provisions concerning bushland resource recovery. Outlining actions to be taken by developers should the clearing of good quality bushland be undertaken.
- A provision noting the desire, where practical, for the retention and protection of identified significant trees.
- A provision noting the ability to refer such proposals, where clearing of identified threatened habitat or species is proposed, to state and/or federal authorities for review.

It is recommended that Council adopt the amendments to SPD1 – Bushland Conservation Policy as shown in the attachment to the Agenda. This will enable the City to continue to ensure that the conservation of native bushland is done so in a strategic manner that optimises the protection, conservation and management of such areas.



Strategic Plan/Policy Implications

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Natural Environmental Management

- To conserve, preserve and where required remediate the quality, extent and uniqueness of the natural environment that exists within the district.
- To ensure development of the district is undertaken in such a way that the balance between the natural and human environment is maintained.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed amended Policy SPD1 'Bushland Conservation'.

Advice to Proponent(s)/Applicant

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.



10.9 (MINUTE NO 92) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD62 'VEHICLE ACCESS' (3002) (RESERVENCY) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy APD62 'Vehicle Access', as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

Policy APD62 'Vehicle Access' was first adopted by Council on 10 March 2011. Its purpose is to provide a framework for the planning and development of safe and efficient movement of motorists, public transport users, pedestrians and cyclists, where a coordinated approach to vehicle access is required.

Submission

N/A

Report

Policy APD62 was prepared to ensure that when land adjacent to major/arterial/distributor/important roads is developed for more intensive uses, the resulting additional traffic generated by such uses does not cause conflict, especially where pre-existing traffic volumes are high.

The City is generally responsible for the approval of development on land adjacent to major/arterial/distributor/important roads. APD62 allows the City to ensure development approval provides for:



1. Safe and efficient movement of motorists, public transport users, pedestrians and cyclists.
2. Safe and efficient movement of waste management and other service vehicles.
3. Minimisation of the potential for conflict between through and local traffic.
4. Visually attractive road environments.
5. Reasonable property access that is direct, convenient and safe.

This report provides the outcomes of a review of APD62 which has resulted in the proposed amendments to APD62, as set out in Attachment One. The proposed amendments involve very minor changes to aid the interpretation of APD62. Alternative terms are proposed which are more certain in their meaning.

It is recommended that Council adopt the amendments to APD62 'Vehicle Access Policy' as shown in the attachment to the Agenda.

Strategic Plan/Policy Implications

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Transport Optimisation

- To ensure the City develops a transport network that provides maximum utility for its users, while minimizing environmental and social impacts.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed amended Policy APD62 'Vehicle Access.



Advice to Proponent(s)/Applicant

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

DURING DISCUSSION OF THE FOLLOWING ITEM DIRECTOR, ENGINEERING & WORKS JOINED THE MEETING THE TIME BEING 6.27 PM.

10.10 (MINUTE NO 93) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD52 'APPOINTMENT OF REAL ESTATE AGENT TO SELL COUNCIL OWNED PROPERTY' (SM/P/001) (K SIM) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy APD52 'Appointment of Real Estate Agent to Sell Council Owned Property', as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that Council adopt the recommendation subject to the following amendments and as shown in the attachments to the Minutes:

- (1) first paragraph of the Background to read:

Background

The City of Cockburn owns the freehold of over 180 properties. Council at its Meeting held on 14 April 2011 resolved to adopt the Land Management Strategy 2011 – 2016.

- (2) Clause (1) Point (3) of the Policy to read:

Policy

- (1) (3) If the land parcel has obvious appeal to a wider market and the marketing costs are likely to be in excess of \$100,000, then public tenders will be called. If the fees are less than \$100,000 the City will obtain three quotes for the land parcel.

MOTION LOST ON CASTING VOTE OF PRESIDING MEMBER 3/3



MOVED Cllr C Reeve-Fowkes that Council defer the matter the Ordinary Council Meeting in November 2012.

MOTION LAPSED FOR WANT OF A SECONDER

MOVED Mayor L Howlett SECONDED Cllr S Portelli that Council defer the matter to the next Delegated Authorities, Policies and Position Statements Committee Meeting to be held on 31 January 2013.

CARRIED 5/1

COUNCIL DECISION

Reason for Decision

Committee felt that further information needs to be sought before a decision is made.

Background

Policy APD52 'Appointment of Real Estate agents to sell Council owned Property' was first adopted 12 October 2006. The purpose of the Policy is to provide guidance to Officers in assessing and selecting the most appropriate Real Estate agent where the management of the Land Management Strategy results in decisions to sell land.

The current Policy requires amendments due to updated procedures and guidelines emanating from the Land Management Strategy 2011-2016 and increased thresholds for the procurement of services as determined by internal policy (quotations) and the Local Government (Functions and General) Regulations 1996 (Tenders).

Submission

N/A



Report

This report seeks to modify the Policy to improve both its application and administration by Council officers. The amendments update and improve clarity to the policy.

It is recommended that Council adopt the amendments to Policy APD52 "Appointment of Real Estate agents to sell Council owned property" as shown in the attachment to the Agenda.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Governance Excellence

- To conduct Council business in open public forums and to manage Council affairs by employing publicly accountable practices.

Attachment(s)

Proposed amended Policy APD52 "Appointment of Real Estate Agent to Sell Council Owned Property".

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.11 **(MINUTE NO 94)** (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD30 'ACCESS STREET - ROAD RESERVE AND PAVEMENT STANDARDS' (3002) (T GREENHILL) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy APD30 'Access Street – Road Reserve and Pavement Standards', as shown in the attachments to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION**Background**

Policy APD30 'Access Street – Road Reserve and Pavement Standards' was first adopted by the City on 19 June 2001. Its purpose is to provide additional guidance to the design and construction standards for access streets for both new and infill environments in addition to that outlined in Element 2 of Liveable Neighbourhoods.

Submission

N/A

Report

APD30 was prepared to enable the City to vary the design requirements of Access Streets to adapt and respond to a range of environments. The design of Access Streets is established in Liveable Neighbourhoods providing a range of typical street designs to accommodate the most common situations.

APD30 seeks to clarify under what circumstances lesser design requirements are acceptable and establishes a procedure to review requests to vary these standards. It should be noted that these minimum standards are not allowed by right but require prior written approval from all servicing authorities and approval from the City's Engineering and Works Division.

The key change to this policy is the reduction in verge requirement by 0.5 of a metre from 5.0 metres to 4.5 metres. This change has been recommended to bring the policy in line with current engineering expectations. Where circumstances dictate that a lesser design criteria is warranted, services can be accommodated within a 4.5 metre wide verge.



Strategic Plan/Policy Implications

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Transport Optimisation

- To ensure the City develops a transport network that provides maximum utility for its users, while minimizing environmental and social impacts.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed amended Policy APD30 'Access Streets – Road Reserve and Pavement Standards'.

Advice to Proponent(s)/Applicant

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil

10.12 (MINUTE NO 95) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY SPD3 'NATIVE FAUNA PROTECTION' (PS/P/001) (C HOSSEN) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy SPD3 'Native Fauna Protection', as shown in the attachments to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION**Background**

Policy SPD3 'Native Fauna Protection Policy' was first adopted by Council on 16 February 1999. Its purpose was to ensure development that leads to the disturbance of areas of native vegetation had appropriate processes in place, to ensure the protection and where appropriate relocation of native fauna species, with minimal adverse impacts.

SPD3 was then further amended and adopted by Council on 17 September 2002.

Submission

N/A

Report

Native Fauna are protected under existing State and Federal legislation. Ongoing development within the City can lead to the loss of native habitat for mammals, birds, reptiles and insects. The purpose of SPD3 is to provide strategies to minimise the impact on native fauna in the situations where development proposes habitat removal. This report provides the outcomes of a review of SPD3 which have resulted in proposed amendments to SPD3, as set out in the attachment.

Generally the proposed amendments involve minor changes to improve the readability of SPD3 and bring it up-to date with the City's current approach to native fauna protection.

The more significant changes include the following:

- A provision noting the desire, where practical, the retention and protection of identified significant trees when identified in fauna surveys as having significant ecological value.



- A provision noting the ability to refer such proposals, where clearing of identified threatened habitat or species is proposed, to state and/or federal authorities for review.

It is recommended that Council adopt the amendments to SPD3 – Native Fauna Protection Policy as shown in the attachment to the Agenda. This will enable the City to continue to ensure that the protection and management of native fauna and their habitat can be appropriately addressed when possible disturbances to such habitat is proposed as part of development.

Strategic Plan/Policy Implications

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Natural Environmental Management

- To conserve, preserve and where required remediate the quality, extent and uniqueness of the natural environment that exists within the district.
- To ensure development of the district is undertaken in such a way that the balance between the natural and human environment is maintained.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed amended Policy SPD3 'Native Fauna Protection'.

Advice to Proponent(s)/Applicant

N/A



Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.13 (MINUTE NO 96) (DAPPS 27/09/2012) - PROPOSED DELETION OF POSITION STATEMENT PSPD2 'ADVERTISING OF METROPOLITAN REGION SCHEME AMENDMENTS' (9319) (A TROSIC) (ATTACH)

RECOMMENDATION

That Council delete Position Statement PSPD2 'Advertising of Metropolitan Region Scheme Amendments', as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION**Background**

Position Statement PSPD2 was previously developed to deal with what were considered to be inadequate advertising processes of the Western Australian Planning Commission ("WAPC") in respect of proposed amendments to the Metropolitan Region Scheme ("MRS"). The WAPC advertising process has been improved significantly since the coming in of the *Planning and Development Act 2005*, and accordingly Position Statement PSPD2 is no longer needed.

Submission

N/A

Report

The purpose of Position Statement PSPD2 was to require the City to erect an advertising sign on site in order to make people aware of a



WAPC proposal to amend the MRS for that site. At the time there was a concern that nearby landowners weren't being made properly aware of such proposals. Effectively the City was undertaking an advertising responsibility of the WAPC. A copy of the Position Statement is attached.

Since development of the Position Statement, the advertising process of the WAPC in respect of MRS amendments has improved. The WAPC now advertise amendments via local and state wide newspapers, as well as placing details on the Planning WA website. Landowners directly affected by a proposed amendment are also contacted in writing by the WAPC. The City also deposits copies of the amendment documentation in its Administration Centre.

Accordingly this Position Statement is considered no longer necessary. It is recommended to be deleted on this basis.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.

Lifestyle and Aspiration Achievement

- To deliver our services and to manage resources in a way that is cost effective without compromising quality.

Governance Excellence

- To conduct Council business in open public forums and to manage Council affairs by employing publicly accountable practices.

Budget/Financial Implications

While minor, the City will no longer face unnecessary costs in better advertising MRS amendments which is the responsibility of the WAPC.

Legal Implications

Planning and Development Act 2005

Community Consultation

N/A



Attachment(s)

Proposed deleted Position Statement PSPD2 ‘ Advertising of Metropolitan Region Scheme Amendments’.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.14 (MINUTE NO 97) (DAPPS 27/09/2012) - PROPOSED NEW POLICY APD66 'FOOD ACT 2008 - FEE EXEMPTION' (HS/P/003) (N JONES) (ATTACH)

RECOMMENDATION

That Council adopt proposed new Policy APD66 ‘Food Act 2008 – Fee Exemption’, as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

The City’s Policy APD24 ‘*Eating House By-Laws ‘Licensing Exemptions’*’ has been withdrawn due to Council’s Eating House By-Laws being repealed when the Food Act 2008 was enacted.

The *Food Act 2008* and *Food Regulations 2009* came into effect in October 2009 replacing Part VIII of the Health Act 1911 and the City of Cockburn Eating House By-laws.



The *Food Act 2008 Section 107* requires all premises selling food (as defined under the Act) operating within the municipality to notify the City. All food businesses are then subject to a risk assessment and may be required to register under *Section 110 Food Act 2008*. If inspections are required (based on the risk classification) an Annual Assessment Fee will be charged.

The Food Act gives autonomy to Local Government to impose and recover fees under the *Local Government Act 1995 Part 6 Division 5 Subdivision 2* for functions such as notification, registration, assessments, transfers etc.

At the Ordinary Meeting of Council on the 8 October 2009 Council resolved to adopt a revised food licence fee schedule associated with the introduction of the Food Act 2008. The report identified that those food businesses conducted to raise money solely for purposes that are of a charitable or of community nature would not be charged a Notification and/or Annual Assessment Fee. This arrangement was reflected on the fee schedule and subsequent food licence fee schedules adopted by Council.

Submission

N/A

Report

In order to formalise the fee exemptions a new policy has been created entitled "*Food Act 2008 – Fee Exemption*" (refer Attachment).

The draft policy reflects the Council's previous decision, clarifying the exemptions that apply to the following food premises:

1. Charitable and Community organisations conducting a food premises from a Notification fee and Annual Assessment fee.
2. Very Low Risk food businesses and Family Day Care facilities from an Annual Assessment Fee.

The draft policy recognises that this is one of many ways that the City supports its charitable and community organisations.

Strategic Plan/Policy Implications

Lifestyle and Aspiration Achievement

- To foster a sense of community spirit within the district generally and neighbourhoods in particular.



Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Employment and Economic Development

- To plan and promote economic development that encourages business opportunities within the City.

Budget/Financial Implications

Exemptions have been granted to approximately 152 out of a total 560 food premises. The City currently foregoes fees in the vicinity of \$32,000 per financial year by exempting charitable and community organisations.

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed new Policy APD66 'Food Act 2008 – Fee Exemption'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.15 (MINUTE NO 98) (DAPPS 27/09/2012) - PROPOSED DELETION OF PLANNING AND DEVELOPMENT POLICIES AND POSITION STATEMENTS (HS/P/003) (D ARNDT) (ATTACH)

RECOMMENDATION

That Council delete the following Planning and Development Services Policies and Position Statements, as shown in the attachments to the Agenda:

- (1) Policy APD8 'Strata Titles;
- (2) Policy APD24 'Eating House By-Laws – Licensing Exemptions;



- (3) Policy APD25 'Smoking in Enclosed Public Places';
- (4) Position Statement PSPD1 'Access for People with Disabilities';
- (5) Position Statement PSPD8 'Landscape Standards for Industrial, Commercial and Mixed Business Development';
- (6) Position Statement PSPD9 'Planning Approval/Refusal – Condition/Reason Responsibility'; and
- (7) Position Statement PSPD13 'The Keeping of Horses and Other Animals in the Resource Zone – Retrospective Applications for Development Approval'.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

In accordance with the annual review of Council Policies and Positions Statements the attached Local Planning Policies and Position Statements have been reviewed relevant to Statutory Planning Services and Health Services. This report covers only those policies and position statements which are proposed to be deleted.

Submission

N/A

Report

The Planning and Development Services Policies and Position Statement are presented for Committee consideration, as follows:



Policies

1. APD8 'Strata Titles' – Delete. This policy outlines an internal procedure relating to Built Strata applications which is no longer relevant given changes to the Building Act. The policy also attempts to control development on strata lots that is already controlled through planning legislation such as the Residential Design Codes. The policy is not currently used as a guide for decision making and is considered redundant.
2. APD24 'Eating House By-Laws licensing Exemptions' - Delete due to repeal of legislation.

In 2009 the *Food Act 2008* and the associated regulation were enacted into Western Australian legislation. As a result of this Part VIII of the Health Act 1911 along with the City of Cockburn Eating House By-laws were repealed.

3. APD25 'Smoking in Enclosed Public Places' - Delete due to repeal of legislation.

With the introduction of the *Tobacco Products Control Act 2006* and associated regulations the Health (Smoking in Enclosed Public Places) Regulations 1999 were repealed.

Position Statements

1. PSPD1 'Access for People with Disabilities' – Delete. The standards contained within this position statement are not current as they relate to the previous Australian Standard and for the most part are covered by the Building Code of Australia. The position statement is therefore redundant and should be deleted.
2. PSPD8 'Landscape Standards for Industrial, Commercial and Mixed Business Development' – Delete. The contents of this position statement are confused and include both policy provisions and procedural requirements. The policy provisions however are for the most part either contrary to the Scheme or contained within the new planning policy pertaining to industrial development. The remaining value of the position statement is the advice it contains regarding landscaping plan submission requirements which is information that can be provided in an information sheet for applicants. The position statement is therefore no longer required
3. PSPD9 'Planning Approval/Refusal – Condition/Reason Responsibility – Delete. The position statement sets out how



conditions suggested by referral authorities be indicated on development approvals. The position statement is redundant as ultimately the responsibility for enforcing all conditions rests with the City.

Conditions recommended by outside agencies are often re-worded to ensure that they relate directly to the Scheme provisions and are enforceable. There is therefore no inherent value in identifying who the condition was initially suggested by as any inquiry by an applicant about a condition is dealt with by the City's Officers.

Where further information regarding technical conditions is required and the City is not in a position to offer advice, it is common practice to provide contact details for the relevant authorities through a footnote - this is a common sense practice and does not need to be controlled by way of a position statement.

The position statement is no longer required as other systems are in place to address the purpose of the statement.

4. PSPD13 'The Keeping of Horses and Other Animals in the Resource Zone – Retrospective Applications for Development Approval' – Delete. The position statement details how retrospective applications for the keeping of horses and other animals in the resource zone are to be dealt with by the City. It is considered that this most of the information relating to keeping horses and other animals in the resource zone contained within this position statement is already addressed in the City's Local Planning Policy APD 42 'The Keeping of Horses and Other Animals in the Resource Zone'. It is recommended that Points 2, 3, 4 and 6 contained in PSPD 13 be added to APD 42 and the position statement be rescinded.

Strategic Plan/Policy Implications

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A



Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed deleted Policies and Position Statements:

1. Policy APD8 'Strata Titles';
2. Policy APD24 'Eating House By-Laws – Licensing Exemptions';
3. Policy APD25 'Smoking in Enclosed Public Places';
4. Position Statement PSPD1 'Access for People with Disabilities';
5. Position Statement PSPD8 'Landscape Standards for Industrial, Commercial and Mixed Business Development';
6. Position Statement PSPD9 'Planning Approval/Refusal – Condition/Reason Responsibility'; and
7. Position Statement PSPD13 'The Keeping of Horses and Other Animals in the Resource Zone – Retrospective Applications for Development Approval'

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.16 (MINUTE NO 99) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY SPD6 'HEALTH ACT 1911 - AUTHORISATION OF DEPUTIES (HS/P/003) (N JONES) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy SPD6 'Health Act 1911 - Authorisation of Deputies' as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that Council adopt the recommendation subject to the following amendment and as shown in the attachments to the Minutes:



Policy

In respect to Parts IV, V, VI, VII, and IX of the Health Act 1911, and Part 10, Division 2 of the Food Act 2008, the Council will deputise the Manager, Environmental Health and Co-ordinator Environmental Health to act on its behalf. The delegation to initiate legal action for breaches of the health Act 1911 and associated Health legislation. Food Act 2008 and associated Regulations and associated Health Legislation on behalf of the City is limited to the Manager, Environmental Health only (or the person Acting in this role).

CARRIED 6/0

COUNCIL DECISION

Reason for Decision

The replacement will ensure that it is no longer gender specific.

Background

The City has developed over several years a number of Policy documents. Some of these relate specifically to Health Services.

These have recently been reviewed resulting in some becoming irrelevant due to legislation change and others being updated due to legislation change, template changes and minor grammatical changes.

Submission

N/A

Report

In 2009 the *Food Act 2008* and the associated regulation were enacted into Western Australian legislation. As a result of this Part VIII of the Health Act 1911 along with the City of Cockburn Eating House By-laws were repealed.

It is recommended that Policy SPD6 'Health Act 1911 Authorisation of Deputies' be amended due to these legislation changes.



Strategic Plan/Policy Implications

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

Health Act 1911

Food Act 2008

Community Consultation

N/A

Attachment(s)

Proposed amended Policy SPD6 'Health Act 1911 and Food Act 2008 – Authorisation of Deputies'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.17 (MINUTE NO 100) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD11 'ANCILLARY ACCOMMODATION' (SM/P/002) (J MCDONALD) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy APD11 'Ancillary Accommodation on Rural Living, Rural and Resource Zoned Lots', as shown in the attachments to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Cllr C Reeve-Fowkes SECONDED Deputy Mayor K Allen that Council adopt the recommendation subject to amending Clause (2) Point (3) of the Policy to read as follows and as shown in the attachments to the Minutes:

Policy

- (2) 3 The maximum internal floor area of the ancillary accommodation is not to exceed 100m². The 100m² is the total living area only and does not include verandahs, patios, pergolas, alfresco areas or carports/garages.

CARRIED 4/2

COUNCIL DECISION

Reason for Decision

The primary reason for ancillary dwellings occurs due to aging parent, or a family member who needs special care.

Justification to reduce the proposed living area down to 75m², where 100m² has been acceptable to the City in the past, seems a retrograde step for the amenity of the people who seek this kind of accommodation.

The 100m² should be incorporated Citywide, as there may be requirement for Universal Access or facilities to assist with seniors or residents with disabilities who may be negatively impacted upon by this reduction in accommodation size. Sufficient space should be ensured, as each case will be different and not enough evidence is provided to support a reduction.

Background

Planning Policy APD11 'Ancillary Accommodation on Rural Living, Rural and Resource Zone Lots' was first adopted in August 1997 and last reviewed in 2009.

Submission

N/A



Report

Upon review it is apparent that that the policy is both lacking in detail and arbitrary in terms of the policy provisions for each zone – specifically the size of ancillary accommodation unit allowable.

The policy has been expanded to include more clarity and certainty as to the function of ancillary accommodation and what type of building fulfils the definitions of ancillary accommodation. Additionally, the policy has been reworded to provide one set of equitable development standards across all three zones.

The Residential Design Codes of Western Australia (R-Codes) defines ancillary accommodation and provides guidelines that control the use in residential areas. The R-Codes however do not apply to the City's rural zones so APD11 is necessary to provide the framework for assessment and approval of the use within these areas where the Scheme lists it as a discretionary use.

Floor Size

Where a 60m² floor size limit is applied to ancillary accommodation units within residential areas by the R-Codes, APD11 currently requires that ancillary accommodation units within the Rural Living and Rural zone are limited in size to 100m² whilst those within the Resource zone are limited in size to 60m².

There is no clear rationale as to why ancillary units within the Resource zone should be smaller than those within the Rural Living and Rural zones especially given Resource zoned lots are typically 2 hectares in size whilst lots within the Rural Living zone are more commonly around 4000m² in size (Rural zoned lots generally range in size between 1 and 2 hectares).

It is considered that ancillary units up to 100m² in size in the Rural Living and Rural zone prejudices the intent of ancillary accommodation to be incidental to a main dwelling. Ancillary dwellings of 100m² are substantial and may result in undesirable pressure to further subdivide lots at a future date and thereby erode the purpose of the rural or resource zoning of the land.

In order to overcome these inconsistencies, it is recommended that a single floor size limit of 75m² apply for ancillary accommodation across all three zones. 75m² allows for a generously proportioned floor plan comprising two bedrooms (or one bedroom and a study or activity room), living areas and wet rooms can easily be accommodated in a floor area of this size.



Other Modifications

By omission APD11 is unclear in defining what type of structure constitutes an ancillary accommodation unit. This can be rectified by including a definition of 'self contained' within the policy that aligns with the Building Code of Australia. In this case, it includes the provision of laundry facilities in addition to kitchen and bathroom facilities.

Other minor policy changes that have been proposed are:

- Remove Section 2 which refers to procedural requirements that are already covered by the Scheme;
- Remove the requirement to screen ancillary accommodation units from the street which is either unfeasible or unnecessary;
- Remove the requirement to provide weather protected connection between ancillary unit and the main dwelling which should be optional only; and
- Remove the procedural requirements relating to preparation of a 70A notification on title which is unnecessary because it is a condition of the approval and enforceable under the Act.

Conclusion

This is an administrative policy and changes do not require advertising.

Strategic Plan/Policy Implications

Demographic Planning

N/A

Infrastructure Development

N/A

Lifestyle and Aspiration Achievement

- To foster a sense of community spirit within the district generally and neighbourhoods in particular.
- To conserve the character and historic value of the human and built environment.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.



Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed amended Policy APD11 'Ancillary Accommodation on Rural Living, Rural and Resource Zone Lots'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.18 (MINUTE NO 101) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD12 'AGED AND/OR DEPENDANT PERSONS DWELLINGS' (SM/P/002) (T WATSON) (ATTACH)

RECOMMENDATION

That Council adopt the proposed amendments to APD12 'Aged or Dependiant Persons' Accommodation – Development Guidelines' for the purposes of public consultation in accordance with Section 2.5.1 of Town Planning Scheme No. 3, as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 6/0



COUNCIL DECISION

Background

Planning Policy APD12 'Aged and/or Dependant Persons' Dwellings' was first adopted in August 1997 and last reviewed in 2009.

Submission

N/A

Report

Upon review, it is apparent the content of the Policy duplicates higher order documents in a number of areas and is impractical in others. The content of the Policy has also been refined to more specifically address 'Location' and 'Site Planning' requirements.

It is recommended the Policy be amended to clearly define expectations regarding the location of Aged and/or Dependant Persons' Dwellings within the City. In this regard, generic reference is made to local shops and services (instead of broad reference to a wider range of land uses which may or may not be achievable), whilst the distance of the land use to public transport has been increased from 200 to 400 metres.

Site Planning

Requirements pertaining to 'Site Planning' have been expanded and now identify eight (8) elements fundamental in the development of a well considered Aged and/or Dependant Persons' project. New elements include: the need for clearly identifiable dwelling entrances, separate pedestrian access within a development (including wheelchair accessibility), the requirement for a communal indoor or outdoor space for recreation (in retirement villages or large managed facilities only).

The Policy has also been amended to make clear reference to the need for an Aged and/or Dependant Persons' development to be designed and constructed to achieve a residential appearance. This requirement is considered important to minimise the distinction between this form of accommodation and that which predominantly characterises a locality.



Other Modifications

References to application requirements have been included where relevant to a planning consideration important to the successful development of an Aged and/or Dependant Persons' development. These include the requirement for landscaping, waste and general management plans to be submitted at the time of a Development Application for the purpose of ensuring the purposes of the Policy are met.

Conclusion

The proposed amendments to Planning Policy APD12 are substantial and require advertising for public comment under Town Planning Scheme No.3 section 2.5 – Procedures for making or amending a Local Planning Policy.

Strategic Plan/Policy Implications**Lifestyle and Aspiration Achievement**

- To foster a sense of community spirit within the district generally and neighbourhoods in particular.
- To conserve the character and historic value of the human and built environment.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

Advertising of Amended Policy in accordance with TPS3 section 2.5.1



Attachment(s)

1. Existing Policy APD12 'Aged and/or Dependant Persons' Accommodation – Development Guidelines'.
2. Proposed amended Draft Policy APD12 'Aged and/or Dependant Persons' Dwellings'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.19 (MINUTE NO 102) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD27 'SUBDIVISION POLICY FOR SAND EXTRACTION SITES AND OTHER SITES IN JANDAKOT AND BANJUP NORTH OF ARMADALE ROAD' (SM/P/002) (G BOWERING) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy APD27 'Subdivision Policy for Sand Extraction Sites and Other Sites in Jandakot and Banjup North of Armadale Road' for the purposes of public consultation in accordance with Section 2.5.1 of Town Planning Scheme No. 3, as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION



Background

Planning Policy APD27 'Subdivision Policy for Sand Extraction Sites and Other Sites in Jandakot and Banjup North of Armadale Road' was first adopted on January 2001 and last reviewed on 9 April 2009.

In this time there has been a substantial change to the policy area with large portions having been developed through subdivision and other lots rezoned under the Metropolitan Region Scheme to Urban.

Given the substantial change to the zoning and development of the policy area is appropriate to now substantially review the policy.

Submission

N/A

Report

In order to remove potential for confusion with formal structure plans prepared in accordance with Part 6 of the Scheme changes to the policy are required. This involves deleting references to preparation of a structure plan under the policy.

The information that was being sought through this improper means can be addressed through the subdivision process under the policy. A separate plan is not required to deliver the same results.

Precinct 1: (Jandakot and Prinsep Roads) this area has been subdivided further but no additional dwellings have been constructed in the area over the life of the policy. The area remains heavily vegetated and no substantial alterations to this policy area are required.

Precinct 2: (Louisiana and north of Jandakot Road) The eastern half of this area has been subdivided largely in accordance with the subdivision concept plan and can be removed from the policy area. The western land area being lot 130 Jandakot road remains undeveloped. As sand extraction activities appear to still be occurring on the site it is appropriate for the policy to remain active in this location.

Precinct 3: (Acourt Road and Merrit Loop) – the western portion of this precinct has been subdivided largely in accordance with the subdivision guide plan. However balance lot 9000 Merrit loop remains un subdivided. Lot 9000 together with lot 186 Acourt Road remain subject to the policy.



Precinct 4: (Jandakot to Armadale Road – east of Solomon) With the progression of the Banjup Metropolitan Region Scheme Amendment by Stockland for the western most lots in the Precinct Area and development of the land along Skotsch Road, half of this precinct now no longer needs to be subject of this policy. Sand extraction from this precinct has ceased but Midland Brick still operates from the south eastern most lot in the precinct.

It is recommended that Council adopt the draft amended policy for advertising for public comment to update the Policy as a local Planning Policy and bring it into conformance with proper planning processes.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Natural Environmental Management

- To conserve, preserve and where required remediate the quality, extent and uniqueness of the natural environment that exists within the district.
- To ensure development of the district is undertaken in such a way that the balance between the natural and human environment is maintained.

Transport Optimisation

- To ensure the City develops a transport network that provides maximum utility for its users, while minimizing environmental and social impacts.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

Advertising of amended Local Planning Policy in accordance with section 2.5.1 of Town Planning Scheme No. 3.



Attachment(s)

Proposed amended Draft Policy APD27 'Subdivision Policy for Sand Extraction Sites and Other Sites in Jandakot and Banjup North of Armadale Road'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.20 (MINUTE NO 103) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD29 'DEVELOPMENT COMPLIANCE PROCESS' (SM/P/002) (C DURANT) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to APD29 'Development Compliance Process' for the purposes of public consultation in accordance with Section 2.5.1 of Town Planning Scheme No. 3, as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

Planning Policy APD29 'Development Compliance Process' was first adopted in 2001 and last reviewed in 2008. On review it was noted that the policy did not reflect current changes to the Planning and Development Act.



Submission

N/A

Report

Legislative Change

In 2010, the Planning and Development Act was amended to affect a number of changes which should be reflected accordingly in APD29, these are:

- Penalty increase for breaches to the Town Planning Scheme including contravention of a condition of development approval or failure to comply with a direction issued by the City. The penalty increase is substantial; from \$50,000 with a daily penalty \$5,000 to \$1,000,000 with a daily penalty of \$200,000.
- Reduction in the number of days an appellant has to make an appeal following service of a directions notice. The previous time frame was 60 days, the changes to the Act have decreased it to 28 days.
- Expansion of the discretionary power of the State Administrative Tribunal to specify the time frame within which an appellant must comply with a direction. Prior to the change, an appellant had just 21 days to comply with a directive of the Tribunal whereas under the new provisions, the Tribunal may specify any timeframe it sees fit.

Miscellaneous

The policy also required some minor grammatical modifications and corrections to the text including the addition of the definition of 'development' as contained within the Town Planning and Development Act.

Conclusion

The proposed amendments to Planning Policy APD29 are substantial and require advertising for public comment under Town Planning Scheme No. 3 Section 2.5 – Procedures for making or amending a Local Planning Policy.



Strategic Plan/Policy Implications

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed amended Policy APD29 'Development Compliance Process'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.21 (MINUTE NO 104) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD31 'DETAILED AREA PLANS' (SM/P002) (G BOWERING) (ATTACH)

RECOMMENDATION

That Council adopt the proposed amendments to APD31 'Detailed Area Plans' for the purposes of public consultation in accordance with section 2.5.1 of Town Planning Scheme No. 3, as shown in the attachments to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

Planning Policy APD31 Detailed Area Plans (DAP) was first adopted in 2001 and last reviewed in 2009.

Submission

N/A

Report

On review it is apparent that that the policy duplicates provisions in the Scheme (which were gazetted after this policy was adopted) and the Western Australian Planning Commission's Policy Liveable Neighbourhoods (LN).

In a policy there is no need to reiterate what is contained in existing statutory documents and these aspects are proposed to be removed. Other sections of the policy relate to matters addressed at detailed design or even construction drawing stage and these aspects have also been removed as not applicable in a DAP.

However the policy has been refocused to more clearly address the primary purpose and intent of the DAP system which is to facilitate smoother approvals processes. DAP's are intended to achieve this by detailing consistent preapproved variations or design requirements that work together to create a uniform character of development which responds to the local context resulting in a predetermined built form outcome.

The proposed amendments to Planning Policy APD31 are substantial and require advertising for public comment under Town Planning Scheme No. 3 Section 2.5 – Procedures for making or amending a Local Planning Policy.



Strategic Plan/Policy Implications

Lifestyle and Aspiration Achievement

- To foster a sense of community spirit within the district generally and neighbourhoods in particular.
- To conserve the character and historic value of the human and built environment.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

Advertising of amended Policy in accordance with TPS3 section 2.5.1.

Attachment(s)

Proposed amended Draft Policy APD31 'Detailed Area Plans'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil

10.22 (MINUTE NO 105) (DAPPS 27/09/2012) - PROPOSED NEW LOCAL PLANNING POLICY 'INDUSTRIAL DEVELOPMENT' (SM/P/002) (A LEFORT) (ATTACH)

RECOMMENDATION

That Council:

- (1) adopt a new Local Planning Policy 'Industrial Development' for



the purposes of public consultation in accordance with section 2.5.1 of Town Planning Scheme No. 3, as shown in the attachments to the Agenda;

- (2) delete Local Planning Policy APD19 'Henderson Industrial Area – Development Control';
- (3) delete Local Planning Policy APD38 'Design Guidelines for the East Jandakot Industrial Area and North Lake Road Frontage – Berrigan Drive to Freeway';
- (4) delete Local Planning Policy APD57 'Crossovers Industrial and Commercial Development';
- (5) delete Position Statement PSPD16 'Design Guidelines for Lake Yangebup Business Park Estate'; and
- (6) delete Position Statement PSPD17 'Design Guidelines for Australian Marine Complex Support Industry Precinct'.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

Currently, the development and assessment of proposals on industrial land is assessed against clause 5.9 of Town Planning Scheme No. 3 (TPS 3), and a number of different local planning policies and position statements, depending on the physical location of the proposal including:

1. Local Planning Policy APD19 Henderson Industrial Area – Development Control.
2. Local Planning Policy APD38 'Design Guidelines for the East Jandakot Industrial Area and North Lake Road Frontage – Berrigan Drive to Freeway'.



3. Local Planning Policy APD57 'Crossovers Industrial and Commercial Development.
4. Local Planning Policy APD59 'Phoenix Business Park Design Guidelines'.
5. Position Statement PSPD15 'Design Guidelines for Cockburn Commercial Park – Lot 502 Sudlow Road Bibra Lake.
6. Position Statement PSPD16 'Design Guidelines for Lake Yangebup Business Park Estate.
7. Position Statement PSPD17 'Design Guidelines for Australian Marine Complex Support Industry Precinct

Each policy and position statement contains slightly different standards which seek to achieve similar outcomes. However the variations in Policy have led to a relatively inconsistent approach to industrial development across the City. For areas not subject to one of the area specific design guideline policies or position statements, development is limited to the scheme provisions which lack any detail and on their own do not promote consistent high quality built form outcomes.

To address these inconsistencies, a new Local Planning Policy 'Industrial Development' has been drafted to replace the majority of the above policies and position statements. The proposed new policy will augment the general provisions of the scheme and provide a consistent approach to development within all industrial areas of the City. All policies and position statements relating to industrial development are proposed to be deleted with the exception of APD 59 'Phoenix Business Park Design Guidelines' and PSPD 15 'Design Guidelines for Cockburn Commercial Park' which contain area specific provisions and should be kept separate at this time.

Submission

N/A

Report

The policy provides development standards and guidance under the following criteria:

1. Land Use
2. Setbacks
3. Vehicle Access and Parking
4. Fencing
5. Stormwater Management
6. Signage
7. Retaining Walls
8. Built Form
9. Landscaping



10. Waste Management
11. Staged Development

The key provisions proposed in the new policy that are not addressed in the scheme or existing policies and position statements include:

1. The requirement for clear physical separation of land uses within a building proposed for speculative developments. The purpose of this is to reduce the instances of developers imposing arbitrary 'lines on a plan' separating land uses (often with different parking standards) which is virtually impossible for future tenants or owners to comply with.
2. Permitting by right a change of use from one industrial or commercial use to another where the use is a P (permitted) use and where parking standards are the same or result in a surplus. These types of applications require minimal assessment and are routinely approved. All that would be required is a letter to the City informing us of the Change of Use in lieu of an application.
3. Applying minimum primary and secondary street setbacks to all industrial and commercial development in the relevant zones unless a reduced setback can be adequately demonstrated in accordance with an existing streetscape.
4. The requirement for unit developments to provide a minimum number of bays per tenancy in addition to the requirements of the scheme. This has been recommended in order to prevent speculative warehouse developments which provide the bare minimum number of parking bays. These bare minimum developments prevent future changes of use to other industrial uses (often in industry zones) and are the source of many parking and management concerns.
5. The introduction of some basic passive solar design requirements for office and showroom components of industrial development.

All other provisions of the proposed policy were transposed from the existing policy documents.

The provisions of APD 57 Crossovers - Industrial and Commercial Development have also been incorporated into this policy to minimise the number of policies required to be considered when designing and assessing this type of development.



Strategic Plan/Policy Implications

Lifestyle and Aspiration Achievement

- To foster a sense of community spirit within the district generally and neighbourhoods in particular.
- To conserve the character and historic value of the human and built environment.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

Costs involved in advertising this policy in accordance with TPS 3 section 2.5.1 which can be met from the Statutory Planning operational budget.

Legal Implications

N/A

Community Consultation

Advertising of the new Industrial Development Policy in accordance with TPS3 Section 2.5.1.

Attachment(s)

1. Proposed new Draft Local Planning Policy 'Industrial Development'.
2. Proposed deletion of Local Planning Policy APD19 'Henderson Industrial Area – Development Control'.
3. Proposed deletion of Local Planning Policy APD38 'Design Guidelines for the East Jandakot Industrial Area and North Lake Road Frontage – Berrigan Drive to Freeway'.
4. Proposed deletion of Local Planning Policy APD57 'Crossovers Industrial and Commercial Development'.
5. Proposed deletion of Position Statement PSPD16 'Design Guidelines for Lake Yangbeup Business Park Estate'.
6. Proposed deletion of Position Statement PSPD17 'Design Guidelines for Australian Marine Complex Support Industry Precinct'.



Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.23 (MINUTE NO 106) (DAPPS 27/09/2012) - PROPOSED NEW LOCAL PLANNING POLICY APD67 'LODGING HOUSES - DEVELOPMENT GUIDELINES' (SM/P/002) (T WATSON) (ATTACH)

RECOMMENDATION

That Council adopt proposed new Policy APD67 'Lodging House – Development Guidelines' in accordance with section 2.5.1 of Town Planning Scheme No. 3, as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

The Council at its Ordinary Meeting July 2011 resolved to:

1. support the draft Local Planning Policy 'Lodging House - Development Guidelines' for the purpose of consultation in accordance with the requirements of Clause 2.5.1 of Town Planning Scheme No. 3; and
2. publish notice of the policy in accordance with Clause 2.5.1(a) of Town Planning Scheme No. 3.

The draft Policy was subsequently advertised as per the above resolution in November and December 2011. No submissions were received in response to the consultation.



Submission

N/A

Report

Lodging houses are classified as 'A' uses under the City's Town Planning Scheme No.3, requiring an application to be advertised prior to determination. To provide greater clarity to all stakeholders, the attached Policy has been prepared to inform the design, assessment and determination process for lodging house development applications within the City.

The Policy has been structured to provide a clear appreciation of the City's expectations in relation to the development of a Lodging House. The 'Development Guidelines' applicable to the development of a lodging house are prefaced by an introduction to the Policy and a list of five objectives. The 'Development Principles' provide an orderly basis to the preparation or assessment of a Lodging House development application, commencing with the fundamental considerations of 'Size' and 'Location', followed by 'Site Planning' considerations, 'Building Design' requirements and the 'Management' of the use.

Other matters covered by the Policy include: the requirement for sustainable design principles to be considered in the site layout and design of a lodging house, signage, and the requirement for externally placed building hardware such as air conditioner condenser units to be suitably placed on-site or screened.

Conclusion

The proposed Policy will inform the orderly and proper development of lodging houses within the City. It will do this by providing prospective developers with a clear understanding of minimum expectations that aim to ensure the successful coexistence of a lodging house within a residential area because amenity stands to be protected. It is, therefore, recommended Council adopt the Policy as a local Planning Policy under Town Planning Scheme No. 3 section 2.5.

Strategic Plan/Policy Implications**Lifestyle and Aspiration Achievement**

- To foster a sense of community spirit within the district generally and neighbourhoods in particular.



- To conserve the character and historic value of the human and built environment.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

Draft Policy advertised in accordance with TPS3 section 2.5.1

Attachment(s)

Proposed new Policy APD67 'Lodging House – Development Guidelines'

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.24 (MINUTE NO 107) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY SPD9 'WASTE MINIMISATION, STORAGE AND COLLECTION IN MULTIPLE UNIT DEVELOPMENTS' (SM/P/002) (T WATSON) (ATTACH)

RECOMMENDATION

That Council:

- (1) adopt proposed new Administration Planning Policy 'Waste Management in Multiple Unit Developments', for the purposes of public consultation in accordance with section 2.5.1 of Town Planning Scheme No. 3
- (2) delete SPD9 'Waste Minimisation, Storage and Collection in



Multiple Unit Developments’.

as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

Strategic Planning and Development Policy SPD 9 ‘Waste Minimisation, Storage and Collection in Multiple Unit Developments’ was first adopted 8 April 2010. Upon review, it is apparent the content of the Policy requires a number of changes, whilst the Policy itself is considered more appropriately located within the City’s list of Administrative Planning and Development Policies.

Submission

N/A

Report

The Policy has been amended to incorporate a number of changes following the application of the Policy to development proposals within the City over the past 2.5 years. The main changes are listed as follows:

1. Reference to the City’s Waste Management Strategy under the Policy Background.
2. The requirement for a Waste Management Plan (WMP) for six (6) or more multiple dwellings (currently required for ten (10) or more multiple dwellings).
3. The requirement for information (as part of a WMP) explaining how a WMP will apply in perpetuity for the life of a development;
4. New development catering for waste collection vehicles with a minimum 20 tonne capacity (currently 15 tonne).



5. Ramps and driveway gradients catering for vehicles with a 7.2 metre wheelbase (currently 7.0 metres).
6. Requirements for all road side collection 'set-ups' to cater for waste vehicles 12.5 metres long.
7. The requirement for a caretaker or strata management representative to ensure bins are filled consecutively, with only full bins collected on presentation day.

Conclusion

The proposed amendments to the existing Policy reflect the experience gained in the application of the Policy to development proposals over the past 2½ years. They also reflect recent changes in waste management practices over the same period.

Given the nature of the amendments, advertising of the Policy for public comment is required under Town Planning Scheme No.3 section 2.5 – Procedures for making or amending a Local Planning Policy. In this regard, the recommended change of the Policy from a Strategic Planning and Development Policy to an Administrative Planning and Development Policy will be highlighted. The proposed change in the classification of the Policy is appropriate reflecting the regular application of the Policy in the assessment and determination of development proposals under the City's Town Planning Scheme.

Strategic Plan/Policy Implications

Lifestyle and Aspiration Achievement

- To foster a sense of community spirit within the district generally and neighbourhoods in particular.
- To conserve the character and historic value of the human and built environment.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

N/A



Community Consultation

Advertising of Amended Policy in accordance with TPS3 section 2.5.1

Attachment(s)

1. Proposed new Draft Policy 'Waste Management in Multiple Unit Developments.'
2. Proposed deletion of Policy SPD9 'Waste Minimisation, Storage and Collection in Multiple Unit Developments'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.25 (MINUTE NO 108) (DAPPS 27/09/2012) - PROPOSED NEW LOCAL PLANNING POLICY 'UNIFORM FENCING' (SM/P/002) (A LEFORT) (ATTACH)

RECOMMENDATION

That Council:

- (1) adopt a new Local Planning Policy 'Uniform Fencing' for the purposes of public consultation in accordance with Section 2.5.1 of Town Planning Scheme No. 3, as shown in the attachments to the Agenda; and
- (2) delete Local Planning Policy APD34 'Industrial and Residential Estate Fencing' in accordance with Section 2.6.1 of Town Planning Scheme No. 3.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 6/0



COUNCIL DECISION

Background

Planning Policy APD34 'Industrial and Residential Estate Fencing' was first adopted in 2002 and last reviewed in 2008. On review it is apparent that in relation to the industrial fencing the policy duplicates provisions of the Fencing Local Laws and other fencing provisions which have been incorporated into a new 'Industrial Development' policy which is subject to a separate report on this Agenda. With regards to the residential estate fencing, this is now commonly known as 'Uniform Fencing' by the City of Cockburn and Western Australian Planning Commission (through subdivision).

As much of the original policy required deletion, a new uniform fencing Policy is necessary.

Submission

N/A

Report

Uniform fencing (formerly referred to as estate fencing) is generally required as a condition of subdivision approval (or development approval in some instances) where the fencing of multiple lots can be viewed from the public domain. Provision of robust and visually appealing uniform fencing can enhance the streetscape, provide visual surveillance over public spaces and noise attenuation abutting roads carrying large amounts of traffic.

The new policy is proposed to apply to all uniform fencing constructed across the City in all zones including residential, industrial and commercial. The policy provides general standards for uniform fencing and more specific standards for lots abutting public open space, regional roads, other roads and public open space.

The policy ensures that any uniform fencing constructed is robust, easily maintained and contributes to the visual amenity of the public domain. In this regards, the policy specifically restricts the use of some fencing types which have been used elsewhere in the City and which are easily damaged and visually unappealing.



The proposed new policy requires advertising for public comment under Town Planning Scheme No.3 section 2.5 – Procedures for making or amending a Local Planning Policy.

Strategic Plan/Policy Implications

Lifestyle and Aspiration Achievement

- To foster a sense of community spirit within the district generally and neighbourhoods in particular.
- To conserve the character and historic value of the human and built environment.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

Costs involved in advertising this policy in accordance with TPS 3 section 2.5.1 which can be met from the Statutory Planning operational budget.

Legal Implications

N/A

Community Consultation

Advertising of the new Uniform Policy in accordance with TPS3 Section 2.5.1.

Attachment(s)

1. Proposed New Draft Local Planning Policy 'Uniform Fencing'.
2. Proposed deletion of Local Planning Policy APD34 'Industrial and Residential Estate Fencing'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.



10.26 (MINUTE NO 109) (DAPPS 27/09/2012) - PROPOSED NEW POSITION STATEMENT PSPD23 'CLAUSE 32 APPLICATIONS' AND RESCIND APD1 'CLAUSE 32 APPROVALS' AND (SM/P/002) (G BOWERING) (ATTACH)

RECOMMENDATION

That Council:

- (1) adopt proposed new draft Position Statement PSPD23 'Clause 32 Applications', as shown in the attachments to the Agenda; and
- (2) delete Policy APD1 'Clause 32 Approvals' in accordance with clause 2.6.1 of Town Planning Scheme No. 3; and

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

Planning Policy APD1 was first adopted as a Local Planning Policy in November 2000.

The policy puts in place a procedure for dealing with applications for development within Clause 32 areas defined under the Metropolitan Region Town Planning Scheme Act (MRTPS Act).

Submission

N/A

Report

APD1 Clause 32 Approvals does not fulfil the requirements of being a policy under the Town Planning Scheme. APD1 currently only sets out a position and describes a procedure for dealing with applications that



fall within an area where the WAPC has withdrawn delegation for the City to issue an approval under Clause 32 of the Metropolitan Region Town Planning Scheme Act, but not the Local Town Planning Scheme.

Currently APD1 contains no provisions that affect the assessment of the application under the Town Planning Scheme or any other Policy and therefore a formal policy under the Town Planning Scheme is not required, or appropriate in order for the Council's position on this matter to be communicated and carried out by City officers.

Given that APD1 is only establishing the Council's position with respect to the process for dealing with applications within Clause 32 areas (and not setting any standards) the Policy ought to be deleted.

It is recommend that APD1 be deleted and a Position Statement titled "Clause 32 Applications" be adopted which establishes the Council's position in relation to Applications affected by Clause 32 of the MRTPS Act. The proposed position statement will effectively inform the public and the City with respect to expected processes for dealing with these applications.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Notice of adoption of a Position Statement.



Attachment(s)

1. Proposed new Position Statement PSPD23 'Clause 32 Applications'.
2. Proposed deleted Policy APD1 'Clause 32 Approvals'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil

10.27 (MINUTE NO 110) (DAPPS 27/09/2012) - PROPOSED NEW POSITION STATEMENT PSPD24 'PUBLIC WORKS AND DEVELOPMENT BY PUBLIC AUTHORITIES' AND DELETION OF APD 5 'PUBLIC WORKS AND DEVELOPMENT BY PUBLIC AUTHORITIES' (SM/P/002) (G BOWERING) (ATTACH)

RECOMMENDATION

That Council:

- (1) adopt proposed new Position Statement: PSPD24 'Public Works and Development by Public Authorities', as shown in the attachments to the Agenda; and
- (2) delete Planning Policy APD5 'Public Works and Development by Public Authorities'.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION



Background

Planning Policy APD5 'Public Works and Development by Public Authorities' was originally adopted on 14 September 1999 and served for over a decade to guide officers in dealing with applications for development and works by public authorities and agencies of the crown. APD5 was last reviewed in August 2005.

In November 2008 the Western Australian Planning Commission introduced Planning Bulletin 94 - Approval Requirements for Public Works and Development by Public Authorities.

The WAPC's Planning Bulletin 94 sets out for Local Government the processes and requirements for dealing with public works and public agencies.

Submission

N/A

Report

The WAPC's Planning Bulletin 94 sets out in detail the various approval exemptions of public authorities for local government. Planning Policy APD5 is has been largely superseded by WAPC Planning Bulletin 94 with respect to defining development approval requirements with for public works and public authorities.

However Planning Policy APD5 also contains internal procedural guidelines that still remain relevant. It is recommended that a Position Statement be adopted to retain these procedural guidelines for dealing with public works by public authorities.

In this respect it is recommended that Planning Policy APD5 be deleted and a new position statement be adopted to maintain guidance for the processes expected to be followed in dealing with applications for public works by public authorities.

Strategic Plan/Policy Implications

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A



Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

1. Proposed new Position Statement: PSPD24 'Public Works and Development by Public Authorities'.
2. Proposed deleted Planning Policy APD5 'Public Works and Development by Public Authorities'.
3. Planning Bulletin 94 - Approval Requirements for Public Works and Development by Public Authorities.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.28 (MINUTE NO 111) (DAPPS 27/09/2012) - PROPOSED NEW POSITION STATEMENT 'RESPONSE TO APPEALS' AND DELETION OF APD40 'RESPONSE TO APPEALS' (SM/P/002) (G BOWERING) (ATTACH)

RECOMMENDATION
That Council:

- (1) adopt proposed new Position Statement PSPD25 'Response to Appeals', as shown in the attachments to the Agenda; and
- (2) delete Planning Policy APD40 'Response to Appeals'.

COMMITTEE RECOMMENDATION
MOVED Mayor L Howlett SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0



COUNCIL DECISION**Background**

Planning Policy APD40 'Response to Appeals' was first Adopted on 17 September 2002 and last reviewed on 11 December 2008.

The policy describes the Council's position in relation to representation at review proceedings at the State Administrative Tribunal (SAT).

Submission

N/A

Report

APD40 'Response to Appeals' does not fulfil the requirements of being a policy under the Town Planning Scheme. APD40 currently only sets out a position and describes a procedure for dealing with applications for review and in particular where the Council's determination was contrary to the officer's recommendation.

Currently APD40 contains no provisions that affect the standards of assessment of any application under the Town Planning Scheme or any other Policy. Therefore a formal policy under the Town Planning Scheme is not required, or appropriate in order for the Council's position on this matter to be communicated and carried out by City officers.

Given that APD40 is only establishing the Council's position with respect to the process for dealing with applications for review by the SAT (and not setting any standards) the Policy should be deleted.

It is recommend that APD40 be rescinded and a Position Statement titled "Response to Appeals" be adopted which establishes the Council's position in relation to applications review by the SAT. The proposed position statement will effectively inform Council and City Officers in respect of processes for dealing with applications for review to the SAT.



Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

1. Proposed new Position Statement PSPD25 'Response to Appeals'.
2. Proposed deleted Policy APD40 'Response to Appeals'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.29 (MINUTE NO 112) (DAPPS 27/09/2012) - PROPOSED NEW POSITION STATEMENT PSPD26 'RETROSPECTIVE DEVELOPMENT APPLICATIONS' AND DELETION OF APD47 'RETROSPECTIVE DEVELOPMENT APPROVALS' (SM/P/002) (G BOWERING) (ATTACH)

RECOMMENDATION

That Council:

- (1) adopt proposed new Position Statement PSPD26 'Retrospective Development Applications', as shown in the attachments to the Agenda; and



- (2) delete Planning Policy APD47 'Retrospective Development Approvals'.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

Planning Policy APD47 was first adopted as a Local Planning Policy in July 2004.

The policy puts in place a procedure for dealing with retrospective applications for development within the City of Cockburn.

Submission

N/A

Report

Currently APD47 contains no provisions that affect the assessment of retrospective development applications under the Town Planning Scheme or any other policy and therefore a formal Policy under the Town Planning Scheme is not required, or appropriate in order for the Council's position on this matter to be communicated and carried out by City officers.

Given that APD47 is only establishing the Council's position with respect to the process for dealing with retrospective development applications, the Policy ought to be rescinded.

It is recommend that APD47 be rescinded and a Position Statement titled "Retrospective Development Applications" be adopted which establishes the Council's position in relation to retrospective development applications within the City of Cockburn. The proposed position statement will effectively inform the public and the City with respect to expected processes for dealing with these applications.



Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

1. Proposed new Position Statement PSPD26 'Retrospective Development Approvals'.
2. Proposed deleted Policy APD47 'Retrspective Development Approvals'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.30 (MINUTE NO 113) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD36 'SHOPPING CENTRES AND SERVICE STATIONS' (R SIM) (SM/P/002) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy APD36 'Shopping Centres and Service Stations' for the purposes of consultation in accordance with section 2.5.1 of Town Planning Scheme No. 3, as shown in the attachments to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION**Background**

Planning Policy APD36 'Shopping Centres and Service Stations' was first adopted in September 2002 and last reviewed in April 2009.

Submission

N/A

Report

The Policy has been amended to remove reference made to shopping centres. This has been done as the City has adopted a draft Local Commercial and Activity Centres Strategy in December 2011 which is currently being advertised. It is considered that the draft Local Commercial and Activity Centre Strategy provides adequate guidance in the implementing the City's objectives regarding shopping centre proposals within the City of Cockburn. It is envisioned that a position statement detailing the internal processes associated with the assessment of shopping centres will be developed once the draft Local Commercial and Activity Centre Strategy has been adopted by Council.

The policy has also been renamed APD36 'Service Centres and Petrol Filling Stations' in order to reflect the removal of reference made to shopping centres in the policy and to clearly define the two use classes 'Service Station' and 'Petrol Filling Station' under the City of Cockburn Town Planning Scheme No. 3. This will assist in providing a more specific context for the assessment of proposals pertaining to both types of facilities.

Requirements pertaining to the location criterion for service stations and petrol filling stations have been modified to include specific development requirements where service and petrol filling stations are located near sensitive land uses such as residential dwellings. This involves applicants demonstrating that service and petrol filling station



proposals comply with relevant state based policies and guidelines relating to noise and separation distances from sensitive land uses as part of the development application process.

The terminology 'high speed arterial roads' has also been changed to 'primary regional roads' to accurately reflect standard terminology for road classification used by Main Roads Western Australia.

Other Modifications

The section which addresses the issue of road frontage for service stations has been renamed 'Road Frontage and Traffic Management'. This has been done to incorporate reference to the need for applicants of proposed service and petrol filling stations to provide traffic impact assessments addressing expected traffic numbers, access and egress from proposed service and petrol filling stations and road design as part of the information required by potential applicants in order to assess and determine development proposals.

Conclusion

The proposed amendments to Planning Policy APD36 are substantial and require advertising for public comment under Town Planning Scheme No.3 section 2.5 – Procedures for making or amending a Local Planning Policy.

The amended Policy in the new format is attached along with a copy of the current Policy. As the changes proposed are numerous, a "tracked changes" copy has not been attached.

Strategic Plan/Policy Implications

Lifestyle and Aspiration Achievement

- To foster a sense of community spirit within the district generally and neighbourhoods in particular.
- To conserve the character and historic value of the human and built environment.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.



Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

Advertising of Amended Policy in accordance with TPS3 section 2.5.1

Attachment(s)

Proposed amended Policy APD36 'Service Stations and Petrol Filling Stations'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.31 (MINUTE NO 114) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD2 'INDUSTRIAL SUBDIVISION' (SM/P/002) (G BOWERING) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy APD2 'Industrial Subdivision' for the purposes of public consultation in accordance with Section 2.5.1 of the Town Planning Scheme No.3, as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Clr T Romano that Council adopt the recommendation subject to amending Clause (1) Point 1 and Clause (3) of the Policy as follows and as shown in the attachments to the Minutes, and renumber the remaining points accordingly:

Policy

(1) 1. NB: Requirements for the provision of deep sewer are



determined by the WAPC on advice from the Water Corporation and Department of Health.

- (3) Where an industrial subdivision is adjacent to a residential zone, an adequate separation distance should be provided within the industrial land. Permanent buffer strips should retain all existing vegetation or alternatively, be planted with fast growing species to provide adequate screening. Where the buffer is required for public usage, the land should be coded free of cost for public open space. Where the land is required for buffer purposes alone, an alternative method such as a Certificate of Title restriction may be required as a subdivision condition for the purpose of protecting the buffer.

CARRIED BY CASTING VOTE OF PRESIDING MEMBER 3/3

COUNCIL DECISION

Reason for Decision

The current correct name of this State Government authority is the Department of Health.

This clause was put in specifically to protect the residents of Yangebup, who were being heavily impacted upon, by the General Industry in Cocos Park and to prevent the developer clearing the bushland adjacent to the railway line, which was promised as a buffer for residents. There remain some locations where the 5m buffer could still be applied via subdivision approval and be of benefit to the abutting residents if those areas are subdivided in the future.

Background

Policy APD2 'Industrial Subdivision' was first adopted in August 1999. It was subsequently reviewed in September 2002.

Submission

N/A

Report

APD2 'Industrial Subdivision' has been reformatted and is proposed to have minor administrative changes which do not introduce new



provisions or alter the intent of existing policy provisions. These changes are summarised as follows:

1. Clarify policy background – the existing wording does not explain why the policy is required and makes irrelevant reference to a Western Australian Planning Commission Policy. The rewording references the City's obligation to act as a referral agency in the subdivision process and explains that the Town Planning Scheme provides no guidance in this regard.
2. Clarify policy purpose - the current wording implies that the policy is only applicable to freehold subdivision however it is possible to create vacant industrial lots under the Strata Titles Act also. The policy purpose needs to be clarified so that it reflects this but does not apply to built strata proposals where development has already occurred.
3. Reference current supporting information – the current policy references a document that has been superseded. The City's Road Classification Hierarchy (20/5/97) has recently been replaced by the Functional Road Hierarchy (23/07/2012).
4. Remove the requirement for separation buffers within private lot boundaries. It is staff experience that buffers contained within private lot boundaries are ineffective and result in concessions being sought in plot ratio and landscaping as compensation for area lost. Buffers really should be considered at the strategic planning stages and given up as reserve to be really effective at providing separation between industrial land use and adjacent 'sensitive' land uses.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.



Budget/Financial Implications

Costs involved in publication of a formal notice advertising the minor changes in accordance with clause 2.5.1 of TPS 3 which can be accommodated by the operational budget.

Legal Implications

N/A

Community Consultation

In accordance with Clause 2.5.1 of TPS 3, notice of the amended policy shall be published in a newspaper circulating in the Scheme area.

Attachment(s)

Proposed amended Policy APD2 'Industrial Subdivision'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.32 (MINUTE NO 115) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD7 'RURAL SUBDIVISION' (SM/P/002) (G BOWERING) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy APD7 'Rural Subdivision', as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0



COUNCIL DECISION**Background**

Policy APD7 'Rural Subdivision' was adopted in August 1997 and subsequently reviewed in September 2009.

Submission

N/A

Report

Policy APD7 'Rural Subdivision' has been reformatted and is proposed to have minor administrative changes which do not introduce new provisions or alter the intent of existing policy provisions. These changes are summarised as follows:

1. Clarify policy background – the rewording more adequately describes that the purpose of the policy is protect the City's rural zones against inappropriate subdivision and explain the City's obligation with respect to subdivision referrals from the Western Australian Planning Commission.
2. Clarify policy purpose – the rewording clarifies the purpose of the policy is to recommend against adhoc subdivision. The previous wording erroneously implied that the purpose of the policy was to 'define areas' which are already adequately defined as zones within the Town Planning Scheme.
3. Remove table format to simplify and amalgamate provisions for rural living and rural zones which are the same. The current policy has a confusing table format that unnecessarily separates provisions for two zones where the same provision applies. The reformatting makes the policy significantly easier to read and comprehend.
4. Remove the policy map attached to the policy – the policy map is unnecessary because it is simply a reflection of the zoning map and further, cannot be easily modified if zoning changes occur.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed amended Policy APD7 'Rural Subdivision'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.33 (MINUTE NO 116) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD10 'DISCRETION TO MODIFY DEVELOPMENT STANDARDS - NON-RESIDENTIAL DEVELOPMENT (SM/P/002) (G BOWERING) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy APD10 'Discretion to Modify Development Standards – Non-Residential Development', as shown in the attachments to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION**Background**

Policy APD10 'Discretion to Modify Development Standards – Non-Residential Development' was adopted in August 1997 and subsequently reviewed in April 2009.

Submission

N/A

Report

Policy APD10 'Discretion to Modify Development Standards – Non-Residential Development' is proposed to have minor administrative changes, which do not introduce new provisions or alter the intent of existing policy provisions. These changes are summarised as follows:

1. Delete Part 3 of the Policy which allocates an arbitrary figure for acceptable variations. Deletion of the provision allowing variations of 'less than 20% of the applicable standard' and associated provisions regarding setbacks and car parking allows assessment of applications on a case by case basis without the need to refer decisions to Council if there are minor variations to the 20% maximum (ie: if there is a parking shortfall of 25% but the application is deemed acceptable based on the specifics of the site and use and/or can be adequately controlled by way of conditions).
2. Wording of new Part 3 (previously Part 4) altered to clarify that the City will, rather than may, advertise variations which affect amenity or function of an adjoining property.



Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed amended Policy APD10 'Discretion to Modify Development Standards – Non-Residential Development'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.34 (MINUTE NO 117) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD13 'TELECOMMUNICATIONS - HIGH IMPACT FACILITIES' (SM/P/002) (G BOWERING) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy APD13 'Telecommunications – High Impact Facilities', as shown in the attachments to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION**Background**

Policy APD13 'Telecommunications – High Impact Facilities' was adopted in August 1997 and subsequently reviewed in August 2008.

Submission

N/A

Report

Policy APD13 'Telecommunications – High Impact Facilities' is proposed to have minor administrative changes which do not introduce new provisions or alter the intent of existing policy provisions. These changes are summarised as follows:

1. Clarify policy background – the existing wording does not explain how telecommunications infrastructure is guided by the Western Australian Planning Commissions Statement of Planning Policy No. 5.2 – Telecommunications Infrastructure (SPP 5.2).
2. Identify the difference between high-impact and low-impact facilities. Have provided the definition of a low-impact facility and outlined that a development approval is not required from the City for such facilities.
3. Include that the preferred location for telecommunication infrastructure is in Local Centres, Industrial and Commercial zones and Local/Regional Reserves away from sensitive uses.



Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed amended Policy APD13 'Telecommunications – High Impact Facilities'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.35 (MINUTE NO 118) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD14 'DOMESTIC SATELLITE DISHES' (SM/P/002) (G BOWERING) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy APD14 'Domestic Satellite Dishes' for the purposes of public consultation in accordance with Section 2.5.1 of Town Planning Scheme No.3, as shown in the



attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

Policy APD14 'Domestic Satellite Dishes' was adopted in August 1997 and subsequently reviewed in April 2009.

Submission

N/A

Report

Policy APD14 'Domestic Satellite Dishes' is proposed to have minor administrative changes, which do not introduce new provisions or alter the intent of existing policy provisions. These changes are summarised as follows:

1. Inclusion of requirement for State Register of Heritage Places – the existing wording under the Planning Approvals section of this Policy does not identify that domestic satellite dishes proposed on State Register of Heritage Places does require a Planning Approval and is not exempt from this requirement.
2. Additional policy section to outline extraordinary circumstances – the existing policy does not provide criteria whereby a satellite dish which does not comply with the requirements of this policy can be justified by addressing certain criteria. The areas for justification to be assessed against relate to functional necessity and aesthetic impact of a satellite dish in the given location it is proposed.



Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

Costs involved in publication of a formal notice advertising the minor changes in accordance with clause 2.5.1 of TPS 3 which can be accommodated by the operational budget.

Legal Implications

N/A

Community Consultation

In accordance with clause 2.5.1 of TPS 3, notice of the amended policies shall be published in a newspaper circulating the Scheme Area.

Attachment(s)

Proposed amended Policy APD14 'Domestic Satellite Dishes'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.



10.36 (MINUTE NO 119) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD42 'THE KEEPING OF HORSES AND OTHER ANIMALS IN THE RESOURCE ZONE - FUTURE APPLICATIONS FOR DEVELOPMENT APPROVAL' (SM/P/002) (G BOWERING) (ATTACH)

RECOMMENDATION

That Council adopts proposed amendments to Policy APD42 'The Keeping of Horses and Other Animals in the Resource Zone – Future Applications for Development Approval', for the purposes of public consultation in accordance with section 2.5.1 of the Town Planning Scheme No.3, as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

Policy APD42 'The Keeping of Horses and Other Animals in the Resource Zone – Future Applications for Development Approval' was adopted in December 2002.

Submission

N/A

Report

Policy APD42 'The Keeping of Horses and Other Animals in the Resource Zone – Future Applications for Development Approval' is proposed to have minor administrative changes which reflect current standard wording for state based policies and departmental bodies as well as additional information relating to retrospective applications. These changes are summarised as follows:



1. The title of the local planning policy has been renamed 'The keeping of horses and other animals in the resource zone'. Reference to future applications for development approval in the title name has been removed.
2. Reference to Statement of Planning Policy No. 6 has been removed and replaced with "Statement of Planning Policy 2.3 Jandakot Ground Protection".
3. Reference to the Waters and Rivers Commission has been removed and replaced with Department of Water (DOW) to reflect the correct name of the state departmental body.
4. Additional content has been added which relates to the procedures for non-conforming and retrospective applications as well as measures for development compliance for unauthorised keeping of horses and other animals in the resource zone. This information has been taken from the now deleted PSPD13 'The keeping of horse and other animals in the resource zone – Retrospective applications for development approval'.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

Advertising of amended Local Planning Policy in accordance with section 2.5.1 of Town Planning Scheme No.3.;



Attachment(s)

Proposed amended Policy APD42 'The Keeping of Horses and Other Animals in the Resource Zone'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.37 (MINUTE NO 120) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD44 'CHILDCARE CENTRES WITHIN RESIDENTIAL AREAS' (SM/P/002) (G BOWERING) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy APD44 'Childcare Centres Within Residential Areas', as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Cllr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

Policy APD44 'Childcare Centres Within Residential Areas' was adopted in July 2004 and subsequently reviewed in April 2009.

Submission

N/A



Report

Policy APD44 'Childcare Centres Within Residential Areas' is proposed to have minor administrative changes which do not introduce new provisions or alter the intent of existing policy provisions. These changes are summarised as follows:

1. Modify existing definitions – the existing definitions for 'Child Care Centre' and 'Family Day Care Centre' have been amended as a result of modifications to the relevant provisions. The most noteworthy change being Family Day Care Centre is now referred to as Family Day Care Service. In addition, the inclusion of a definition for 'Child Care Service' has been included as a result of modifications to the Child Care Services Act 2007.
2. Outline use class of child care centres within residential zones – the existing wording did not outline that within Residential Zones, a Child Care Centre is an 'A' use. The inclusion of this wording under the Criteria section of this policy will outline that special notice (community consultation) in accordance with Clause 9.4 of the City's Town Planning Scheme No. 3 is required.
3. Remove wording pertaining to what the Department of Community Development and Department of Family and Community Services are responsible for – Rather than elaborating on what the above-mentioned authorities are responsible for, a shortened section under the heading 'Other Approvals' has been provided to clearly outline that discussions with relevant government licensing and regulatory agencies are required.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.



Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed amended Policy APD44 'Childcare Centres Within Residential Areas'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.38 (MINUTE NO 121) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD49 'RESIDENTIAL DESIGN CODES - ALTERNATIVE ACCEPTABLE DEVELOPMENT PROVISIONS' (SM/P/002) (G BOWERING) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy APD49 'Residential Design Codes – Alternative Acceptable Development Provisions', for the purposes of public consultation in accordance with section 2.5.1 of Town Planning Scheme No.3, as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Clr S Portelli SECONDED Deputy Mayor K Allen that Council adopt the recommendation subject to amending Clause (5) Point 1 – last paragraph to read as follows and as shown in the attachment to the Minutes:



Policy

(5) Streetscape (R-Code 6.2)

1. Primary Street Setbacks

The minimum primary street setbacks for residential zoned properties may be reduced as per the following:

- (a) R20 coded lots – 5m
- (b) R25 coded lots – 4m
- (c) R30-R60 coded lots – 3m

Primary street setbacks may still be averaged as per Figures 1a, 1b and 1c of the R-Codes.

The reduced minimum primary street setbacks do not apply to garages and carports which shall be as per the R-Codes.

Calculation of the 50% reduction to the minimum setback (allowed by Part 6.2.1 A1.1 (i) of the R-Codes) does not apply to the reduced setbacks above. In this regard the 50% reduction remains based on the minimum setbacks set out in Table 1 of the R-Codes.

CARRIED 6/0

COUNCIL DECISION

Reason for Decision

The current wording does not make the intent of this provision clear, in that the purpose of the provision is to prevent the absolute minimum setback from being reduced further. The proposed wording provides greater clarity.

Background

Policy APD49 'Residential Design Codes – Alternative Acceptable Development Provisions' was adopted in July 2005 and subsequently reviewed in October 2011.



Submission

N/A

Report

Policy APD49 'Residential Design Codes – Alternative Acceptable Development Provisions' is proposed to have minor administrative changes which do not introduce new provisions or alter the intent of existing policy provisions. These changes are summarised as follows:

1. Minor rewording throughout the policy to be more concise, including making reference to the 'R-Codes' rather than the 'Codes'.
2. Delete reference to APD50 in Part 4 which is no longer a local policy.
3. Clarification regarding how to calculate minimum primary street setback distances added to Part 5(2) to minimise any confusion as this provision is not adequately explained in the current policy wording.
4. Part 5(3) deleted as it applies a more onerous standard than the R-Codes - this goes against the intent of the policy which provides alternative acceptable development criteria making it easier to satisfy the provisions of the R-Codes.
5. Additional point added at Part 6(3) to apply the same boundary wall standards (ie: no average required, can be split over more than one boundary) to all density codes, not just R20 and R25 lots. It is believed that this was always intended by the policy, noting the need to split boundary walls over more than one boundary is more relevant to smaller lots coded R30 and above, but is not adequately explained in the current policy wording.
6. Part 7.1(b) relating to setbacks deleted as setback requirements are addressed by separate provisions of the R-Codes and not directly relevant to open space provision.
7. Part 9 relating to 'Privacy' re-worded to be more concise.

Strategic Plan/Policy Implications**Demographic Planning**

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.



- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

Costs involved in publication of a formal notice advertising the minor changes in accordance with clause 2.5.1 of TPS 3 which can be accommodated by the operational budget.

Legal Implications

N/A

Community Consultation

In accordance with clause 2.5.1 of TPS 3, notice of the amended policies shall be published in a newspaper circulating the Scheme Area.

Attachment(s)

Proposed amended Policy APD49 'Residential Design Codes – Alternative Acceptable Development Provisions'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.39 (MINUTE NO 122) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD53 'COOGEE RESIDENTIAL HEIGHT REQUIREMENTS' (SM/P/002) (G BOWERING) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy APD53 'Coogee Residential Height Requirements' for the purposes of public consultation in accordance with Section 2.5.1 of Town Planning Scheme No.3, as shown in the attachments to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

Policy APD53 'Coogee Residential Height Requirements' was adopted in August 2008.

Submission

N/A

Report

Policy APD53 'Coogee Residential Height Requirements' is proposed to have minor administrative changes which do not introduce new provisions or alter the intent of existing policy provisions. These changes are summarised as follows:

1. Clarify policy background – the current policy does not adequately describe the intent of the policy which is to minimise the impact of over height dwellings on neighbouring properties.
2. Delete Part 3 as these standards apply under the R-Codes and do not need to be replicated in this policy.
3. Advice added regarding delegation at new Part 4 (previously Part 5) to indicate that applications will be referred to Council for determination where valid objections relating to building height are received but will otherwise be determined under delegation.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.



- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

Costs involved in publication of a formal notice advertising the minor changes in accordance with clause 2.5.1 of TPS 3 which can be accommodated by the operational budget.

Legal Implications

N/A

Community Consultation

In accordance with clause 2.5.1 of TPS 3, notice of the amended policies shall be published in a newspaper circulating the Scheme Area.

Attachment(s)

Proposed amended Policy APD53 'Coogee Residential Height Requirements'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.40 (MINUTE NO 123) (DAPPS 27/09/2012) - PROPOSED AMENDMENTS TO POLICY APD55 'RELOCATION OF BUILDNG ENVELOPES' (SM/P/002) (G BOWERING) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy APD55 'Relocation of Building Envelopes' for the purposes of public consultation in accordance with section 2.5.1 of Town Planning Scheme No.3, as shown in the attachments to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

Policy APD55 'Relocation of Building Envelopes' was adopted in December 2008.

Submission

N/A

Report

Policy APD55 'Relocation of Building Envelopes' is proposed to have minor administrative changes, which do not introduce new provisions or alter the intent of existing policy provisions. These changes are summarised as follows:

Minor grammatical corrections throughout – the policy only required minor wording changes to make it easier to comprehend and clarify the intent of the policy provisions.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.



Budget/Financial Implications

Costs involved in publication of a formal notice advertising the minor changes in accordance with clause 2.5.1 of TPS 3 which can be accommodated by the operational budget.

Legal Implications

N/A

Community Consultation

In accordance with clause 2.5.1 of TPS 3, notice of the amended policies shall be published in a newspaper circulating the Scheme Area.

Attachment(s)

Proposed amended Policy APD55 'Relocation of Building Envelopes'.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.41 (MINUTE NO 124) (DAPPS 27/09/2012) - PROPOSED MINOR AMENDMENTS TO PLANNING AND DEVELOPMENT POLICIES (SM/P/002) (G BOWERING/N JONES) (ATTACH)

<p>RECOMMENDATION</p> <p>That Council adopt the following proposed minor amendments to Planning and Development Policies, as shown in the attachments to the Agenda:</p> <ul style="list-style-type: none">(1) APD41 'Authorisation of Officers to Enter Land Within the District';(2) APD48 'Sea Containers'; and(3) SPD7 'Prevention of Sand Drift from Subdivisions and Development Sites.
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COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION**Background**

Policy APD41 'Authorisation of Officers to Enter Land Within the District', APD48 'Sea Containers' and SPD7 'Prevention of Sand Drift from Subdivisions and Development' were adopted in October 2002, March 2005 and October 2003 respectively.

Submission

N/A

Report

Policies APD41, APD48 and SPD7 are proposed to have minor administrative changes which do not introduce new provisions or alter the intent of existing policy provisions.

1. APD41 'Authorisation of Officers to Enter Land Within the District' – Minor grammatical corrections throughout.
2. APD48 'Sea Containers' – Clarify policy background and minor grammatical corrections.
3. SPD7 'Prevention of Sand Drift from Subdivisions and Development Sites' - Minor word change to paragraph 3.

Strategic Plan/Policy Implications**Demographic Planning**

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.



Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed amended Planning and Development policies:

1. APD41 'Authorisation of Officers to Enter Land Within the District'.
2. APD48 'Sea Containers'.
3. SPD7 'Prevention of Sand Drift from Subdivisions and Development Sites'.

Advice to Proponent(s)/Submissioners

N/A

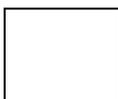
Implications of Section 3.18(3) Local Government Act, 1995

Nil.

10.42 (MINUTE NO 125) (DAPPS 27/09/2012) - REVIEW OF PLANNING AND DEVELOPMENT POLICIES AND POSITION STATEMENTS WITH NO CHANGES (SM/P/002) (D ARNDT) (ATTACH)

RECOMMENDATION

That Council adopt Planning and Development Division Policies and Position Statements, as shown in the attachments to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Mayor L Howlett SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION**Background**

In accordance with the annual review of Council Policies and Position Statements relevant staff has reviewed the attached documents, relevant to Planning and Development Division of the City.

Submission

N/A

Report

The Planning and Development Policies and Position Statements are presented for Committee consideration, as follows:

Policies

1. APD6 'Residential Rezoning and Subdivision Adjoining Midge Infested Lakes and Wetlands' – No change.
2. APD9 'Subdivision Retaining Walls' – No change.
3. APD18 'Outbuildings' – No change.
4. APD35 'Filling of Land' – No change.
5. APD39 'Location of High Voltage Power Lines' – No change.
6. APD43 'Outstanding Development Conditions' – No change.
7. APD54 'Alfresco Dining' – No change.
8. APD56 'Single Bedroom Dwellings' – No change.
9. APD58 'Residential Design Guidelines' – No change.



10. APD59 'Phoenix Business Park Design Guidelines' – No change.
11. APD60 'Muriel Court Structure Plan – Design Guidelines' – No change.
12. APD61 'Newmarket Precinct Design Guidelines' – No change.
13. APD63 'Renewable Energy Systems' – No change.
14. APD64 'Heritage Conservation Design Guidelines' – No change.
15. SPD8 'Cockburn Sound Catchment' – No change.

Position Statements

1. PSPD15 'Design Guidelines for Cockburn Commercial Park – Lot 502 Sudlow Road, Bibra Lake' – No change.
2. PSPD18 'Design Guidelines for the Landcorp portion of South Beach Development' – No change.
3. PSPD20 'Naming of Parks and Reserves' – No change.
4. PSPD21 'Uninhabitable Premises' – No change

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Governance Excellence

- To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.

Budget/Financial Implications

Any financial considerations are contained within the Policy documents.



Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Relevant Policies and Position Statements – 19.

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

Nil.

11. FINANCE & CORPORATE SERVICES DIVISION ISSUES

Nil

12. ENGINEERING & WORKS DIVISION ISSUES

Nil

13. COMMUNITY SERVICES DIVISION ISSUES

Nil

14. EXECUTIVE DIVISION ISSUES

Nil

15. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil



16. NOTICES OF MOTION GIVEN AT THE MEETING FOR CONSIDERATION AT NEXT MEETING

Nil

17. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING BY COUNCILLORS OR OFFICERS

Nil

18. MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE

Nil

19. CONFIDENTIAL BUSINESS

Nil

20 (DAPPS 27/09/2012) - CLOSURE OF MEETING

7.00 pm.

CONFIRMATION OF MINUTES

I, (Presiding Member) declare that these minutes have been confirmed as a true and accurate record of the meeting.

Signed: Date:/...../.....



POS	STREET ADDRESSING	PSPD19
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POSITION STATEMENT CODE:	PSPD19
DIRECTORATE:	Planning & Development
BUSINESS UNIT:	Planning and Development Services
SERVICE UNIT:	Strategic Planning Services
RESPONSIBLE OFFICER:	Manager, Strategic Planning Services
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	13 December 2007
DATE LAST REVIEWED:	11 March 2010
ATTACHMENTS:	N/A
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	11 March 2010

BACKGROUND:

This Position Statement references Division 5 of Part IX – Streets Numbering of the 'City of Cockburn (Local Government Act) Amendment Local Laws 2010', and expands upon the current 'AS/NZS 4819:2011, Rural and urban addressing' standards. These standards superseded 'AS/ANZ 4819:2003, Geographic information – Rural and urban addressing', of which this position statement previously referenced.

This position statement provides acceptable alternatives in the assignment of street addresses in specific situations, and administrative procedures for changing a street address.

PURPOSE:

To uniquely and clearly identify each address site and enable it to be readily identified and located.

POSITION:

(1) Assignment of Street Numbers

1. The 'A/NZ 4819:2011, Rural and urban addressing' standards shall be used in the assignment of street addresses.

The following methods may be used to either expand upon in further detail, or be used as an acceptable alternative to the above Standards

- (a). Reserving numbers (*clause 5.8.2 of the Standards*)

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- (i) Residential development sites –for large frontage lots with subdivision or development potential for which there is no subdivision or structure plan showing all future lots, the following standard frontage shall apply for the purpose of assigning street numbers:
- R20 – 15 metre lot frontage
 - R25/R30 – 10 metre lot frontage
 - R40 and above – 7 metre lot frontage
 - Where no R-code is specified – 15 metre lot frontage
- (ii) Where there is a barrier or large space on one side of the road (e.g. a Recreation Reserve or the road runs parallel to a main road) and there is no further subdivision potential, then the first number after the barrier or space shall be close to the number on the opposite side of the road. (eg. No.21 if the number on the opposite side is No.22).
- (b) Corner Sites (*clause 5.8.3 of the Standards*)
- (i) For residential address sites a number shall be assigned to the street with the least amount of frontage, with a second alternative number reserved for the second street. Once built upon, the street address assigned to the property shall take into account the following:
- Letterbox location
 - House orientation and entrance
 - Driveway location, except in the case of rear laneway lots.
- (ii) For commercial and industrial address sites a number shall be assigned to the street with the largest amount of frontage, with a second alternative number reserved for the second street. Once built upon, the street address assigned to the property shall be from which the main car park and driveway, and/or from which building access is obtained from.
- (c) Numbers unavailable – Use of Suffixes (*clause 5.4.8 of the Standards*)

Where there are no address numbers available for an address site due to existing assignments, alpha-suffixes shall be assigned. The following alternative methods to that as outlined in the Standards may be used for Residential address sites:

- (i) New address site(s) at the rear of an existing dwelling – the existing number may be used for the existing dwelling and

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alpha-suffixes shall be used for new address sites (e.g. 1 (existing), 1A (new), 1B (new))

(ii) New address site(s) at the rear of an existing address site that is vacant land – may be numbered using alpha-suffixes using one of the following methods:

(iii)

- In sequential order (e.g. 1A, 1B)
- In order from the address site closest to the road to the furthest from the road (e.g. 1A (front dwelling), 1B (rear dwelling)).

(d) Application of sub-addressing (*clause 5.10.1 of the Standards*)

The preferred method for Strata lots in industrial/commercial areas is sub-addressing.

(e) Rural address site without access point (*clause 5.9.2 of the Standards*)

The rural number assigned shall be calculated at approximately the midpoint of the lot frontage. The assigned rural number may change subject to an access point being subsequently created.

(f) Matters not covered by the Standards

The following variations may be used:

- (i) Subdividable 'superlots' (i.e. large developable lots that are undergoing stage subdivision) are to be assigned the lot number with an 'L' suffix (e.g. Lot 100 would be '100L').
- (ii) Industrial and Commercial Land – street addresses may be assigned using either the urban or rural addressing methods. The existing method being used near to the subdivision will be taken into account when considering which method to adopt. If the urban addressing method is adopted, a 'standard' industrial lot frontage shall be 20 metres.
- (iii) 'Cottage' lots with a rear laneway – street addresses to be along the primary road that the lot fronts onto. Letterboxes are to be on the primary road. The street addressing is not to be along the rear laneway unless absolutely necessary. That is, there is no road or access by road to the front of the lot due to a physical constraint (e.g. public open space, water body, high retaining wall).

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2. As provided for in the Local Laws, the local government or an authorised person pursuant to City's Local Laws may assign a number to land in a street, thoroughfare or way in the district and may from time to time assign another number instead of that which was previously assigned.
3. When considering the renumbering of a lot or lots, all possible alternatives will be investigated. In order to achieve clear, logical and unambiguous street addresses, street numbers may be reassigned for a section or the whole of the street rather than just a single property. In this event all affected owners and occupiers are to be advised in writing of their new address and their obligations under the Local Laws.

(2) Change of Street Address

1. Owners and occupiers of land shall be notified in writing of any change to their street address, whether it be developed or vacant. This includes confirmation of an existing address if requested by the owner(s). The City's property database shall be amended and various Council departments advised in accordance with current office procedure. Landgate shall be notified to amend their database and the certificate of title. All other advices are the responsibility of the owner.
2. A street address can only be changed by either the local government or an authorised person pursuant to City's Local Laws. A request can be made by the owner of the land and a new number may be assigned providing that the new address is in accordance with the Standards and/or other methods as outlined in this Position Statement:
3. An owner may request that consideration be given to reassigning a street number already assigned to another property in the same street. When making such application, the requesting owner shall provide the City with the written agreement of the other owner to the proposed change. When considering such requests all possible alternatives will be assessed to ensure that the resultant street numbering will be clear, unambiguous and in a logical sequence.
4. Requests from owners for changing street addresses will only be considered if the owner can demonstrate that the current numbering is not clear, logical, or is ambiguous. Street numbering will not be changed for non technical reasons such as possible or perceived impacts on property value or personal beliefs/reasons.
5. All costs associated with a change of street address are the responsibility of the affected owner(s)/occupiers regardless of whether the requirement is initiated by the owner(s) or the City. This includes but is not limited to the replacement and/or relocation of letterboxes, costs of new numbers etc, alterations to numbers on buildings, replacing/removing painted kerb side numbers, notifications to

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government agencies, utilities, companies, business contacts, friends and acquaintances etc, alterations to business and personal stationary, advertising costs, and mail re-direction costs.

POL	PEDESTRIAN ACCESS WAY CLOSURES	APD21
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POLICY CODE:	APD21
DIRECTORATE:	Planning & Development
BUSINESS UNIT:	Strategic Planning
SERVICE UNIT:	Land Administration
RESPONSIBLE OFFICER:	Property & Lands Officer
FILE NO.:	PS/P/001
DATE FIRST ADOPTED:	17 June 1997
DATE LAST REVIEWED:	9 April 2009
ATTACHMENTS:	
DELEGATED AUTHORITY REF.:	APD21
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	9 April 2009

BACKGROUND:

Pedestrian access ways ("PAW's") are a feature of many past residential subdivisions in the City of Cockburn. PAW's have an important role in providing access to community facilities and services and form an integral part of the pedestrian and cyclist movement system within residential areas.

It is acknowledged however that in some cases PAW's are perceived to have facilitated crime and antisocial behaviour. This often results in requests being made by residents living near or adjacent to a PAW for the PAW to be closed. Most, if not all, PAW's are used legitimately by the public, so requests to close PAW's create a difficult balancing situation between these two issues.

Recent State Government initiatives, such as the Metropolitan Transport Strategy, Perth Bicycle Network Plan and Metropolitan Pedestrian Strategy, aim to reduce the use of the private car and promote the alternatives of public transport, cycling and walking. In terms of the structure of an urban area, Liveable Neighbourhoods Edition 4 also recognises that a walkable neighbourhood with a convenient and accessible movement network is essential if objectives of environmental sustainability are to be met. In view of the greater emphasis on walking and cycling in State Government policy, the City should ensure that efficient and effective pedestrian/cyclist movement systems will not be adversely affected by closing a PAW.

Accordingly, in considering requests to close a PAW, the City must balance the concerns of residents living near a PAW against the wider community need for the PAW to provide safe pedestrian movement – especially for children and the elderly. For this reason PAW closures should always be considered as an absolute last resort, and only where security upgrades (lighting, landscaping, fencing) have been

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proven to be ineffective and where the PAW has been judged as a non-critical element of the pedestrian and cyclist movement network. This Policy seeks to deal with these and other related issues.

PURPOSE:

The purpose of this Policy is to:

1. Provide guidance to the City when evaluating a proposal to close a PAW;
2. Guide applicants on the matters the City will take into consideration when evaluating a proposal to close a PAW.

POLICY:

- (1) The following procedures should be implemented in respect of a proposal to close a PAW:

1. Initiation of Proposal

Residents seeking to have a PAW closed should be advised of the following information:

- 1.1. A request in writing asking for the PAW to be closed needs to be provided to the City. The request needs to be supported by justification for the closure (e.g. details of nuisance experienced) and signed by at least two of the landowners abutting the PAW;
- 1.2. The written request must be accompanied by the completed Application and Advertising Fee as detailed in the current Fees & Charges Schedule.
- 1.3. Forward a copy of the following the applicants to assist them to understand the process which will be followed following their application:
 - o City of Cockburn Policy APD21;
 - o Department of Regional Development and Lands (Closure of Pedestrian Access Ways and Right of Way Having a Connectivity Function – Procedural Guidelines; and
 - o Western Australian Planning Commission (WAPC) Planning Bulletin No. 57A (Closure of Pedestrian Access Ways – Planning Considerations.
- 1.4. Should the proposal be recommended by the City following detailed assessment and consideration, there is still a process of State Government approval required to be obtained. The

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City's approval cannot be considered the final approval required for the PAW closure to proceed.

- 1.5. Before considering a request for closure of a PAW the City will seek in principle support from all adjoining landowners to purchase the PAW and pay all costs associated with the PAW closure. The City will only progress the closing of a PAW if it receives initial in principle support from adjoining landowners to purchase the PAW land and pay all costs associated with the PAW closure.
- 1.6. In addition to the City, approval is required from the Department of Planning, who will consider the issue from a planning perspective and whether it should be supported.
- 1.7. If all approvals are secured, then landowners abutting the PAW will be required to advise in writing that they are prepared to purchase the land and meet all costs in doing this. If this isn't obtained then it is likely that the State Government's Department of Regional Development and Lands, being the agency managing crown land, will not proceed with the PAW closure. The Department of Regional Development and Lands will determine the purchase price and other costs associated with the PAW's closure.

2. Assessment of Proposal

Upon receipt of a request to close a PAW an assessment of the following characteristics of the PAW is to be completed:

- 2.1 Confirm by searching the Certificate of Title or Plan/Diagram the current owner of the land. If the land is in private ownership ascertain if it is a private laneway or a PAW that is privately owned by eg Department of Housing.
 - 2.1.1 If it is a private laneway the City has no control over this land and the applicant will be required to contact the owner themselves.
 - 2.1.2 If it is a PAW and privately owned the City does not need to be involved – officers can recommend that the applicant applies directly to the owner and follow the process to close it. It would be useful to send the applicants a copy of the two documents as detailed in (10) below to assist them with the process.
 - 2.1.3 If the City is to be involved in the process of the closure of a PAW that is privately owned the

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process to investigate the proposal will remain the same however, confirmation from the owner and others with an interest (see section 167A of the Transfer of Land Act 1983) of the land that they wish to close the PAW must be obtained. The Officer is to follow the below procedure to ascertain the status of probability that it can be closed/not closed. Complete the report and attach the Closure Report to an Application for Subdivision (Form 1A) and forward to WAPC. Follow the procedure as detailed in any Subdivision Application.

2.2 Assess the location of the PAW in relation to community facilities and services. Community facilities and services include:

- Schools;
- Shops;
- Public open space areas;
- Public transport routes and stopping points;
- Other facilities (libraries, community centre, child care, churches, recreation premises).

In this regard a walkable catchment diagram should be produced to illustrate the impact of the proposed closure on access to facilities and services.

2.3 The role of the PAW and whether it forms either:

- A continuous link as part of an overall access route or a Cockburn Bike Plan route;
- A single access link - where the PAW does not form part of a continuous access route.

2.4 Whether the PAW is in close proximity to seniors' accommodation/aged persons homes and provides access to community facilities or services;

2.5 The degree of nuisance experienced by residents living near the PAW;

2.6 The availability of a viable alternative access route, which is defined as a walkable route that is not a substantially greater distance to community facilities and services than that provided by the PAW and is safe and provides good pedestrian amenity;

POL	PEDESTRIAN ACCESS WAY CLOSURES	APD21
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- 2.7 The alternatives to closure of a PAW, including the options for:
- Increasing lighting to the PAW;
 - Obstructing access to the PAW to restrict pedestrian/vehicle flow;
 - Increasing the fence height of the adjoining properties;
 - Locking the PAW between certain hours;
 - Security patrols;
 - Eliminating visual obstructions including overhanging vegetation.
- 2.8 Identification and costing of works that may be required to minimise the impact of the PAW closure, including but not limited to construction of footpaths and relocation of bus stops;
- 2.9 Any other relevant factor (e.g. car ownership, disabled access).
- 22.10 Contact servicing authorities seeking their comments on the closure proposal and an estimation of all costs involved, this can be a lengthy process;
- 2.11 Distribute letters to the properties likely to be affected by the closure requesting comments on the closure proposal. This includes those adjacent to the PAW and those considered likely to regularly use the PAW;
- 2.12 Erect a sign at either end of the PAW advising of the proposal for its closure and the opportunity to comment and place a notice in a local paper circulating in the district;
3. Conclusion – Council Report
- At the conclusion of the consultation period prepare a report for Council's consideration detailing:
- 3.1 The results of the assessment of the request to close the PAW undertaken under Points 2.2 to 2.9.
- 3.2 The comments from servicing authorities, including the cost of moving services, if necessary, from the PAW;
- 3.3 The costs of works to provide a viable alternative access route or other remedies to ensure walkability is not adversely effected (e.g. relocation of a bus stop);
- 3.4 The number of submissions for and against the closure;

POL	PEDESTRIAN ACCESS WAY CLOSURES	APD21
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- 3.5 Alternative strategies including the possible review of the R-Coding of lots adjacent to a PAW to allow development of the rear portion of these lots with access from the PAW to increase usage and surveillance;
- 3.6 Alternative to closure being revestment of PAW to public utilities reserve with barriers and gates in situations where infrastructure prevents permanent closure or situations where the demographic profile of the surrounding area is expected to change allowing a future review of the closure.
4. Recommendation is for Closure, the City will:
- Where Council resolves to recommend that the Minister for Lands close the PAW, the City will:
- 4.1 Advise those persons who made a submission of Council's decision;
- 4.2 Prepare a report for submission to the WAPC addressing considerations highlighted in Planning Bulletin No. 57A.
5. Recommendation is that the Minister for Lands reverts the PAW to a Reserve for public utilities, the City will:
- 5.1 Advise those persons who made a submission of Council's decision;
- 5.2 Prepare a report for submission to the WAPC addressing considerations highlighted in Planning Bulletin No. 57A.
6. Recommendation is that it is inappropriate to close the PAW:
- 6.1 Under the criteria listed in Point 2 and none of the alternatives listed under Point 2.7 are considered viable, the request is deemed refused and all applicants and submissioners are to be advised of Councils decision;
- 6.2 Under the criteria listed in Point 2, but one or more of the alternatives listed under Point 2.7 are considered viable and the works required can be met within existing budgets, liaison with relevant owners should occur to ascertain if they will accept these works as resolution to the problem.
7. If Council resolves to close the PAW following a recommendation to keep it open, the City will:

POL	PEDESTRIAN ACCESS WAY CLOSURES	APD21
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- 7.1 Submit a report to WAPC reflecting the Officer recommendation and detailing the amended Council decision and supporting reasons for the amended decision.
8. If consent to closure or revestment is received from the WAPC, the City will:
- 8.1 Advise those persons who made a submission of the WAPC decision;
- 8.2 In the case of closure, request a valuation of the PAW from Department of Regional Development and Lands and then forward the result to the affected landowners;
- 8.3 Provide a schedule of costs associated with the closure to the affected landowners, seeking agreement to meet costs;
- 8.3.1 Closure costs may include, but are not limited to, the following:
- Works to relocate services;
 - State Land Services / Landgate valuation fees;
 - Surveying fees;
 - Land acquisition and associated fees;
 - Advertising of the proposal;
 - City's administration fee;
 - Works to provide alternative access routes;
 - Relocation of bus stops.
- 8.4 In the case that WAPC consent to revestment, request that the Department of Regional Development and Lands proceed to revest the PAW to a reserve for public utilities with the management order to the City of Cockburn.
9. Officers are to refer to the procedures and guidelines as detailed in:
- Department of Regional Development and Lands (*Closure of Pedestrian Access Ways and Right of Way Having a Connectivity Function – Procedural Guidelines*); and
 - Western Australian Planning Commission Planning Bulletin No. 57A (*Closure of Pedestrian Access Ways - Planning Considerations*).

POLICY		'LIVEABLE NEIGHBOURHOODS'	SPD4
Date First Adopted: 19 August 1997		Date Last Reviewed: 17 September 2002	
Division: Planning & Development			
Status:			
Strategic:	<input checked="" type="checkbox"/>	Key Result Area:	
		Vision:	
		Planning the Development of the City to achieve high levels of convenience, amenity and a sense of community.	
		Objective:	
		<ul style="list-style-type: none"> • To ensure that the planning of the City is based on an approach which has the potential to achieve high levels of convenience for its citizens. • To ensure that the development will enhance the levels of amenity currently enjoyed by the community. • To foster a sense of community within the district generally and neighbourhoods in particular. 	
Administrative:	<input checked="" type="checkbox"/>	Business Unit: Planning Department	
	<input checked="" type="checkbox"/>	Service Unit: Strategic Planning Services	
Background:			
'Liveable Neighbourhoods' published by the WAPC has been on trial as a new planning framework for Structure Plans and subdivisions since February 1998.			
Edition 2 of the policy released in June 2000 will continue on trial until February 2001 when the Commission will undertake a comprehensive review.			
Purpose:			
The purpose of this policy is to support the Commission's initiative and to promote the use of 'Liveable Neighbourhoods' over the trial period within the City of Cockburn.			
Policy:			
The Council supports the implementation of the 'Liveable Neighbourhoods' as published by the Western Australian Planning Commission (June, 2000).			
The Council is of the opinion that the concepts, guidance and requirements provided in the Code for the preparation and application of structure plans, subdivision design and development proposals within the district as the most appropriate way to improve the quality of urban and suburban areas.			
The Council will therefore:-			

POLICY

'LIVEABLE NEIGHBOURHOODS'

SPD4

- encourage applicants seeking to prepare structure plans, subdivisions and development proposals within the district to apply the principles and requirements set out in 'Liveable Neighbourhoods' as the preferred approach.
- the Code should be applied to all the proposed urban areas within the district.

Delegation:

Refer to the Delegated Register.

DELETE

POL	PUBLIC OPEN SPACE	APD4
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POLICY CODE:	APD4
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning Department
SERVICE UNIT:	Strategic Planning Service
RESPONSIBLE OFFICER:	Manager Strategic Planning
FILE NO.:	PS/P/001
DATE FIRST ADOPTED:	19 August 1997
DATE LAST REVIEWED:	15 March 2005
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	15 March 2005

BACKGROUND:

This policy applies to assessment of structure plan and subdivision proposals. The Western Australian Planning Commission provides the following strategic guidance on the matter of Public Open Space:

- Operational Policy: Liveable Neighbourhoods (Edition 4)
- Development Control (DC) Policy 2.3 Public Open Space in Residential Areas

Requirements for the provision of public open space in urban areas are detailed under Element 4 of Liveable Neighbourhoods Edition 4. While Element 4 provides comprehensive requirements in relation to public open space provision, it is silent in relation to a number of land circumstances which the City of Cockburn deems inappropriate for crediting as part of public open space. This Policy identifies such land features which will not be accepted by the City as part of the public open space requirement.

Discussion of the joint use of open space with schools is included in Element 4 (RU19) and Element 8 (RU12) of Liveable Neighbourhoods, however there is limited detail given as to the circumstances where this collocation will be deemed acceptable. This policy seeks to provide the parameters within which collocation may be considered favourably.

PURPOSE:

To specify land features which will not be accepted by the City as part of the public open space requirement.

POL	PUBLIC OPEN SPACE	APD4
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To specify the parameters within which collocation with school sites may be considered favourably.

POLICY:

- (1) The following land will not be accepted by the City as part of any public open space requirement:
 1. Subdivision entry statements;
 2. Land where public access is either incapable, restricted or denied;
 3. Buffers separating incompatible land uses where the width of such buffer is below 30m;
 4. Road verges.
 5. Land with a restriction on the certificate of title which in the opinion of the City will unreasonably impede the ability to use the land for public open space

- (2) The following land will not be accepted by the City as public open space unless, in the opinion of the City, there is some community benefit in doing so and the City may allow such area to be included in restricted use public open space:
 1. Land within or forming part of any utility or easement containing underground infrastructure (such as a gas pipeline) or above ground infrastructure (such as a transmission line corridor);

- (3) The following land will not be accepted by the City as public open space, unless 'in principle' support is also obtained at the local structure plan stage from Department of Regional Development and Lands and the land will be remediated or investigated to the satisfaction of the Department of Environment and Conservation and the City prior to vesting:
 1. Land considered to be 'contaminated' or 'possibly contaminated' under the Contaminated Sites Act 2003

- (4) Collocation of public open space with school sites will only be considered acceptable where:
 1. The school site provides for a minimum 1ha (in the case of a primary school) or 2ha (in the case of a high school) level grassed area, adjacent to the public open space to be kept free of buildings;
 2. There are no open drainage swales located adjacent to the portion of the public open space where an oval is to be accommodated;
 3. The area of active public open space has a minimum dimension of 200 metres by 175 metres;
 4. The 200m axis of the public open space is generally in a north-south direction; and

POL	PUBLIC OPEN SPACE	APD4
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5. The Department of Education provides an indication it will be prepared to enter into a maintenance/licence agreement with the City for the public open space.
- (5) All other aspects of public open space provision are to comply with Element 4 of Liveable Neighbourhoods Edition 4.

POL	BUSHLAND CONSERVATION	SPD1
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POLICY CODE:	SPD1
DIRECTORATE:	Planning & Development
BUSINESS UNIT:	Strategic Planning
SERVICE UNIT:	Environment Management Services
RESPONSIBLE OFFICER:	Manager, Environmental Management Services
FILE NO.:	PS/P/001
DATE FIRST ADOPTED:	19 August 1997
DATE LAST REVIEWED:	17 September 2002
ATTACHMENTS:	
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	17 September 2002

BACKGROUND:

The conservation of local bushland is an issue of a growing concern to the local community. Ongoing development within the District is resulting in the removal of valuable local bushland and habitat. It is important the City develops a strategic approach to dealing with the conservation, protection and management of local bushland within the District. This policy should be read in conjunction with SPD3, SPD5 and APD20.

PURPOSE:

To provide a clear position and a range of strategies for ensuring that the conservation, protection and management of local bushland within the District is optimised.

POLICY:

(1) Statement of position

Recognising the important environmental, social, cultural and educational values of bushland, City will make every reasonable effort to ensure the conservation, protection and management of local bushland within the district.

POL	BUSHLAND CONSERVATION	SPD1
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(2) Strategies

The following strategies will be implemented as deemed appropriate to achieve the purpose of the policy.

1. Identification and assessment of local bushland
 - City to prepare and implement a Biodiversity Strategy or Local Natural Area Strategy which provides detailed information on remnant vegetation, its quality and comparative conservation value within the City. This document will provide a sound scientific basis for decision making relating to the retention and conservation of bushland and inform development decisions within the City.

2. Protection of bushland through the planning and development process.
 - Proponents will be required to undertake flora and fauna surveys for rezoning and structure plan proposals in order to identify the values of native vegetation on land to be subdivided or developed.
 - Ensure that site clearing is minimised, the retention of bushland maximised and consideration given to vegetation condition and ecological linkages.
 - Consideration will be given to increases in development density where this will result in an increase of public open space provision required for bushland conservation.
 - The development of public open space within residential subdivisions containing good quality bushland will be approached in a manner which ensures that the minimum amount of active versus passive open space required is identified to ensure that the maximum amount of bushland can be retained in public open space areas.
 - Where applicable, conditions preventing or restricting the clearing of vegetation within subdivision and development approvals will be applied in order to facilitate the maximum retention and function of bushland.
 - Council's Town Planning Scheme prevents over clearing of bushland on land within the District.

POL	BUSHLAND CONSERVATION	SPD1
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3. Management of Council controlled bushland

- The ongoing maintenance and management of bushland which is in the care and control of the Council will be undertaken to ensure that the values of these bushland areas do not degrade and are enhanced where possible.

4. Purchase of local bushland

Funds will be set aside for the purchase of locally significant bushland where appropriate.

5. Linkages

- Structure Plan and subdivisional planning design is to ensure, where possible, that vegetation corridors are provided to link areas of bushland.
- Council initiated landscaping and revegetation programmes, will give priority to projects which re-establish linkages between bushland areas.

6. Community Education

- The development of educational programmes to highlight the value of local bushland to the community will be encouraged to ensure that the community understands these values and avoids activities which can lead to degradation of bushland areas.

7. Protection of Fauna

- The development of a management plan for the protection and possible relocation of fauna will be required in situations where bushland containing fauna is to be rezoned for more intensive development.
-
- For existing zoned land which is proposed to be subdivided, recommendations will be made to the WAPC that conditions be placed on land known to contain fauna or significant habitat, requiring that a fauna management and/or relocation plan be prepared to the satisfaction of the City and Department of Environment and Conservation.
- Where practical trees identified as being of significant ecological value are to be protected and retained within developments.

POL	BUSHLAND CONSERVATION	SPD1
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8. Bushland Resource Recovery

Where good quality bushland is to be cleared the proponent shall:

- Make topsoil available for rehabilitation projects
- Permit seed collection to occur prior to clearing.
- Permit plant salvage to occur prior to clearing.
- Permit large habitable logs to be salvaged.
- Permit access to mulch from the site if it is not to be used elsewhere

9. Referral to Other Agencies

Where bushland is proposed to be cleared as part of a development and is identified as containing habitat or species of a significant or threatened nature the proposal may be referred to state and federal authorities prior to being granted.

POL	VEHICLE ACCESS	APD62
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POLICY CODE:	APD62
DIRECTORATE:	Planning & Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Strategic and Statutory Planning
RESPONSIBLE OFFICER:	Manager of Strategic Planning
FILE NO.:	PS/P/001
DATE FIRST ADOPTED:	10 March 2011
DATE LAST REVIEWED:	
ATTACHMENTS:	
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	10 March 2011

BACKGROUND:

When land adjacent to major/arterial/distributor/important roads is developed for more intensive uses the resulting additional traffic generated by such uses, can cause conflict, especially where pre-existing traffic -volumes are high. This can create dangerous and unattractive road environments.

In these situations, a coordinated approach to vehicle access is required to ensure that development does not introduce any undesirable impacts on the safe and efficient movement for motorists, heavy vehicles operators, public transport users, pedestrians and cyclists.

PURPOSE:

The Policy provides a framework for the planning and development of safe and efficient movement of motorists, public transport users, pedestrians and cyclists, where such a coordinated approach to vehicle access is required.

The Policy will be used by the City of Cockburn to guide the assessment of applications for development, subdivision and detailed area plans, where a Vehicle Access Plan has been prepared.

The overall objectives for the Policy are to:

1. Provide for safe and efficient movement of motorists, public transport users, pedestrians and cyclists;

POL	VEHICLE ACCESS	APD62
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2. Provide for safe and efficient movement of waste management and other service vehicles;
3. Minimise the potential for conflict between through and local traffic;
4. Provide visually attractive road environments; and
5. Provide for reasonable property access that is direct, convenient and safe.

POLICY:

(1) Vehicle Access Plans:

1. Vehicle Access Plans are to be prepared by the City of Cockburn in consultation with relevant stakeholders, which may include Main Roads WA, the Department of Planning and landowners of affected properties.
2. Vehicle Access Plans are to be adopted by Council for inclusion as an Appendix to the Vehicle Access.
3. The access arrangements in Vehicle Access Plans shall be constructed to public road standards and should consider the following design features to ensure traffic safety and efficiency:
 - a) road reserve widths;
 - b) intersection location and spacing;
 - c) intersection type;
 - d) traffic control type (i.e traffic signals, roundabout, signage);
 - e) median location and breaks;
 - f) the number, location and design of vehicle access points to adjoining private properties;
 - g) the size and length of vehicles that will be using the access;
 - h) the volume of traffic that will be using the access; i) road lighting;
 - j) mechanisms for organising and securing shared use of crossovers;
 - k) servicing of properties by waste management and other commercial vehicles ;and
 - l) provision of cyclist and pedestrian facilities and integration with the adjacent path network. .
4. Vehicle Access Plans are to consider pedestrian and cyclist movement patterns and key desire lines, particularly where residential development exists or is planned in proximity to the Vehicle Access Plans area.

(2). Vehicle Access Controls:

2.1 Crossovers

POL	VEHICLE ACCESS	APD62
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- 2.1.1 Control over the location, design and number of crossovers will be exercised by the responsible authority to reflect the arrangements shown on a Vehicle Access Plan.
- 2.1.2 There will be a presumption against the creation of new vehicle crossovers across the primary frontage of the lot where alternative access is, or could be made available, to secondary roads and laneways, or via easements in gross arrangements to a nominated crossover as shown on the Vehicle Access Plan.
- 2.1.3 Where a vehicle crossover is permitted under a Vehicle Access Plan, conditions may be imposed on the width and design of the crossover to ensure adequate visibility and to provide for the safe and convenient movement of vehicles entering and leaving the road.

2.2 Easement in Gross

- 2.2.1 Where indicated on a Vehicle Access Plan, the City of Cockburn will require as a condition of development or subdivision, easements in gross in the form of a public access easement on land titles. The easements in gross are granted for the City of Cockburn to maintain public access across the subject land to the side streets and crossover access points as delineated on the Vehicle Access Plan. These easements in gross on land titles are to be provided at the cost of the developer or landowners of the subject land.
- 2.2.2 In determining development applications where a Vehicle Access Plan requires the provision of a right-of-carriageway and where such access is not available through adjacent properties to a dedicated road, consideration may be given for retention of a temporary access crossover until such time as alternative access is available via the right-of-carriageway system.
- 2.2.3 Provisions for the closure of the temporary crossover shall be provided by way of legal agreement.

2.3 Parking/ Circulation

- 2.3.1 All applications for development approval on land subject to a Vehicle Access Plan will be required to provide for traffic to enter and leave the site in a forward direction and to comply with the City of Cockburn's car parking and on-site vehicle circulation requirements, as detailed in the City's Town Planning Scheme. This requirement is intended to ensure that there is no traffic

POL	VEHICLE ACCESS	APD62
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congestion on-site which would interfere with the safety and free flow of traffic along the primary road.

2.4 Variation Clause

2.4.1 The precise location of rights of carriageways or crossovers delineated on a Vehicle Access Plan may be varied subject to the agreement of the City of Cockburn provided that the purpose and the intent of the Vehicle Access Plan is maintained.

2.4.2 A Traffic Management Plan may be required where a variation to a Vehicle Access Plan is proposed.

2.4.3 This policy document may be updated with agreement from the City of Cockburn.

(3) Interpretation

3.1 This Policy should be read in conjunction with the following policies;

SPD9 - Waste Minimisation, Storage and Collections in Multiple Unit Developments; and

APD57 - Crossovers – Industrial and Commercial Development.

POL	APPOINTMENT OF REAL ESTATE AGENT TO SELL COUNCIL OWNED PROPERTY	APD52
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POLICY CODE:	APD52
DIRECTORATE:	Planning & Development
BUSINESS UNIT:	Planning & Development Services
SERVICE UNIT:	Land Administration
RESPONSIBLE OFFICER:	Property & Lands Officer/City Surveyor
FILE NO.:	SM/P/001
DATE FIRST ADOPTED:	12 October 2006
DATE LAST REVIEWED:	
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	LGAFCS9
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	12 October 2006

BACKGROUND:

The City of Cockburn owns the freehold of over 180 properties. Council at its Meeting held on 18 January 2005 resolved to

- (1) receive the report;
- (2) adopt the Land Management Strategy 2005-2006;
- (3) proceed with the development and sale of Council owned land in accordance with the Land Management Strategy 2005-2006 consistent with the Principal Activities Plan revised from time to time; and
- (4) allocate all proceeds from the sale of land into the Land Development Reserve Fund.

The Land Strategy identifies land that can either be sold after being value added (subdivision rezoning) or land that can be sold immediately. Land that has obvious appeal to a range of potential purchasers is best put in the hands of a Real Estate Agent active in the vicinity of the lot.

Land that only has value to an adjoining owner does not warrant the services of an agent. In these cases provisions of section 3.58 of the Local Government Act will still apply, which necessitates a market valuation by a Licensed Valuer. This valuation would act as a guide in the negotiation to sell the land to an adjoining owner.

If the land is to be marketed by a Real Estate Agent then Council's purchasing Policy will require at least 3 quotes for fees over \$3,000 and a public tender for fees in excess of \$50,000. In both cases a weighted selection criteria should be used to assess which Real Estate Agent can provide the best outcome for the City.

POL	APPOINTMENT OF REAL ESTATE AGENT TO SELL COUNCIL OWNED PROPERTY	APD52
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PURPOSE:

The purpose of this policy is to:

1. provide guidance when appointing Real Estate Agents to sell the City's freehold land.

POLICY:

1. The following procedure is to be implemented when appointing a Real Estate Agent to sell on behalf of the City freehold land suitable for residential purposes.

- (1) Determine whether the land parcel has value to a wide range of potential purchasers or only to the adjoining owner.

- (2) If the land parcel only has value to an adjoining owner, instructions will be forwarded to a licensed valuer to determine the market value of the land. The market value determined by the licensed valuer will then be used by the CEO under delegated authority to negotiate a purchase price. Provisions of section 3.58 of the Local Government Act apply.

- (3) If the land parcel has obvious appeal to a wider market and the marketing costs are likely to be below \$50,000, then the five Real Estate Agents whose principal office is in the closest proximity to the land parcel will be asked to submit marketing and selling proposals.

2. Selection:

- (1) Selection of a Real Estate Agent will be based on submitted proposal that address the following criteria:

	<u>Measure</u>	<u>Weighting</u>
(a)	Demonstrated successful marketing of similar property	15
(b)	Demonstrated personnel expertise and membership of professional institutions	15
(c)	Demonstrated Marketing and back office capability	10
(d)	Fee structure -	20

POL	APPOINTMENT OF REAL ESTATE AGENT TO SELL COUNCIL OWNED PROPERTY	APD52
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- (e) based on percentage of selling price
Maximising return to the City
 based on best price offer
- | |
|------------|
| 40 |
| 100 |
3. The appointment of a Real Estate Agent after consideration of the selection criteria will be determined by the CEO pursuant to delegated authority, within the confines prescribed by the Local Government Act, 1995.
 4. Appointment of Real Estate Agents to sell properties that are likely to command a selling fee of above \$50,000 will be determined by public tender.
 5. Tender documentation and selection criteria will be based on criteria determined for non public tender selection with additional criteria to suit the particular land parcel.
 6. In all cases the asking price will be determined by the CEO after discussion with the successful agent. Acceptance of all offers will be decided by the CEO pursuant to delegated authority, within the confines prescribed by the Local Government Act.,1995.
 7. All land sales will have to comply with provisions of section 3.58 of the Local Government Act 1995.
 8. The method of selling the property pursuant to the Act either by Public Tender, Public Auction or Private Treaty will be decided by the CEO after discussion with the successful agent pursuant to delegated authority, within the confines prescribed by the Local Government Act, 1995.
 - (9) The appointment of a Real Estate Agent will be for a minimum three month period (to be determined by the Chief Executive Officer) after which time, if the agent has failed to provide the City with offers in accordance with their submitted proposal, their services will be withdrawn and offered to the next best candidate.

POL	ACCESS STREET – ROAD RESERVE AND PAVEMENT STANDARDS	APD30
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POLICY CODE:	APD 30
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning Department
SERVICE UNIT:	Strategic Planning Services
RESPONSIBLE OFFICER:	Manager, Strategic Planning Manager, Statutory Planning
FILE NO.:	PS/P/001
DATE FIRST ADOPTED:	19 June 2001
DATE LAST REVIEWED:	9 April 2009
ATTACHMENTS:	
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	9 April 2009

BACKGROUND:

Liveable Neighbourhoods has recently been comprehensively updated (via release of Edition 4) which includes new additional guidance in relation to determining movement networks, street design, construction and public transport. The purpose of this Policy is to:

- (1) Acknowledge Element 2 of Liveable Neighbourhoods in determining movement networks within new urban areas (through structure planning and subdivision processes).
- (2) Prescribe separate requirements for infill subdivision within existing urban areas, where such areas were not originally designed according to Liveable Neighbourhoods requirements.

PURPOSE:

- (1) Acknowledge Element 2 of Liveable Neighbourhoods as the City's primary policy guidance in assessing all aspects of the movement network for structure plans and subdivision within new urban areas.
- (2) Provide the ability for the City of Cockburn to vary the requirements of Element 2 where such variation is required to ensure that the movement network is optimally functional in terms of its design, amenity and ability to support

POL	ACCESS STREET – ROAD RESERVE AND PAVEMENT STANDARDS	APD30
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intended traffic. This includes all aspects of private, public, cyclist and pedestrian traffic.

- (3) For subdivision within existing urban areas where such areas were not originally designed according to Liveable Neighbourhoods requirements, prescribe specific movement network design criteria (namely minimum road reserve widths) which the City of Cockburn will require unless clear justification can be provided by a proponent to demonstrate why a lesser design criteria should be permitted.

POLICY:

- (1) Element 2 of Liveable Neighbourhoods is to be used as the City's primary policy guidance regarding the principles for designing integrated movement networks and street design and construction for structure plans and subdivision within new urban areas.
- (2) Notwithstanding Element 2, the City of Cockburn must be satisfied at all times that the movement network is optimally functional in terms of its design, amenity and ability to support intended traffic. For this reason the City of Cockburn may require variations to Element 2 for any of the following reasons:
- Ensuring adequate utility service provision;
 - Ensuring adequate pedestrian facilities;
 - Ensuring safety of all traffic;
 - Ensuring adequate on-street car parking facilities, especially for schools and other high patronage community facilities and land uses;
 - Achieving appropriate levels of visual surveillance and lighting;
 - Achieving the protection of remnant vegetation;
 - Ensuring adequate drainage requirements, especially where these form part of an overall water sensitive urban design treatment train approach.
- (3) For subdivision within existing urban areas where such areas were not originally designed according to Liveable Neighbourhoods requirements, the following requirements will apply unless clear justification can be provided by a proponent to demonstrate why a lesser design criteria should be permitted.
1. The standard road reserve width is 15.0 metres for an access street. This provides for a reserve profile (right to left) consisting of a 4.5 metre verge, 6.0 metre pavement and 4.5 metre wide verge. (2.0 metre wide footpath inclusive).
 2. The City of Cockburn may reduce the road reserve width of an Access Street to a minimum of 13.5 metres where adjacent to public open space. The road reserve profile (right to left) consists of a 3.0 metre

POL	ACCESS STREET – ROAD RESERVE AND PAVEMENT STANDARDS	APD30
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verge, 6.0 metre pavement and a 4.5 metre verge (2.0 metre wide footpath inclusive). The applicant must obtain the prior written approval from all servicing authorities that the reduced verge width is acceptable. If these approvals cannot be obtained then a standard 15.0 metre road reserve width applies.

3. Notwithstanding the above Policy requirements, the City's Engineering and Works Division must be satisfied at all times that based on the particular circumstances that adequate provision is made for all infrastructure requirements of the City of Cockburn and all relevant authorities. The City of Cockburn always reserves the right to vary the Policy measures to suit particular circumstances.
4. A 3.0 metre wide verge is only sufficient for the installation of underground power, gas, telecom and reticulated water. Importance is placed on the acceptance from Western Power, Water Corporation and from the City's Engineering and Works Division for stormwater drainage and footpath construction.
5. The subdivider, prior to applying for a subdivision/amalgamation of land must give due consideration to servicing requirements and stormwater disposal to define appropriate road reserve widths, drainage basin requirements and regional drainage connections where required.
6. An Access Street generally has the same meaning as defined in the Liveable Neighbourhoods.

POL	NATIVE FAUNA PROTECTION POLICY	SPD3
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POLICY CODE:	SPD3
DIRECTORATE:	Planning & Development
BUSINESS UNIT:	Strategic Planning
SERVICE UNIT:	Environmental Management Services
RESPONSIBLE OFFICER:	Manager, Environmental Management Services
FILE NO.:	PS/P/001
DATE FIRST ADOPTED:	16 February 1999
DATE LAST REVIEWED:	17 September 2002
ATTACHMENTS:	
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	17 September 2002

BACKGROUND:

Natural areas within the City provides habitat for a range of native fauna including mammals, birds, reptiles and insects. Native fauna are protected under legislation and must be managed in accordance with legislative conditions.

Ongoing development can lead to the loss of natural habitat through clearing and disturbance which can create a major threat to faunal populations. Management of fauna, in situations where development requires habitat removal, may be necessary to minimise adverse impacts.

PURPOSE:

Provide strategies to minimise the impact on native fauna in situations where development proposes habitat removal.

POLICY:

- (1) Where development is planned to occur on land, which in the opinion of Council, is likely to provide habitat for terrestrial native fauna, the proponent will be required to undertake a fauna and flora survey and, if deemed necessary by the City, prepare a Native Fauna Management Plan to the satisfaction of Council and the Department of Environment and Conservation.
- (2) The requirement to undertake a fauna survey and, if required, a Native Fauna Management Plan will be necessary for:-

POL	NATIVE FAUNA PROTECTION POLICY	SPD3
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- land which is proposed to be rezoned, subdivided or developed where existing bushland is proposed to be cleared.
 - Where subdivisions are proposed on existing zoned land, Council may recommend to the WAPC that conditions be placed on approvals, requiring the preparation of a Fauna Survey and, if deemed necessary as a result of the survey, the preparation of a Fauna Management Plan.
- (3) Where a fauna survey indicated that fauna are likely to be critically impacted and there is likely to be the requirement to prepare a Native Fauna Management Plan, the plan, will need to address the methods of protecting existing habitats and/or the relocation of the fauna to a suitable alternative location.
- All endeavours are to be made to protect and retain trees that have been identified, in the fauna survey, as having a significant ecological value.
- (4) Development proposals which are deemed to impact on fauna that is considered rare and/or endangered will require the proposal to be referred to state and/or federal authorities in line with the guidelines outlined under the Environmental Protection and Biodiversity Act (1999) and the Western Australian Wildlife Conservation Act (1950). Proponents may also be required to submit their proposal to the Environmental Protection Authority (EPA)

POSITION STATEMENT	ADVERTISING OF METROPOLITAN REGION SCHEME AMENDMENTS	PSPD2
Division: Planning & Development		
Status: Administrative: <input checked="" type="checkbox"/> Business Unit: Development Services Department <input checked="" type="checkbox"/> Service Unit: Statutory Planning Services		
Background: Council is concerned that advertising of MRS Amendments in the West Australian and Government Gazette is inadequate and that the public is not generally aware of zoning changes.		
Purpose: Council will erect on signs on site, as appropriate advising of the rezoning proposals, where the proposals can be inspected, where submissions should be lodged and by what date.		
Position: Signs, as appropriate, advising of an amendment to rezone land in the Metropolitan Region Scheme shall be erected within 21 days of the commencement of the advertising period and in a prominent location on the site determined by the Director of Planning and Development. Signs shall be in accordance with the attached standard size and format:		

**POSITION
STATEMENT**

**ADVERTISING OF METROPOLITAN
REGION SCHEME AMENDMENTS**

PSPD2

METROPOLITAN REGION SCHEME (LETTER SIZE 45mm)

PROPOSED ZONING CHANGE

AMENDMENT NO..... (LETTER SIZE 17mm)

IT IS PROPOSED TO CHANGE THE ZONE OF THIS LAND

FROM

TO

TO PERMIT THE DEVELOPMENT

OF

DETAILS OF THE PROPOSAL CAN BE VIEWED AT THE WESTERN AUSTRALIAN PLANNING COMMISSION OR THE CITY OF COCKBURN. ANY PERSON WISHING TO COMMENT ON THE PROPOSAL SHOULD DO SO IN WRITING TO THE WESTERN AUSTRALIAN PLANNING COMMISSION, 469 WELLINGTON STREET, PERTH WA 6000

NOT LATER THAN

900mm

1200mm

NOTE: ALL LETTERING TO BE BLACK

REZONING DETAILS IN RED.

POL	FOOD ACT 2008 – FEE EXEMPTION	APD66
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POLICY CODE:	APD66
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Development Services
SERVICE UNIT:	Health Services
RESPONSIBLE OFFICER:	Manager, Environmental Health
FILE NO.:	HS/P/003
DATE FIRST ADOPTED:	
DATE LAST REVIEWED:	
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	N/A
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

The *Food Act 2008* and *Food Regulations 2009* came into effect in October 2009 replacing Part VIII of the *Health Act 1911* and the *City of Cockburn Eating House By-laws*.

The *Food Act 2008 Section 107* requires all premises selling food (as defined under the Act) operating within the municipality to notify the City. All food businesses are then subject to a risk assessment and may be required to register under *Section 110 Food Act 2008*. If inspections are required (based on the risk classification) an Annual Assessment Fee will be charged.

The Food Act gives autonomy to Local Government to impose and recover fees under the *Local Government Act 1995 Part 6 Division 5 Subdivision 2* for functions such as notification, registration, assessments, transfers etc.

PURPOSE:

To provide guidelines for situations in which the requirement for charging a Notification fee and/or Annual Assessment Fee for Registered premises can be waived.

POLICY:

An exemption for charging a Notification Fee and Annual Assessment Fee under the Local Government Act will be applied to the following categories of food premises

POL	FOOD ACT 2008 – FEE EXEMPTION	APD66
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- (1) Food Businesses run by Charitable or Community Organisations – Environmental Health Officers (EHO) will still conduct assessments of these premises unless they are classified as very low risk.

An exemption for charging an Annual Assessment Fee under the Local Government Act will be applied to the following categories of food premises

- (2) Very Low Risk Food Premises – Premises will not be subject to an annual inspection as they pose minimal risk to the public.
- (3) Family Day Care Centres – These premises will not be inspected by EHO. However all operators must attend the City of Cockburn Safe Food Handler Training conduct by Health Services.

Definitions

Very Low Risk Food Premises - those premises selling only pre-packaged, shelf stable food which does not support microbial growth.

Charitable Organisation - raise money solely for purposes that are of a charitable nature. These organisations must be a registered charity with the Australian Taxation Office.

Community Organisations. – Those organisations that are run by not-for-profit groups e.g. School canteens run by the Parent and Friends Associations; local sporting group canteens run by volunteers.

Family Day Care Facility - refers to a private dwelling used for the purpose of providing a child care service for up to seven (7) children in a family or domestic environment in accordance with the *Education and Care Services National Law (WA) Act 2012* and *Regulations*.

POLICY	STRATA TITLES		APD8
Date First Adopted: 19 August 1997	Date Last Reviewed: 9 July 2009		
Division: Planning & Development			
Status:			
Administrative:	<input checked="" type="checkbox"/>	Business Unit:	Development Department
	<input checked="" type="checkbox"/>	Service Unit:	Building Services Statutory Planning Services
Background: Council's responsibilities for the endorsement of Strata Plans for lots with existing buildings are defined in the Strata Titles Act (Section 23) and the Strata Titles Regulations (Regulation 39). Survey strata applications are processed by the Western Australian Planning Commission in the same manner as freehold subdivision applications. The new Residential Design Codes ("R-Codes") were gazetted in April 2008. The 2008 Codes replaced the 2002 R-Codes. Changes have recently been made to TPS No. 3 ensuring that it is consistent with the provisions of the new R-Codes. Council's Strata Titles Policy needs to be amended to be brought into line with the new Codes and the revised Scheme. Further the Strata Title Policy needs to be amended to provide guidance for the assessment of non-residential strata developments.			
Purpose: <ul style="list-style-type: none"> • To define the procedure for certification of existing buildings the subject of Strata Plans, and for clearance of Survey Strata Plans. • To control development on vacant strata and survey strata lots such that adjacent owner's development rights are not affected and the surrounding R-Code density are achieved. • To ensure that recommendations for Survey Strata subdivisions are in accordance with the Residential Design Code applying to the land and that the development potential is not determined by the proposed type of land tenure. 			
Policy: <p>(1) Built Stratas Prior to the CEO's or delegates authorised endorsement of the Form 7 certificate of local authority, the staff shall confirm that the building complies with the respective conditions of Planning Approval and Building Licence approval.</p> <p>(2) Residential Survey Stratas The minimum site area requirements of the proposed strata lots or subdivision lots to comply with Table 1 of the Residential Design Codes and the relevant residential density as indicated on the Scheme Map. All strata lot areas must comply with the minimum site area per dwelling of the respective Density Code where defined in column 3 of the R-Codes.</p>			

POLICY	STRATA TITLES	APD8
<p>In the case of strata developments with common property, the common property area is to be shared equally between the strata lots to achieve the minimum R-Code strata lot size in column 3.</p> <p>Strata Applications for grouped dwellings that do not comply with <i>Acceptable Development</i> requirements of the R-Codes, may be assessed under the Performance Criteria contained in Clause 6.1 of the R-Codes.</p> <p>(3) Non-Residential Survey Stratas</p> <p>Council will not recommend the issue of a survey strata title for non-residential properties unless a planning approval has been granted for a development and all relevant access, parking, landscaping and drainage requirements common to the lots have been completed in accordance with the approval.</p>		
<p>Delegation: Refer to the Delegated Register - APD 54</p>		

DELETE

POLICY	EATING HOUSE BY-LAWS - LICENSING EXEMPTIONS		APD24
Date First Adopted: 19 August 1997	Date Last Reviewed: 17 September 2002		
Division: Planning & Development			
Status:			
Administrative:	<input checked="" type="checkbox"/>	Business Unit:	Development Department
	<input checked="" type="checkbox"/>	Service Unit:	Health Service
Background: Council's Eating House By-Laws require food premises in the categories of take-aways, restaurants and tea-rooms are subject to an annual licence and registration. Some concerns were received at the time of the By-Laws were introduced from food premises with very low turnover of food items requiring heating only, that the licence fees made such operations uneconomic.			
Purpose: To provide clear guidance for situations in which the requirement for licensing of food premises under the by-laws can be waived.			
Policy: An exemption for licensing and registration of Eating Houses under the City's Eating House By-laws will be applied to premises which sell only small quantities of food which do not require any preparation other than heating for direct sale to the public. For the purposes of this Policy, foods to which this applies relates to pre-cooked pies, pasties, sausages rolls and the like.			
Delegation: Refer to the Delegated Register.			

POLICY		SMOKING IN ENCLOSED PUBLIC PLACES	APD25
Date First Adopted: 25 May 1999		Date Last Reviewed: 17 September 2002	
Division: Planning & Development			
Status:			
Administrative:	<input checked="" type="checkbox"/>	Business Unit:	Development Department
	<input checked="" type="checkbox"/>	Service Unit:	Health Service
Background:			
<p>The Health (Smoking in Enclosed Public Places) Regulations 1999 came into effect on March 29th 1999. These regulations are intended to reduce the exposure of the general public to the harmful effects of environmental tobacco smoke. The regulations have been introduced in response to growing community concerns over the health effects of passive smoking and strong community support for smoking restrictions in public places.</p>			
Purpose:			
<p>To define Environmental Health Officers statutory role under the new regulations and to outline Council's preferred manner of dealing with complaints arising from breaches of the regulations. These regulations have been declared by the state government to be largely self regulating.</p>			
Policy:			
<p>Council will address its statutory role under the Health (Smoking in Enclosed Public Places) Regulations 1999 by adopting the following procedures;</p> <ol style="list-style-type: none"> 1. Environmental Health Officers will follow up complaints made by the general public only during normal office hours. 2. The Health Service will not provide an after hours complaint or inspection service. 3. During routine inspections for other Health Act related matters Environmental Health Officers will monitor premises for compliance with the regulations. 4. The Health Service will provide advice to occupiers to assist them to comply with the regulations. 5. The Executive Director of Public Health has the statutory authority to approve all prosecutions for breaches of the regulations. Where Council Environmental Health Officers encounter situations that may warrant prosecution, Council will refer the matter to the Health Department of WA for prosecution action. Council Environmental Health Officers will be available as witnesses if required, however Council will not directly carry 			

POLICY

SMOKING IN ENCLOSED PUBLIC PLACES

APD25

out prosecution action under these regulations.

Delegation:

Refer to the Delegated Register.

DELETE

POSITION STATEMENT

ACCESS FOR PEOPLE WITH DISABILITIES

PSPD1

Division: Planning & Development

Status:

Administrative: Business Unit: Development Services Department

Service Unit: Statutory Planning Services

Background:

The City of Cockburn adopted a Disability Service Plan in 1995 which requires Council to ensure ready access for people with disabilities.

Purpose:

To specify standards to apply to Council's public buildings and to carparking areas and associated accessways for particular types of buildings and facilities.

Position:

1. Council will require the provision of conveniently located parking spaces for people with disabilities as a condition of Planning Approval for the following types of buildings and facilities :

<u>Type of facility</u>	<u>Number of disabled spaces</u>
1. Retail / Commercial / Tourist	1 - 2 percent of total spaces
2. Public Transport	1 - 3 percent of total spaces
3. Community/ Recreation/ Education	2 - 3 percent of total spaces
4. Entertainment / Medical/ Post Office	3 - 4 percent of total spaces
5. Churches / places of public worship	3 - 4 percent of total spaces

(Source : AS 2890.1 - 1993 - Table C1)

Requirements for pavement surface, gradient and width of carbays are as per AS 2890.1 - 1993. Requirements for location, access to building entrances and signage are as per AS 1428.1.

The following standard condition is to be applied to the above developments where relevant :

" D46A Disabled Parking and Access

A minimum of ----- disabled carbays designed in accordance with Australian Standard 2890.1 - 1993 is to be provided in a location convenient to, and connected via a continuous accessible path/s to, the main entrance of the building/facility. Design and signage of the bay/s and path/s is to be in accordance with Australian Standard 1428.1 - 1993. Detailed plans and specifications illustrating the means of compliance with this condition are to be submitted in conjunction with the Building Licence application.

**POSITION
STATEMENT****ACCESS FOR PEOPLE WITH
DISABILITIES****PSPD1**

2. Council shall, in the construction of its new buildings and facilities, ensure that at least the recommended Australian Standards 1428.1; 1428.2; 1428.3 and 2890.1 are met with the following additional requirements:
 - Door width: Minimum clear opening of a doorway shall be 850mm with circulation space of no less than 1240mm.
 - Ramps, Walkways and Landings:
 - (a) Ramps, Walkways and Landings shall have an unobstructed width of not less than 1200mm.
 - (b) Provision of landings on ramps. Ramps shall be provided with landings at the top and bottom on the ramp and at intervals not exceeding:
 - (i) for ramp gradients of 1 in 14: 6m;
 - (ii) for ramp gradients of 1 in 19: 15m; and
 - (iii) for ramps gradients between 1 in 19 and 1 in 14, at intervals which shall be obtained by linear interpolation.
 - Kerb Ramps and Step Ramps: Gradient should be not more than 1 :12.
3. Plans for Council's new public buildings will incorporate consideration of access and "flow of movement" in the design stage with advice sought from the Cockburn Disability Advisory Committee for major projects.
4. Detailed Plans for Council's new public buildings will be checked by Council staff to ensure that requirements agreed at the design stage have been correctly incorporated. Whenever a situation arises in which Council officers are unsure of specific access requirements or of special needs, there should be consultation with the Disability Services Advisory Committee.
5. Clauses are included in tenders for architects, developers, and sub-contractors to give Council the right not to accept any work which does not meet the recommended standards specified in this policy, or requested as conditions for planning approval.

POSITION STATEMENT	LANDSCAPE STANDARDS FOR INDUSTRIAL, COMMERCIAL AND MIXED BUSINESS DEVELOPMENT	PSPD8
Division: Planning & Development		
Status: Administrative: <input checked="" type="checkbox"/> Business Unit: Development Services Department <input checked="" type="checkbox"/> Service Unit: Statutory Planning Services		
Background: Council's Town Planning Scheme requires that Industrial, Commercial and Mixed Business developments include landscaped areas.		
Purpose: To specify Council's requirements for the details to be included on landscape plans and to specify the required form of landscaping.		
Position: Applicants for planning approval must comply with the following landscaping standards. <ol style="list-style-type: none"> <li data-bbox="209 1155 1444 1749"> 1. Industrial Sites: <ol style="list-style-type: none"> <li data-bbox="316 1229 1444 1451"> 1.1 Develop a landscaped area calculated by the following formula: $\text{Street frontage} \times 3 \text{ metres} = \text{Landscaping area in m}^2$ (Street Frontage means total length of all street frontages of the particular lot calculated in metres) <li data-bbox="316 1487 1444 1749"> 1.2 Retain or plant and maintain a number of trees calculated by the following formula: $\text{Street alignment in metres} / 4 = \text{number of trees required.}$ (If more than one street alignment, then base on the longest street alignment) <li data-bbox="209 1785 1444 2101"> 2. Commercial / Mixed Business Sites: <ol style="list-style-type: none"> <li data-bbox="316 1856 1444 1892">2.1 Develop a landscaped area not less than 10% of total lot area. <li data-bbox="316 1928 1444 2101"> 2.2 Retain or plant and maintain a number of trees calculated by the following formula: One tree every 4 car parking spaces. 		

POSITION STATEMENT

LANDSCAPE STANDARDS FOR INDUSTRIAL, COMMERCIAL AND MIXED BUSINESS DEVELOPMENT

PSPD8

3. Other Standards

3.1 VERGE TREATMENT

Verge treatment to be included in total landscape design and should specify:

- (a) reticulation or dry grass (or combination of the two);
- (b) type of ground cover, the height of cover should not exceed 600mm;
- (c) a mowing strip to be established to separate planted areas from lawns;
- (d) first 2 metres from street kerb are NOT to be planted with trees;
- (e) preferred street tree alignment is 2.1 metres off the boundary line.

3.2 EXISTING VEGETATION

Where possible existing natural vegetation and major trees are to be retained.

3.3 SHADE TREES

Advanced shade trees on verges to be provided at the rate of:

one tree per 10 car bays

Trees should be located in planter beds to reduce costs of establishment and maintenance. If not possible tree wells will be required. (2.8 metre car bays may be required to locate shade tree)

3.4 LANDSCAPING STRIPS

All landscaping strips should not be less than 1.5 metres in width.

3.5 RETICULATION

Proposed landscaping areas are to be reticulated, with all necessary conduits being installed prior to hard surfacing.

POSITION STATEMENT

LANDSCAPE STANDARDS FOR INDUSTRIAL, COMMERCIAL AND MIXED BUSINESS DEVELOPMENT

PSPD8

DETAILS TO BE SUBMITTED WITH ALL APPLICATIONS FOR PLANNING APPROVAL OR BUILDING LICENCE

A landscaping Plan to be submitted to Council (scale 1:100) detailing the following:

- (a) the location and type of proposed trees, shrubs and lawns as referenced in the following example:

SPECIES	COMMON NAME	POT SIZE	SPACING	QUANTITY
Eucalyptus ficifolia	Red Flowing Gum	15 litre bag	6m	7
Callistermon speciosus	Albany Bottlebrush	255mm	25m	15

- (b) existing natural vegetation and major trees to be retained on site;
 (c) spot level or contours;
 (d) areas that are to be reticulated or irrigated;
 (e) verge treatments

POSITION STATEMENT	PLANNING APPROVAL / REFUSAL - CONDITION / REASON RESPONSIBILITY	PSPD9
Division: Planning & Development		
Status: Administrative: <input checked="" type="checkbox"/> Business Unit: Development Services Department <input checked="" type="checkbox"/> Service Unit: Statutory Planning Services		
Background: Local government is required to refer many of the applications for land use and development to other public authorities for advice and requirements prior to determination.		
Purpose: Because of this there is a need to identify on a conditional approval or refusal issued by the Council for the use or development of land those public authority conditions/reasons that have been included on the advice or at the request of other authorities. This will enable the responsibility for the monitoring and enforcement of conditions, or justification of a refusal to be clarified and in addition enable applicants to direct any queries directly to the source of the condition or reason for refusal. This approach is similar to that used by the Western Australian Planning Commission on its approval for the subdivision and amalgamation of land so that the responsibility for the clearance of conditions can be identified.		
Position: Therefore:- <ol style="list-style-type: none"> 1. On every conditional approval or reasons for refusal issued by the Council for the use or development of land, any conditions included on the approval on the advice or at the request of a public authority to which the application was referred, or reasons for refusal given by the referral authority, shall be identified by a reference against the particular condition or conditions. 2. The public authorities to which land use and development applications are commonly referred are:- <ul style="list-style-type: none"> • Ministry for Planning - (MFP) • Western Australian Planning Commission - (WAPC) • Department of Environmental Protection - (DEP) • Environmental Protection Authority - (EPA) • Water and Rivers Commission - (WRC) • Westrail - (WR) • Main Roads WA - (MRWA) • Department of Transport - (DOT) • Heritage Council of WA - (HC) • Department of Minerals & Energy - (DOME) • Agriculture WA - (Ag) 		

POSITION STATEMENT

PLANNING APPROVAL / REFUSAL - CONDITION / REASON RESPONSIBILITY

PSPD9

- Landcorp - (LC)
 - Department of Land Administration - (DOLA)
 - The Mining Wardens Court - (MWC)
 - Police Department, Unexploded Ordinance Branch - (UXO)
 - Museums Department, Aboriginal Heritage - (MD)
 - Jandakot Airport Holdings Pty Ltd - (JA)
 - Department for Marine & Harbours - (MH)
 - Department of Commerce and Trade - (DOCAT)
 - Public Health Department of WA - (PHD)
3. The bracketed references ie (MFP) shall be included at the end of the condition attributed to the responsible public authority or reason for refusal.
 4. Where a referral or condition or reason for refusal is required by an authority not listed in 3 above, then the name of the public authority shall be named in full within the bracket.
 5. When a planning approval or refusal issued by the Council makes reference to other public authorities against any condition or reason for refusal, the reference shall be in the "Footnotes" to the approval and the full name of the responsible authority shall be included against the reference for public information.
 6. When a reference is made to a public authority in the conditional planning approval the following explanation shall be included in the Footnote:-

"- A reference shown against any condition to this approval is a reference to the public authority responsible for requiring the condition being imposed. Any inquiries should be directed to that authority."
 7. Where the Council issues a notice of refusal and it includes a reason or reasons for refusal based on the advice of another authority, a footnote is to be included to provide the full name of the public authority and a statement:-

"- A reference shown against any reason for refusal is a reference to the public authority upon whose advice the reason for refusal is based. Any inquiries should be directed to that authority."
 8. In the event an application for the use or development of land is refused, based on the advice or requirement of a public authority, reference to that authority means it shall have the responsibility for defending any appeals or legal action that may result from the Council decision.

POSITION STATEMENT

THE KEEPING OF HORSES AND OTHER ANIMALS IN THE RESOURCE ZONE – RETROSPECTIVE APPLICATIONS FOR DEVELOPMENT APPROVAL

PSPD13

Division: Planning & Development

Status:

Administrative: Business Unit: Development Services

Service Unit: Statutory Planning Services

Background:

The effective management of land-use activities over the Jandakot Underground Water Mound is an important State planning objective. Land-use activities have the potential to adversely affect Perth's drinking water. The Resource Zone in Council's Town Planning Scheme and the Western Australian Planning Commission (WAPC) "Statement of Planning Policy No.6" (SSP6) regulate activities such as the keeping of horses in order to achieve this objective.

A number of properties in the Resource Zone have been identified as containing horses and other animals without planning approval. Retrospective applications for planning approval are being considered by the Council, in consultation with the Water and Rivers Commission (WRC), whereupon it is apparent that applications not satisfying the environmental guidelines are likely to be recommended by WRC to be refused. The number of these applications could be significant.

Purpose:

In accordance with SSP6, applications for horse activities are to be referred to WRC for consideration, as they have the technical expertise to evaluate the implications on ground water supplies. The guidelines used by WRC are designed to protect the Jandakot Underground Water Mound. The Council is compelled to follow the WRC recommendation or refer the application to the WAPC for determination with its recommendation along with the WRC recommendation in those instances where the Council does not agree with the WRC advice. On environmental grounds, it is likely the WRC recommendation will be followed in most instances.

The purpose of this Position Statement is to establish the Council's position on considering retrospective use approvals for horse and other animal activities. The following approach intends to ensure that decisions are made on the basis of sound environmental criteria, while maintaining a reasonable approach to dealing with the removal of horses where they are considered to potentially compromise Perth's drinking water resource.

Position:

**POSITION
STATEMENT****THE KEEPING OF HORSES AND
OTHER ANIMALS IN THE
RESOURCE ZONE –
RETROSPECTIVE APPLICATIONS
FOR DEVELOPMENT APPROVAL****PSPD13**

Therefore:-

1. Conditional approval may be granted by the Council where retrospective development applications for the keeping of horses and other animals have been considered by the WRC to comply with the Draft Environmental Guidelines for Horse Activities (October 2001) or other relevant guidelines and advice to that effect is received.
2. The Council will acknowledge lawfully established non-conforming uses in the Resource Zone where past planning approvals exist.
3. Where retrospective development applications for the keeping of horses have been considered by the WRC to not comply with the Draft Environmental Guidelines for Horse Activities (October 2001) or other relevant guidelines and advice to that effect is received by the Council, then the applications concerned will be refused.
4. In refusing applications in accordance with 3 above, proponents will be given notice by the Council to the effect that they will be given periods up to 12 months to ensure the animals concerned are removed from the property.
5. In accordance with PSPD9, in the event an application for the use of land is refused, based on the advice of WRC, reference to that authority in the decision means it may be called upon to assist in defending any appeals that may result from the Council decision.
6. In the event that landowners identified as requiring development approval (to keep horses and/or other animals) do not co-operate by applying for the planning consent within the time requested, then the Council will give notice to the landowners concerned requiring the animals to be removed from the property within 3 months, or face legal action.

POL	HEALTH ACT 1911 AND FOOD ACT 2008- AUTHORISATION OF DEPUTIES	SPD6
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POLICY CODE:	SPD6
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Development Services
SERVICE UNIT:	Health Services
RESPONSIBLE OFFICER:	Manager, Environmental Health
FILE NO.:	HS/P/003
DATE FIRST ADOPTED:	21 November 2000
DATE LAST REVIEWED:	13 September 2007
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	SPD6
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	13 September 2007

Background:

The Health Act 1911 provides for the Council to deputise its functions under Parts IV, V, VI, VII, and IX to a nominated Council Officer.

Part 10 Division 2 of the Food Act 2008, provides for the Council to deputise its functions under reference to the Enforcement Agency, to a nominated Officer.

Purpose:

To provide a consistent approach to the exercise of the Council's discretion under the Acts.

Policy:

In respect to Parts IV, V, VI, VII, and IX of the Health Act 1911, and Part 10, Division 2 of the Food Act 2008, the Council will deputise the Manager, Environmental Health and Co-ordinator Environmental Health to act on its behalf. The delegation to initiate legal action for breaches of the Health Act 1911 and associated Health legislation, Food Act 2008 and associated Regulations and associated Health Legislation on behalf of the City is limited to the Manager, Environmental Health only (or the person Acting in this role).

POL	ANCILLARY ACCOMMODATION ON RURAL LIVING, RURAL AND RESOURCE ZONE LOTS	APD11
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POLICY CODE:	APD11
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	19 August 1997
DATE LAST REVIEWED:	9 July 2009
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	9 July 2009

BACKGROUND:

Ancillary accommodation provides additional self-contained accommodation for members of extended families on the same lot as an existing single house. The development of ancillary accommodation on residential zoned land is controlled by the Residential Design Codes of Western Australia however the use may also be approved within the rural zones of the Scheme.

PURPOSE:

To provide the City with a set of guidelines for the development of ancillary accommodation on Rural Living, Rural and Resource zoned land.

POLICY:

(1) Definitions

1. Ancillary Accommodation: means self-contained living accommodation on the same lot as a single house that may be attached or detached from the single house and which is occupied by members of the same family as the occupiers of the of the main dwelling.
2. Self-contained: means a dwelling that includes bathroom, kitchen and laundry facilities in accordance with part 3.8.3.2 of the Building Code of Australia.

POL	ANCILLARY ACCOMMODATION ON RURAL LIVING, RURAL AND RESOURCE ZONE LOTS	APD11
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(2) Policy Provisions

Ancillary Accommodation within the Rural Living, Rural and Resource Zones is required to meet with the following requirements:

1. Not more than one (1) ancillary accommodation unit may be approved on any lot.
2. The proposed ancillary accommodation unit must comply with the definitions outlined in Section 1.0 above.
3. The maximum internal floor area of the ancillary accommodation is not to exceed 100m². The 100m² is the total living area only and does not include verandahs, patios, pergolas, alfresco areas or carports/garages.
4. The ancillary accommodation unit should be located behind the main building line unless otherwise approved by the City.
5. The design, materials and colours of the ancillary accommodation unit must match or complement those of the existing development. Non-reflective materials shall be used and the use of second hand materials is not permitted.
6. The occupier(s) of the ancillary accommodation unit shall be members of the family occupying the primary dwelling.
7. The owner/applicant is required to prepare a Notification under Section 70A of the Transfer of Land Act in a form acceptable to the City and lodged with the Registrar of Titles for endorsement on the Certificate of Title for the subject lot, prior to the issue of a building permit. This Notification is to be sufficient to alert prospective purchasers of the use and restrictions of the ancillary accommodation.

POLICY**AGED OR DEPENDENT PERSONS'
ACCOMMODATION - DEVELOPMENT GUIDELINES****APD12**

Date First Adopted: 19 August 1997

Date Last Reviewed: 9 April 2009

Division: Planning & Development**Status:**Administrative: Business Unit: Development Department Service Unit: Statutory Planning Services**Background:**

There is a need to ensure that sites for aged or dependent persons' accommodation are suitable and have reasonable access to shopping, community and public transport facilities. These policy provisions are in addition to the provisions for aged or dependent persons' dwellings in part 7.1.2 of the Residential Design Codes of Western Australia.

Purpose:

1. To provide for the accommodation of aged or dependent persons in a sustainable manner.
2. To ensure that dwellings for aged or dependent persons are located within easy access to community and recreational facilities, shops and public transport.
3. To ensure that aged or dependent persons' dwellings adequately provide for the comfort, safety, security and well-being of the residents.
4. To ensure that site planning will provide dwelling occupants with opportunities for social contact.

Policy:**(1) Definitions**

The terms used in the Policy are defined as:-

- Aged persons includes persons who are aged 55 years or over.
- Dependent persons includes persons with a recognised form of disability requiring special accommodation for independent living or special care.

(2) Development Principles

In considering an application for approval to commence development of accommodation for aged or dependent persons the Council will have regard to the following principles:-

1. Location

- (a) The site is to be located within 800m walking distance (5 minute walk) from local facilities and services such as a local

POLICY**AGED OR DEPENDENT PERSONS'
ACCOMMODATION - DEVELOPMENT GUIDELINES****APD12**

store, postal /banking services and public telephones.

- (b) The site is to be no more than 200m walking distance from a bus stop or train station.
- (c) Footpath gradients between (a) and (b) are to be not more than 1:12.
- (d) District facilities and services such as seniors centre / activity programs, library, health / medical, recreational, information and commercial / retail services should be easily accessible by road and public transport, or within 800m walking distance.

2. Site Planning

- (a) The site area should be sufficient to accommodate five aged or dependent dwellings.
- (b) Sites should be level, but in any case sites should not have gradients greater than 1:14 and changes in the gradient should be addressed through the use of ramps, not steps.
- (c) Dwellings shall be oriented to achieve maximum solar access.
- (d) Adequate protection from the weather should be incorporated into the design, including parking and covered entrances and access ways to communal recreation and services areas.
- (e) Key locations such as main service areas, entrances, exits, public outdoor spaces, and laundry facilities should be easily accessible, and comply with relevant standards, such as AS 1428.
- (f) Each development should provide a communal indoor or outdoor recreation area to encourage social interaction between residents.

3. Other

- (a) All dwellings shall be single level and located on the ground floor unless lift access is provided to enable occupants to "age in place".
- (b) A waste collection strategy is required to be submitted with all planning applications for the development of aged or dependent persons' dwellings which demonstrates how waste will be managed and collected from the site.
- (c) An operation management plan is required to be submitted with all planning applications for the development of aged or dependent persons' dwellings demonstrating how the proposed development will be operated and managed.
- (d) Council will generally only support the density bonus for the development of aged or dependent persons' dwellings provided for in Part 6.1.3 A3 of the Residential Design Codes where the proposal complies with Part 7.1.2 of the Residential Design

POLICY

**AGED OR DEPENDENT PERSONS'
ACCOMMODATION - DEVELOPMENT GUIDELINES**

APD12

Codes and the development principles outlined in this policy.

Delegation:

Refer to the Delegated Authority Register – APD54.

POL	AGED OR DEPENDANT PERSONS' DWELLINGS	APD12
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POLICY CODE:	APD12
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	19 August 1997
DATE LAST REVIEWED:	9 July 2009
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	9 July 2009

BACKGROUND:

Aged and/or dependant persons' dwellings need to be suitably located recognising the needs of the residents living within. Primary objectives include: proximate and convenient location to local shops, services and public transport, and the development of land that is appropriately suited for such purposes. The requirements of this Policy represent an extension of the requirements contained in Part 6.11 of the Residential Design Codes of Western Australia.

PURPOSE:

1. To ensure aged and/or dependent persons' housing is suitably located and appropriately developed within the City of Cockburn.
2. To ensure aged or dependent persons' dwellings are located in close and convenient proximity to local shops, services and public transport.
3. To ensure that aged and/or dependent persons' development has regard for the well-being of the occupants most, notably in the areas of: function, comfort and safety.
4. To ensure aged and/or dependant persons' dwellings appear integral to the streetscape and context within which they are to be developed, most notably where it is residential.

POL	AGED OR DEPENDANT PERSONS' DWELLINGS	APD12
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POLICY:

(1) Definitions

Aged and dependant persons are defined as:

- Aged person: a person who is aged 55 years or over.
- Dependent person: a person with a recognised form of disability requiring special accommodation for independent living or special care.

(2) Policy Requirements

In considering an application for approval to commence the development of aged and/or dependent persons' accommodation, the City will have regard to the following requirements:

1. Location

- a) The site is to be located within an 800m walking distance (5-10 minute walk) of local shops and services. Services include postal and banking services.
- b) The site is to be within a 400m walking distance of a bus stop or train station.
- c) The travel path to local shops, services and public transport should be manageable taking into account local topography.

2. Site Planning

- a) The site area should be sufficient to accommodate a minimum of five (5) aged and/or dependent dwellings in accordance with the reduced minimum site area under the R-Code applicable to the land.
- b) Dwellings at the front of a site are to address the street in a traditional manner. This includes a dwelling entry and a major opening to at least one (1) habitable room (living area and/or bedroom).
- c) Dwellings internal to a development are to have clearly identifiable entries and are to front the pedestrian/vehicular access ways with a major opening to at least one (1) habitable room (living area and/or bedroom).
- d) Dwellings shall be positioned on-site to maximise solar access and cross ventilation opportunities.
- e) Pedestrian access providing wheelchair accessibility (separate to vehicular access) is to be provided from the street to the entrances of all dwellings within a development.
- f) Retirement villages i.e. larger managed facilities are required to provide a communal indoor or outdoor space for recreation and social interaction.

POL	AGED OR DEPENDANT PERSONS' DWELLINGS	APD12
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- g) Landscaping is to be carefully determined to ensure sight lines for pedestrians, in wheel chairs and vehicles are maintained. A Landscaping Plan is to be submitted with a Development Application lodged with the City for determination.
- h) Bin storage and waste management is to be convenient for both occupants of a development and those collecting waste. A Waste Management Plan is to be submitted with a Development Application lodged with the City for determination.

3. Other

- a) An aged and/or dependant persons' development is to be designed, constructed and finished to look residential in appearance in the case of a grouped development. Retirement villages and larger managed facilities are to be suitably detailed and finished to ensure their use is clearly understood as being residential. Where larger buildings are proposed as part of a village development, the massing of these buildings is to be sufficiently articulated to reflect the scale of surrounding residential development.
- b) Where two (2) storey dwellings are proposed, the main bedroom and living area are to be at the ground floor level (unless an internal lift is provided).
- c) A Management Plan is to be submitted with a Development Application lodged with the City for determination, demonstrating how a proposed development will be operated and managed.
- d) This Policy is to be read in conjunction with the requirements of 6.11.2 of the Residential Design Codes of Western Australia. The City will generally only support the density bonus for the development of aged or dependent persons' dwellings where the proposal complies with the requirements of the Codes and those detailed in this policy.

POL	SUBDIVISION POLICY FOR SAND EXTRACTION SITES AND OTHER SITES IN JANDAKOT AND BANJUP NORTH OF ARMADALE ROAD	APD27
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POLICY CODE:	APD27
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	16 January 2001
DATE LAST REVIEWED:	9 April 2009
ATTACHMENTS:	Yes
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	9 April 2009

BACKGROUND:

In Banjup north of Armadale Road, there remain several large lots which have yet to reach their full subdivision and development potential under the provisions of State Planning Policy No. 2.1 (*Peel-Harvey Coastal Plain Catchment Policy*), State Planning Policy No. 2.3 (*Jandakot Groundwater Protection Policy*) and the provisions of the 'Resource' zone under City of Cockburn Town Planning Scheme No. 3 ("Scheme").

Sand extraction operations, which have occurred or are occurring on these remaining sites, have ceased or are likely to cease within a relatively short time frame. As the sand resource is exhausted, landowners are expected to seek Western Australian Planning Commission ("WAPC") approval to subdivide.

There is a need to ensure that subdivision proposals resolve issues arising from prior land uses, are carried out within a comprehensive planning framework, to ensure that they are developed with regard to the relevant opportunities and constraints of the locality and comply with the 'Resource' zone provisions under the Scheme.

NOTE: This Policy needs to be read in conjunction with APD7 (*Rural Subdivision Policy*) and PSPD7 (*Jandakot Airport*).

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PURPOSE:

1. To identify a series of precinct areas encompassing current and former sand extraction sites and other land in Banjup north of Armadale Road with subdivision and development potential.
2. To establish subdivision recommendations and requirements for the precincts.

POLICY:Planning Principles

1. Ensure subdivision over the Jandakot Groundwater Mound is compatible with the long term use of the groundwater for public water supply. Land use changes applicable to this Policy must ensure that effects on groundwater are prevented or managed appropriately with planning controls.
2. Maintain the operational integrity of Jandakot Airport, Kennel/Cattery Precinct and Solomon Road Industrial Area.
3. Provide a permeable and logical road layout that avoids no through roads, and which also discourages through traffic from Armadale Road to Warton Road.
4. Maintain remnant Bush Forever sites of regional environmental significance and other vegetation of local significance as identified by the City of Cockburn.
5. Protect basic raw materials from incompatible land uses and provide for sand extraction prior to subdivision of land and adjoining land where off-site impacts are anticipated.
6. Require comprehensive rehabilitation works to be undertaken and completed at the time of subdivision, in accordance with an adopted Rehabilitation Management Plan approved by the City of Cockburn.
7. Identification of site specific environmental features worthy of protection through a detailed land capability and site suitability assessment by proponents in consultation with the City of Cockburn.
8. Maintain and enhance the high level of the visual and landscape qualities of the natural environment for the benefit of future generations.

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9. Ensure subdivision design and associated rehabilitation works reflect appropriate bushfire safety principles as detailed within WAPC Development Control Policy No. 3.7 (*Fire Planning*) and relevant Scheme provisions.

Refer to the attached Precincts and Subdivision Concept Plan with regard to the following precinct delineations.

(1) PRECINCT: 1

1. Properties:

Lots 4, 86, 87, 333 Prinsep Road and Lots 5, 9, 88 and 89 Jandakot Road, Jandakot.

The intention of the Precincts and Subdivision Concept Plan of subdivision is to provide an indicative road layout for future subdivision and demarcate the area the subject of this policy.

2. Current Status:

All lots have remnant bushland and most have houses on them. Since the policy was first gazetted the land on the corner of Prinsep and Jandakot Road has been subdivided into lots 4, 86, 87, 88 and 89. No internal subdivisional roads were required.

The land remains heavily vegetated and the number of dwellings has not increased despite subdivision creating more lots in the precinct.

3. Subdivision recommendations and requirements:

- (a) The City shall not support subdivision unless the general intentions of the Precincts and Subdivision Concept Plan for Precinct 1 are complied with.
- (b) Any proposed plan of subdivision will be required to address matters consistent with the structure planning provisions of the Town Planning Scheme No. 3 section 6.2.5 Preparation of Proposed Structure Plans.
- (c) The City shall only support the creation of lots less than 2 hectares to the extent that the reduction in lot area is required to facilitate the construction of subdivisional roads.
- (d) All new building envelopes are to be located outside the 30 ANEF noise contour of the Jandakot Airport.

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- (e) The City shall recommend a notification under Section 165 of the *Planning and Development Act 2005* be placed on the title of all lots created from subdivision advising of aircraft noise and building height restrictions affecting the land. These are considered to represent hazards/other factors affecting the use and/or quiet enjoyment of the land.

(2) PRECINCT: 2

1. Properties:

Lot 130 Jandakot Road.

2. Current Status:

Lot 146 originally part of the Precinct area has been subdivided into 22 rural lifestyle lots on Louisiana Glen and Spuria Way Banjup. Subdivision was undertaken generally in accordance with the concept plan. As such Precinct 2 has been amended to remove these lots.

Lot 130 Jandakot Road is a 41ha site and still subject to sand extraction at the northern extremity.

3. Subdivision recommendations and requirements:

(a) The City shall not support subdivision unless the general intentions of the Precincts and Subdivision Concept Plan for Precinct 2 are complied with.

(b) Any proposed plan of subdivision will be required to address matters consistent with the structure planning provisions of the Town Planning Scheme No. 3 section 6.2.5 Preparation of Proposed Structure Plans.

(c) The City shall require comprehensive rehabilitation works to be undertaken and completed at the time of subdivision of the land, in accordance with an adopted Rehabilitation Management Plan approved by the City of Cockburn. Rehabilitation works undertaken on public land will have a standard maintenance period associated, and will be audited at the end of the maintenance period to assess whether works have been appropriately undertaken in accordance with the adopted Rehabilitation Management Plan prior to the public land being taken over by the City of Cockburn. The City of Cockburn will only takeover public land once rehabilitation and maintenance works have been undertaken in accordance with the requirements of the adopted Rehabilitation Management Plan. For rehabilitation works on private land, affected lots are to include on their titles the requirement to care for and maintain the rehabilitation works in

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accordance with the minimum standards set out in the adopted Rehabilitation Management Plan.

- (d) The City shall recommend a geotechnical investigation of proposed building envelopes for areas where inappropriate backfilling and/or compaction is suspected. In the event that inappropriate backfilling/compaction has occurred, this will need to be rectified to make the building envelopes capable for accommodating development prior to the issue of subdivision clearances.
- (e) The City shall recommend investigation for soil and groundwater contamination in areas known or suspected to have contamination potential (e.g. previous storage of fuel). In the event that contamination has occurred, all remediation works including validation of remediation is to be completed to the specifications of the Department of Environment and Conservation prior to the commencement of any site works.
- (f) The City shall recommend a notification under Section 165 of the *Planning and Development Act 2005* be placed on the title of all lots within 500m of the Kennel/Cattery Precinct advising of potential noise and amenity impacts. This is considered to represent a hazard/other factor seriously affecting the use/enjoyment of the land.
- (g) The City shall require that building envelopes for lots within 500m of the Kennel/Cattery Precinct be located either outside the 500m buffer, or as far away as practically possible.
- (h) The City shall require that the Structure Plan and subdivision layout design minimise the number of lots with boundaries to the Jandakot Botanical Park.
- (i) The City shall recommend a notification under Section 165 of the *Planning and Development Act 2005* be placed on the title of all lots created from subdivision advising of aircraft noise and building height restrictions affecting the land. These are considered to represent hazards/other factors seriously affecting the use/enjoyment of the land.
- (j) The City shall not support the creation of lots with excessive areas of batter slopes or excessive unevenness. As a guide no greater than one third of the area of any lot is to be affected by this.
- (k) The City shall request revegetation to enhance or create vegetated linkages, enhance areas of remnant vegetation or provide for landscape or screening purposes.

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(3) PRECINCT: 3

1. Properties:

Lot 9000 Johnson Road and Lot 186 Acourt Road, Banjup.

2. Current Status:

Old Lots 1 and 2 have now been subdivided into 18 rural lifestyle lots on Merrit Loop, Jandakot, Lot 9000 which is a balance title (WAPC ref 128328) remains undsubdivided. Precinct 2 has been amended to retain Lot 9000 and remove the newly subdivided land.

Lot 186 is occupied by soil blending and fertiliser operations.

3. Subdivision recommendations and requirements:

- (a) The City shall not support subdivision unless the general intentions of the Precincts and Subdivision Concept Plan for Precinct 3 are complied with.
- (b) The City shall require comprehensive rehabilitation works to be undertaken and completed at the time of subdivision of the land, in accordance with an adopted Rehabilitation Management Plan approved by the City of Cockburn. Rehabilitation works undertaken on public land will have a standard maintenance period associated, and will be audited at the end of the maintenance period to assess whether works have been appropriately undertaken in accordance with the adopted Rehabilitation Management Plan prior to the public land being taken over by the City of Cockburn. The City of Cockburn will only takeover public land once rehabilitation and maintenance works have been undertaken in accordance with the requirements of the adopted Rehabilitation Management Plan. For rehabilitation works on private land, affected lots are to include on their titles the requirement to care for and maintain the rehabilitation works in accordance with the minimum standards set out in the adopted Rehabilitation Management Plan.
- (c) The City shall not support subdivision until the soil blending operation and the soil blending/fertiliser factory on Lot 186 have ceased operating and all associated materials and structures have been removed.
- (d) The City shall recommend a geotechnical investigation of proposed building envelopes for areas where inappropriate backfilling and/or

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compaction is suspected. In the event that inappropriate backfilling/compaction has occurred, this will need to be rectified to make the building envelopes capable for accommodating development prior to the issue of subdivision clearances.

- (e) The City shall recommend investigation for soil and groundwater contamination in areas known or suspected to have contamination potential (e.g. previous storage of fuel). In the event that contamination has occurred, all remediation works including validation of remediation is to be completed to the specifications of the Department of Environment and Conservation prior to the commencement of any site works.
- (f) The City shall require that the subdivision layout design provide Lukin Swamp with an adequate buffer of public open space, and that frontage to a subdivisional road be provided to enable public and City access to the swamp and public open space.
- (g) The City shall recommend a notification under Section 165 of the *Planning and Development Act 2005* be placed on the title of all lots created from subdivision advising of aircraft noise and building height restrictions affecting the land. These are considered to represent hazards/other factors seriously affecting the use/enjoyment of the land.
- (h) All new building envelopes are to be located outside the 30 ANEF noise contour of the Jandakot Airport.
- (i) The City shall not support the creation of lots with excessive areas of batter slopes or unevenness. As a guide no greater than one third the area of any lot is to be affected by this.
- (j) The City shall request strategic revegetation to enhance areas of remnant vegetation, buffer zones to Lukin Swamp and provide vegetated linkages to the Jandakot Botanical Park.

(4) PRECINCT: 4

1. Properties:

Lot 131 Jandakot Road, Lots 2 and 4 Armadale Road and lots 820 and 821 Fraser Road Jandakot.

2. Current Status:

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Old Lots 2, 132, 133 and 135 on the western end of the precinct have been rezoned in the Metropolitan Region Scheme to Urban and will be subject of a Development Area. This land has now been excised from the Precinct.

Old lot 138 Jandakot Road has been subdivided generally in accordance with the Precincts and Subdivision Guide Plan and now comprises 14 lots fronting Skotsch and Jandakot Roads.

Lot 4 is occupied by a defunct brick works.

3. Subdivision recommendations and requirements:

- (a) The City shall not support subdivision unless the general intentions of the Precincts and Subdivision Concept Plan for Precinct 4 are complied with.
- (b) The City shall require comprehensive rehabilitation works to be undertaken and completed at the time of subdivision of the land, in accordance with an adopted Rehabilitation Management Plan approved by the City of Cockburn. Rehabilitation works undertaken on public land will have a standard maintenance period associated, and will be audited at the end of the maintenance period to assess whether works have been appropriately undertaken in accordance with the adopted Rehabilitation Management Plan prior to the public land being taken over by the City of Cockburn. The City of Cockburn will only takeover public land once rehabilitation and maintenance works have been undertaken in accordance with the requirements of the adopted Rehabilitation Management Plan. For rehabilitation works on private land, affected lots are to include on their titles the requirement to care for and maintain the rehabilitation works in accordance with the minimum standards set out in the adopted Rehabilitation Management Plan.
- (c) The City shall not support subdivision unless relevant recommended buffer distances [in accordance with the Environmental Protection Authority's Guidance Statement No. 3 (*Separation Distances between Industrial and Sensitive Land*)] are achieved to operational sand excavation sites, the brickworks on Lot 4 Armadale Road and other land uses with buffer zones.
- (d) The City shall recommend a notification under Section 165 of the *Planning and Development Act 2005* be placed on the title of all lots created from subdivision advising of aircraft noise and building height restrictions affecting the land. These are considered to

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represent hazards/other factors seriously affecting the use/enjoyment of the land.

- (e) The City shall require that the subdivision layout design not provide lot frontages onto Jandakot or Armadale Roads, unless exceptional circumstances dictate otherwise. Access to lots is to be provided by internal subdivisional roads.
- (f) The City shall recommend a geotechnical investigation of proposed building envelopes for areas where inappropriate backfilling and/or compaction is suspected. In the event that inappropriate backfilling/compaction has occurred, this will need to be rectified to make the building envelopes capable for accommodating development prior to the issue of subdivision clearances.
- (g) The City shall recommend investigation for soil and groundwater contamination in areas known or suspected to have contamination potential (e.g. previous storage of fuel). In the event that contamination has occurred, all remediation works including validation of remediation is to be completed to the specifications of the Department of Environment and Conservation prior to the commencement of any site works.
- (h) No greater than two thirds of any lot is to be located within the Western Power Transmission Line Easement.
- (i) The City shall not support the creation of lots with excessive areas of batter slopes or unevenness. As a guide no greater than one third the area of any lot is to be affected by this.
- (j) The City shall require revegetation to enhance or create vegetated linkages, enhance areas of remnant vegetation or provide for landscape or screening purposes.



AGENDA ITEM 14.9



CITY OF COCKBURN
PRECINCTS AND SUBDIVISION CONCEPT PLAN

POL	DEVELOPMENT COMPLIANCE PROCESS	APD29
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POLICY CODE:	APD29
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	15 May 2001
DATE LAST REVIEWED:	11 December 2008
ATTACHMENTS:	Yes
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	11 December 2008

BACKGROUND:

The City deals with a range of development compliance matters which vary significantly from an unauthorised use or development to non-compliance with conditions of Council approval.

The Planning & Development Act 2005 sets out a formal legislative process for Local Government to utilise.

PURPOSE:

To provide a clear position and process for ensuring that development of land complies with the City of Cockburn Town Planning Scheme.

POLICY:

(1) Definition

The term *development* used in the Policy has the same meaning as the definition in the Planning & Development Act:

Development - means the development or use of any land, including—

- (a) any demolition, erection, construction, alteration of or addition to any building or structure on the land;
- (b) the carrying out on the land of any excavation or other works;

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- (c) in the case of a place to which a Conservation Order made under section 59 of the Heritage of Western Australia Act 1990 applies, any act or thing that —
 - (i) is likely to change the character of that place or the external appearance of any building; or
 - (ii) would constitute an irreversible alteration of the fabric of any building;

(2) Statement of position

All landowners and operators of development are required to comply with the City of Cockburn Town Planning Scheme, Council Policies and any relevant Local Laws. Pursuant to the Scheme the Council's approval is required prior to commencement of the use or development of land and the use or development must comply with any conditions imposed.

(3) Planning Consent exemption

A planning consent is not required for certain development types on land zoned pursuant to clause 8.2.1 of the Scheme.

(4) Notification of Unlawful development

The Planning & Development Act ("the Act") sets out a formal legislative procedure for Local Government to utilise when dealing with breaches of its operative Town Planning Scheme.

The Local Government must adhere to this procedure as a baseline, state wide Development Control Policy that is in force as legislation. Any additional procedure the Local Government sees fit to include above this standard is at the Local Government's discretion.

The Local Government may delegate the power to issue directions to the CEO, who may delegate that function to an Officer pursuant to section 5.45 of the *Local Government Act 1995*.

The flowcharts attached to this Policy show the process to be followed in relation to the Town Planning and Development Act and the Policy.

(5) Explanation of Directions

1. Section 214(2) - Direction to 'Stop'. In this case, stop means stop work immediately and not recommence the use or development. The City is not required to give a notice period, however the person affected has a right of appeal against the direction. A direction to stop may be used where the breach involves an unapproved land use (ie home business).

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2. Section 214(3) - If a development has been undertaken in contravention of the Scheme, and the Local Government requires the development to be altered, pulled down, removed or land restored to its original condition prior to the development taking place, a direction may be issued to that effect, however a notice period of 60 days must be given and the person affected by the direction has a right of appeal. It is expected that this part would be used for such things as unapproved structures, unapproved earthworks and non-compliance with conditions of approval.
3. Section 214(5) - *"If it appears to a responsible authority that delay in the execution of any work to be executed under a Scheme would prejudice the efficient operation of the Scheme, the responsible authority may give a written direction to the person whose duty it is to execute the work to execute that work."* It is unclear as to how this part can be used, however it could be used in a similar fashion to S.214 (3) regarding non-compliance with DA conditions.

Following the service of any of the directions above, the person affected by the direction may appeal to the State Administrative Tribunal to have the direction stayed, altered, or overturned. Such an appeal must be made within 28 days of the service of the direction.

When delivering its decision, the State Administrative Tribunal will either, affirm the direction issued by the Local Government, alter the direction issued by the Local Government, or substitute the direction issued by the Local Government.

If a person does not comply with a Direction issued under section 214(3) of the Act, the Local Government is empowered by section 215 of the Act to carry out the works required by the Direction and recover the costs of doing so from that person in the courts.

(6) Principles

Prior to undertaking legal proceedings the following principles must be generally observed:-

1. There is a clear breach of the City of Cockburn Town Planning Scheme; or
2. The person concerned has been directed to rectify the breach and has been given 28 days to make satisfactory arrangements to bring the development into compliance; or
3. A continuation of the breach would result in an adverse impact on the amenity of the area, and a likelihood of a complaint being received; or

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4. The development conflicts with the principles of orderly and proper planning in a general sense.

(7) Legal Implications

1. A person who:

- a) Contravenes a Town Planning Scheme;
- b) Contravenes a condition imposed with respect to a development approved under the Scheme by the Local Government;
- c) Fails to comply with a direction issued under section 214(2), 214(3) or 214(5) by the Local Government, or;
- d) Fails to comply with a direction issued by the State Administrative Tribunal:

If guilty of an offence pursuant to the Planning and Development Act, the penalty for which is \$1,000,000.00 with an applicable daily penalty of \$200,000.00.

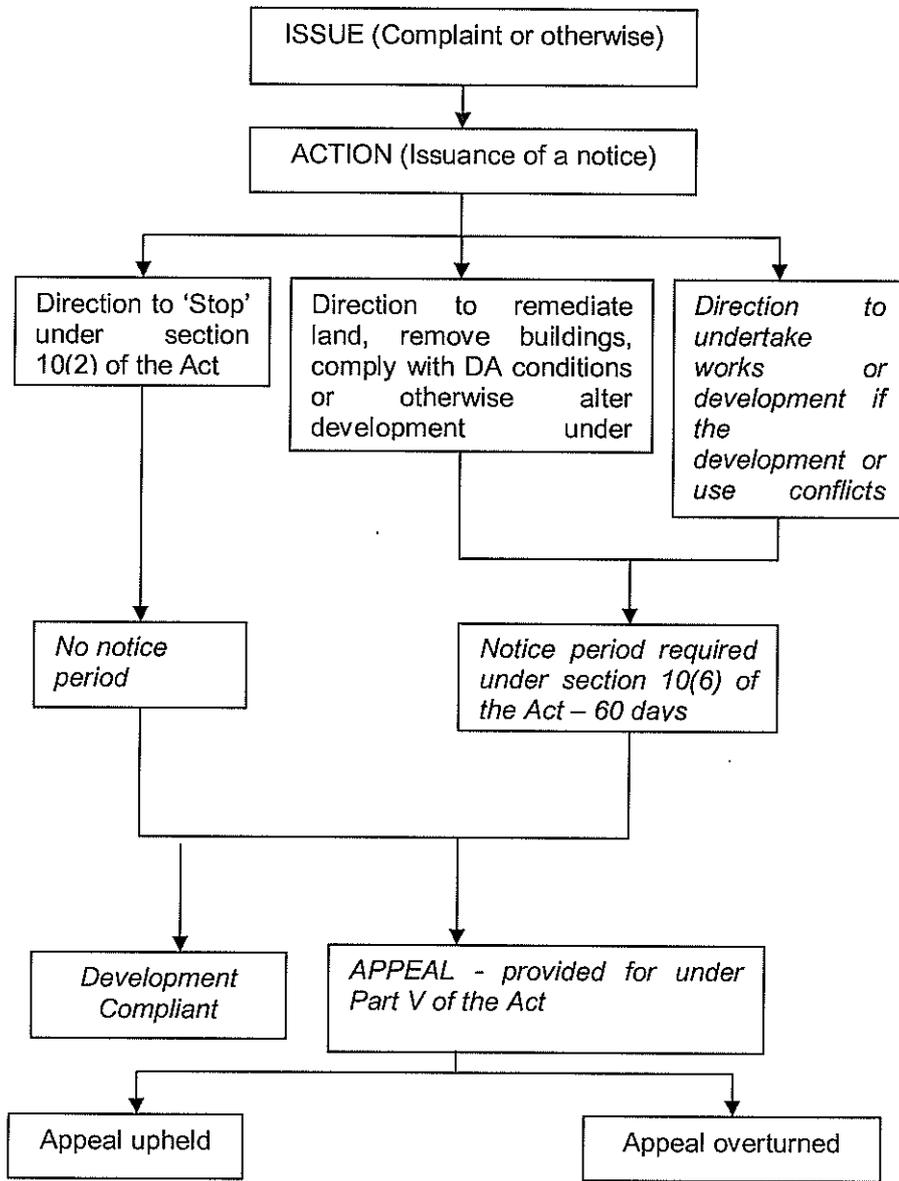
2. A person may be prosecuted under the Act, for breaching a Town Planning Scheme, irrespective of whether or not a direction has been given under section 214. Notwithstanding the process of resolving a breach of the Town Planning Scheme outlined in this Policy, the City may decide to prosecute a person for breaching the Scheme, without any advance warning or notice.
3. It should be noted that the Planning and Development Act treats a breach of a Town Planning scheme and failure to comply with a Direction as two separate offences, albeit with the same penalties.

(8) Costs

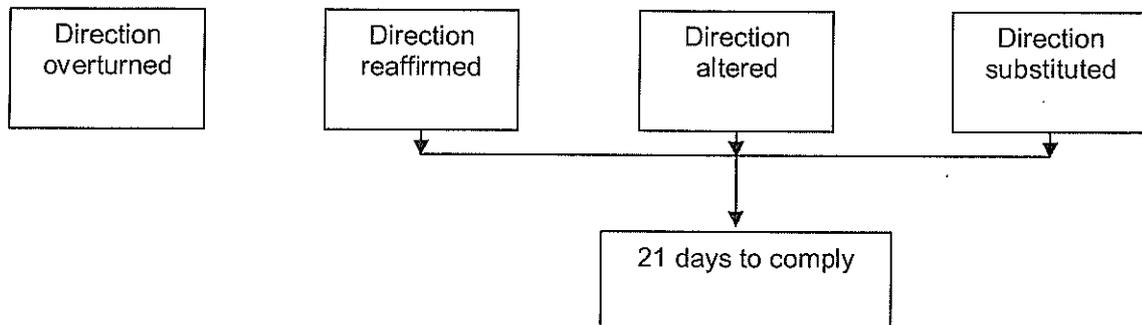
Any costs incurred by the City will be recovered where possible from the person or persons found guilty of breaching the Scheme.

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Attachment I – Town Planning and Development Act process

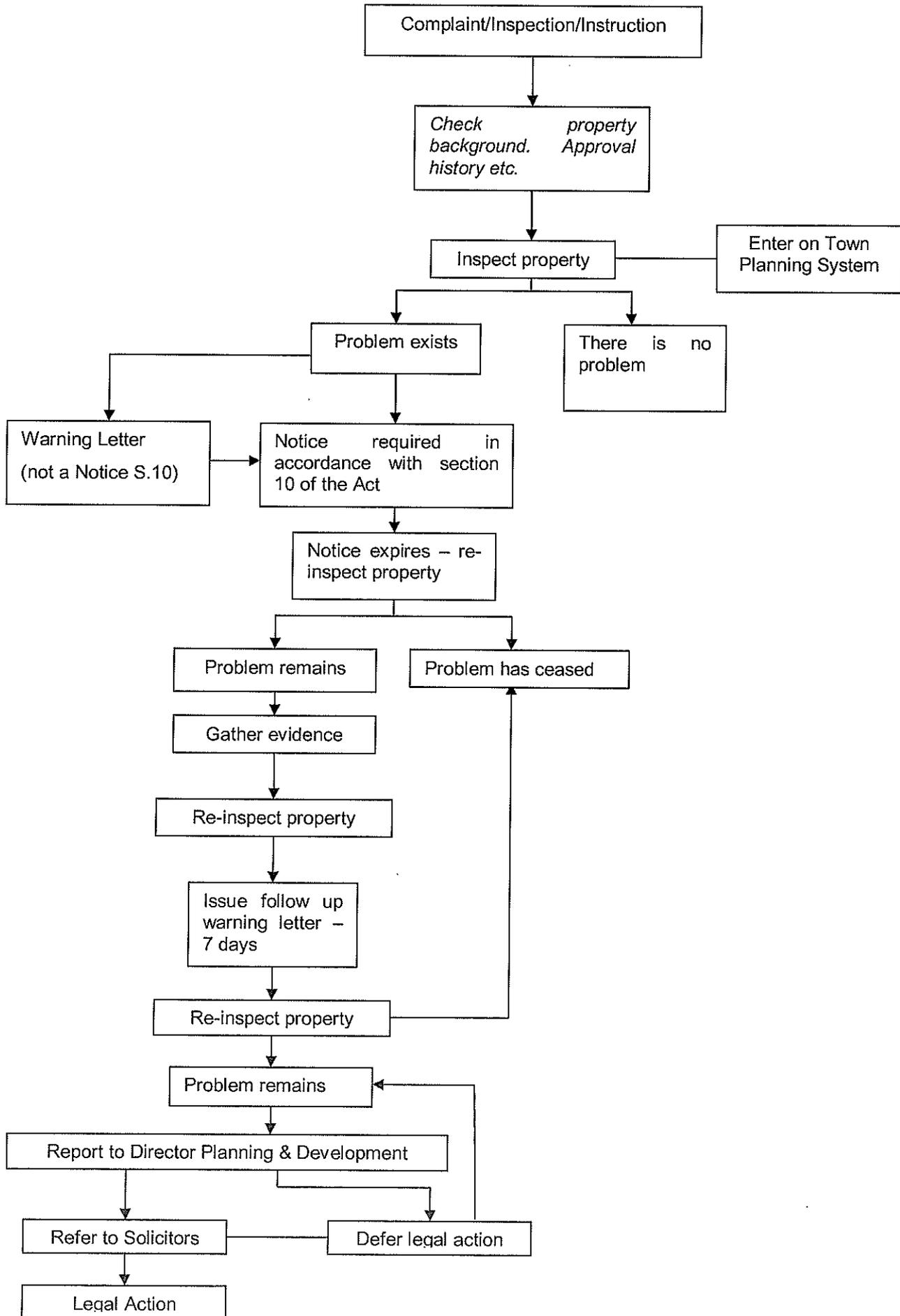


Determination



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Attachment II – Development Compliance Process



POL	DETAILED AREA PLANS	APD31
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POLICY CODE:	APD31
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Development Department
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	17 July 2001
DATE LAST REVIEWED:	9 April 2009
ATTACHMENTS:	
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	9 April 2009

BACKGROUND:

Detailed Area Plans (DAP's) are a simple tool to facilitate the implementation of desirable variations or design objectives in a consistent manner. Facilitation is achieved by the DAP taking into account specific considerations and/or objectives and applying them on a site by site basis to achieve a consistent built form for a specified area. DAPs are created either through subdivision of land involving lots under 350m² or through section 6.2.15 of the Scheme under Structure Plans that call for DAPs to address specific built form aspirations for a location.

DAPs may be prepared by the City or the owner of the land and consist of a one page document with a plan of one or more lots annotated with various notes indicating variations preapproved by the DAP or desired outcomes for development on the subject lots.

The City's Town Planning Scheme No.3 lists matters for inclusion in a DAP created through the structure planning process. The Western Australian Planning Commission's operation policy for land subdivision Liveable Neighbourhoods originally introduced the concept of DAPs. LN sets out the scope of DAPs and provides a template which should be used in preparing a DAP.

However the list of information required does not provide guidance on the purpose and rationale for content of a DAP. There are also additional considerations that a DAP may address and these include matters such as neighbourhood character, occupant/resident safety and sustainability.

DAPs were primarily designed to facilitate specific variations to the requirements of the Residential Design Codes (R-Codes) to enable a design objective to be met. Such objectives may include solar orientation and access to sunlight maximisation or

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creating a more intimate streetscape with reduced front setbacks being permitted via the DAP.

On commercial and multi residential sites a DAP may also address building height, scale, bulk and the relationship of the mass of larger structures to the street and public spaces or between building structures and sites.

PURPOSE:

To ensure adequate planning and design considerations are incorporated into Detailed Area Plans for the purpose of achieving responsive development outcomes where particular built form outcomes are desired or required to be addressed.

POLICY:

(1) DAPs whether required as a condition of subdivision approval or via a Structure Plan in a Development Area under the Scheme are to demonstrate how they will address these objectives:

- achieve high quality, responsive development outcomes;
- integration of landform and site context responses;
- contribute to a strong sense of place, community and local identity; and
- facilitate sustainable dwelling design.

In particular where a DAP proposes variations to the R-Codes or Scheme development standards the DAP is required to demonstrate how the variations are consistent with the above objectives.

Proposed DAPs are to address the following matters (where applicable, as determined in consultation with the City).

1. Site Planning

- (a) Primary street setback variations;
- (b) Secondary street setback variations;
- (c) Setbacks to Rights of Way, common driveways or similar;
- (d) Ground and upper floor side and rear setbacks
- (e) Location and extent of boundary walls where they vary from the R-Codes
- (f) The location and setback of garages
- (g) Setbacks from open space reserves, rights of way or the like
- (h) Visual privacy setbacks where design objectives may result in overlooking of sensitive areas.
- (i) Building Height variations.

POL	DETAILED AREA PLANS	APD31
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2. Dwelling Orientation - for the purpose of addressing or emphasising particular lot frontages, corner locations, local environmental conditions (prevailing winds/solar access) or views (immediate/distant).
3. Open Space - Outdoor Living Areas positioned to maximise passive environmental design opportunities (solar access and cross ventilation), and interactive development edges to streetscape environments or public open space.
4. Safe and Engaging Street and Public Space Frontages
 - (a) Largely permeable street/public edge fencing and walls, providing for high levels of community interaction and visibility. This includes both dwelling elevations and boundary fencing (front and rear – if the property adjoins public open space).
 - (b) Visually permeable fencing (with few exceptions), limited in height to maximise visual relationships between public and private spaces.
5. Parking and Access
 - (a) Safe and functional, unobtrusive on-site parking relative to adjoining development and the streetscape environment. On-site parking identified as 'preferred' or 'designated' to achieve these requirements.
 - (b) On-site parking setback 4.5 metres where possible from the front or side lot boundary, catering for visitor parking in tandem (whilst diminishing the impact of parking related structures).
 - (c) Vehicle access where available to be via a rear or side laneway (1st), secondary street (2nd) or primary street (3rd) in order of preference.
 - (d) Garages and carports setback at least 0.5m from laneways which have a width of 6m or less or where the need arises (depending on laneway width) for safe access/egress.
 - (e) Garage/carports to laneways limited to 6.0 metres in width or as per the R-Codes, whichever is the lesser requirement.
 - (f) Street elevations are not to be dominated by carports and garages. In all instances, these elements are to be set behind the main alignment of the dwelling at least 0.5 metres where fronting a primary or secondary street.
6. Sustainability
 - (a) Building envelopes prescribed wherever possible, to maximise the potential to access winter sun for warmth and natural lighting.
 - (b) Building envelopes prescribed wherever possible, to maximise the potential to access prevailing winds for ventilation and summer cooling.

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7. Noise from Road and Rail Transport

- (a) Sound attenuating measures or particular design requirements may be required for particular sites and/or locations to mitigate noise from transport corridors. For residential development, 'Quiet House Design' requirements to address a noise source/s and supported by noise assessments may be required.
- (b) Noise assessments and the submission of mitigation details where the planned use of land has the potential be impacted on by noise sources defined in State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning are required.

8. Expiry

DAPs are envisaged under Liveable Neighbourhoods to expire after a period of 5 years. However it is expected that a DAP remain in place until development of the subject area has been completed, after which time the DAP need no longer apply, this is particularly the case for single and grouped housing development.

(2) Process:

DAPs are to be presented to the City for determination in accordance with the requirements of a Subdivision Approval or under Clause 6.2.15 of Town Planning Scheme No.3 where facilitated by a Structure Plan and a Development Area. An application for a DAP is to include a copy of the DAP consistent with the Liveable Neighbourhoods template and all supporting reports and information are to be provided.

The relevant application fee for a DAP is required to be paid prior to assessment commencing.

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POLICY CODE:	
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	
DATE LAST REVIEWED:	
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

This policy augments the existing provisions of the City of Cockburn's Town Planning Scheme No. 3 (TPS 3) relating to the development of industrial land. This policy also supersedes replaces several industrial design guideline documents which applied to various specific areas within the City. It is the aim of this policy to deliver more consistent set of built form controls for development across the various industrial areas of the City.

PURPOSE:

The purpose of this policy is to provide guidance for the development of land in the City of Cockburn's industrial and mixed business zones in an endeavour to achieve coordinated, quality development outcomes.

POLICY:

(1) Scope

1. This policy applies to the development of all land within the following TPS 3 zones:
 - Industry;
 - Light and Service Industry;
 - Mixed Business; and
 - Development (where a structure plan indicates the use as Industry, Light and Service Industry, Mixed Business or similar).

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2. This policy does not apply in the following instances:
 - Where a Detailed Area Plan (DAP) has been adopted to guide the built form and where provisions of the DAP conflict with this policy.
 - Where there is a conflict between this policy and the 'Cockburn Commercial Park' and 'Phoenix Business Park' design Guidelines, those area specific design guidelines shall prevail over this policy. However any provision of this policy that may not be included in the area specific design guidelines shall still apply (for example the Vehicle Access and Parking provisions).

(2) Land Use

1. For speculative developments proposing more than one use within the same building, the building shall be provided with clear physical separation of the uses which may be achieved through a wall or other barrier to the satisfaction of the City. Delineation of uses on plan only with no physical separation will generally not be supported.
2. Changes of use to a use which is designated as a permitted (P) use of TPS 3 where car parking remains the same (or which results in a surplus) as what has been approved shall be exempt from requiring planning approval.

(3) Setbacks

1. The minimum primary street setback shall be 15m unless it can be clearly demonstrated that a reduced setback is consistent with the existing streetscape.
2. The minimum secondary street setback shall be 3m unless it can be demonstrated that a reduced setback is consistent with the existing streetscape and/or that a reduction will not result in a detrimental impact on the streetscape.
3. Where a lot has frontages to two streets (excluding the secondary street) then both setbacks shall be 15m.
4. Setbacks other than those to the street shall be in accordance with the Building Code of Australia.
5. The primary and secondary street setback areas shall not be used for any purpose other than vehicle access, car parking, loading or unloading of vehicles and landscaping.

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(4) Vehicle Access & Parking

1. Car Parking

- Car parking provision shall be in accordance with the minimum requirements of TPS 3; and
- Any industrial use class as contained in TPS 3, containing more than one tenancy or unit, shall, in addition to the TPS 3 minimum requirements, provide a minimum of 4 car parking bays per unit (For example a 300m² 'warehouse' shall provide 4 car parking bays).
- All parking calculations shall be rounded up to the nearest number on a per unit/tenancy basis.
- Tandem car parking bays shall generally not be supported unless they are in excess of the minimum parking bay requirements of TPS 3 and this policy.
- Car parking inside an existing building will generally not be supported unless they are in excess of the minimum parking bay requirements of TPS 3 and this policy. However, purpose-built undercover car parking will be considered.
- Car parking areas shall be designed and constructed in accordance with the most recent version of Australian Standard 2870.

2. Bicycle Parking

- In addition to the requirements of TPS 3, bicycle parking facilities shall provide weather protection via an awning or similar and shall consist of rails, stands, locker or any other type of equipment designed for this purpose in accordance with Australian Standard AS2890.3.

3. Service, Loading & Delivery Areas

- Delivery and/or loading bays may be considered inside a building adjacent to a suitable opening however this area shall be marked, signed, easily accessible and available in perpetuity for deliveries to the building or tenancy.
- All servicing and loading areas shall be located behind the primary street setback and appropriately screened.

(5) Fencing

1. The minimum standard of fencing shall be black PVC coated chain/link mesh with black support posts and a height of 1.8m. Additional security may be provided through the provision of a maximum "3-barb" wire on top of chain/link mesh fence of equivalent. All gates, posts, and fittings shall be black galvanised steel.
2. Fencing which exceeds the minimum standard shall complement the building and landscaping design.

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(6) Stormwater Management

1. Every development shall be designed to contain all stormwater on site.
2. Specific drainage requirements shall be in accordance with the Building Code of Australia.
3. Stormwater drainage plans shall be lodged up front at the planning application stage.

(7) Signage

1. The provision of all signage on site shall be in accordance with TPS 3 and the City's Signage Policy.
2. Any signage installed shall be an integral part of the building.
3. Painted on signs shall only be permitted where the signage does not dominate the building facade or detract from the streetscape.

(8) Retaining Walls

1. All retaining walls on site shall be constructed from cut, flush jointed limestone blocks or similar masonry material approved by the City.
2. Concrete post and panel retaining walls will generally not be permitted.

(9) Built Form

1. Building Frontage and Entry

- All buildings shall be designed to address the primary and (if applicable) secondary street through use of openings and building materials.
- Large expanses of unrelieved sections of wall or roof where seen from the primary and (if applicable) secondary street, shall not be permitted.
- The main entrance to the building is on the front elevation or close to the front of the building and should be clearly visible, easily accessible and marked with signage.
- Entrances shall contain a covered portico, awning, canopy or verandah to further emphasize it and provide weather protection.

2. Roofs

- A parapet, creating a visual top to the building facade is to be provided where flat, skillion or similar roofs are proposed.

3. Materials, Colours and Finishes

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- Broad facades are to be broken down into separate sections through different materials, colours and finishes to provide interest and enhance the streetscape.
- External boundary walls that are visible from the street shall be treated appropriately. This may be achieved through colour, score lines or similar. Where an adjoining site is vacant, the treatment shall be for at least half the length of the wall, measured from the portion of wall closest to the street.
- Any development proposal with a construction value exceeding \$500,000 shall include a set of coloured perspectives with the application.

4. Passive Solar Design

- The orientation of the building shall be designed to maximise north exposure where possible.
- East and west openings shall be minimised.
- North, east and west openings shall be provided with awnings or other similar shading device.
- The orientation and openings to the building shall maximise natural cross flow ventilation where possible.

(10) Landscaping

1. General

- A detailed landscape plan shall be submitted with a planning application.
- The area of landscaping to be provided shall be in accordance with the requirements of TPS 3.
- All species shall be selected from the relevant City of Cockburn's Landscaping Species Lists.
- Trees shall be a minimum of 2m in height (approx 45 litre pot size at time of planting).
- Landscaping proposals which seek a reduction in accordance with clause 5.9.2 (b) of TPS 3 shall be required to include the verge landscaping in the landscape plan.

2. Verge Planting

- Clause 5.9.2 (e) is not applicable to industrial development as defined in the scope of this policy.
- Verge trees shall be a minimum of 2m in height (approx 45 litre pot size at time of planting).
- The remainder of the verge may be either mulch with ground coverings or lawn.
- The verge shall be irrigated for two (2) years from the time that plantings are installed and maintained thereafter by the landowner/occupier adjacent to the verge.

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- The verge shall not be used for car parking purposes unless approved by the City of Cockburn.

(11) Waste Management

1. Every proposal shall include internal or external bin storage provisions for each tenancy or an appropriate shared bin storage area for unit developments may be permitted.
2. Internal bin storage shall be adequately sized to contain all waste bins and consist of a concrete wash-down pad of at least 1m² graded to a 100mm diameter industrial floor waste with a hose cock, and connected to sewer.
3. External bin storage enclosures shall be adequately sized to contain all waste bins and be a minimum of 1.8 m high, fitted with a gate and graded to a 100mm diameter industrial floor waste with a hose cock, and connected to sewer.
4. External bin storage enclosures shall be located behind the building alignment and be screened from view of the street.

(12) Staged Development

1. Future stages of any development shall be considered and included on the site plan along with any necessary expansion to vehicle parking.

(13) Vehicle Crossovers

1. A limit of one (1) crossover for every 30 metres of lineal lot frontage shall apply with a maximum of two (2) crossovers for corner lots (For example lots less than 30m have one crossover, 30-60m may have two crossovers, 60-90 may have three crossovers etc).
2. Traffic movement to (access) and from (egress) a lot via one (1) crossover is to be facilitated by the effective movement of vehicles within a lot.
3. Crossover location and traffic movement within a lot is to occur in a manner that enables all vehicles to leave a lot in a forward manner. This includes larger vehicles, and can often be facilitated through the inclusion of a designated manoeuvring bay.
4. Lots with two (2) or more frontages can have an additional crossover i.e. on the secondary street, providing all other requirements of this Policy are satisfied. A crossover on a secondary street is to serve a specific function i.e. the servicing of a lot and/or improved traffic circulation.
5. All crossovers are to be separated from street intersections and crossovers on adjoining lots by the following distances:

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- Street intersection (exclusive of truncation):
 - 2m (minor road);
 - 3m (major road)
 - Crossover on adjoining lot/s: 1.5m to side boundary i.e. 3m between crossovers.
6. Existing street trees are to be preserved wherever possible in determining the location of a crossover.
 7. Redundant crossovers are to be removed and the verge/lot frontage made good to existing standard/s of the locality, or as otherwise specified by the City's Engineering Services.
 8. The City encourages the use of shared crossovers for the purpose of facilitating access/egress across multiple lot frontages. In some instances, the City may require the establishment of shared crossovers. This requirement is usually associated with 'strip' industrial or commercial development. Access across the front of lots is facilitated through 'right of carriage way' (or similar) easements.
 9. In the event more than one (1) crossover is necessary to enable the specific use or development of a lot, the City may consider the appropriateness of such subject to the presentation of a submission in support of such. Depending on the nature of the proposal, the City may require written certification from a suitably qualified traffic engineer (or similar).
 10. Certification will need to confirm what's proposed is necessary and appropriate in the context of the location. In this regard, it needs to be demonstrated that the provision of more than one (1) crossover will not adversely affect traffic flows in the adjoining street, or on an adjoining property/lot.

POLICY**HENDERSON INDUSTRIAL AREA -
DEVELOPMENT CONTROL****APD19**

Date First Adopted: 17 November 1998

Date Last Reviewed: 9 July 2009

Division: Planning & Development**Status:**Administrative: Business Unit: Development Department Service Unit: Statutory Planning Services**Background:**

This policy was prepared on the recommendations contained in the Max Margetts and Associates Report "Henderson Industrial Area - Amenity Study" prepared for South Metro Development and the City of Cockburn in June 1998.

Purpose:

The purpose of the policy is to provide guidance for the development of land in the Henderson Industrial Area that is not already covered by Landcorp's Design Guidelines in an endeavour to achieve co-ordinated quality development along Cockburn's coast.

Policy:**(1) SITE PLANNING****1. Site Layout**

Applications for approval to commence development shall address the following requirements:

- (a) Site analysis shall have been undertaken and documented through simple illustration and a brief, supporting text.
- (b) All site plans should show contours, structures, vegetation, possible access points, services and public arrival points.
- (c) Development siting should be responsive to the terrain, vegetation, views (into and out of the site) sun and wind exposure, adjoining buildings and other structures.
- (d) Development should incorporate the principles of passive solar design.
- (e) All development and associated land uses should adhere to the setback provisions of the Scheme.
- (f) Future stages of development should be considered and outlined on the site plan along with any necessary expansion to vehicle parking accommodation.

2. Use of Areas Adjacent to the Street

5. Fencing

Security fencing shall meet the following criteria:

- (a) 1.8m high, black PVC coated or galvanised linkmesh plus 3 strands of barbed wire
- (b) All gates, posts and fittings shall be black painted or galvanised steel

Fencing which abuts Public Open Space, Parks and Recreation Reserves should be visually permeable fence, designed to blend in with natural environment, buildings and landscape designs in the area, to the satisfaction of Council.

6. Storm Water Management

A passive stormwater management system shall be designed and installed to the satisfaction of the City. All discharge shall be disposed of within each individual lot (subject to any special environmental management arrangements which may be required for storm water disposal along the waterfront)

All precautions shall be taken to minimise scouring and erosion to areas abutting hard surfaces and discharge points.

7. Individual Lot Signage

Signs attached to buildings shall be designed to be an integral part of the building. One signage system shall be used throughout each lot development and shall have a consistency of design elements including size, graphics and details of mounting and support.

All flags, pennants and banners require the special approval of the City. There shall be no bunting.

The above requirements are additional to any signs, hoarding and bill posting By-laws of the City of Cockburn.

8. Retaining Walls

All retaining walls on site shall be constructed from cut, flush jointed limestone block, or similar material and approved by the City.

(2) BUILDING DESIGN GUIDELINES

POLICY**HENDERSON INDUSTRIAL AREA -
DEVELOPMENT CONTROL****APD19****1. Building Form**

Every effort should be made to achieve a consistent high standard of built form and development. Residential building forms will generally be deemed not to comply with this requirement.

2. Building Setbacks

The minimum building setback distance from lot boundaries shall be 6 m from the primary street and 4 m from the secondary street.

3. Building Frontage

The front elevation of the building should be designed to provide passive surveillance of the street and should incorporate the entrance to the building which is to be protected by means of a canopy or verandah.

4. Roofs

Roof shapes, materials and colours shall generally be consistent throughout a development. The use of second-hand cladding is not acceptable.

5. Materials, Colours and Finishes

Large expanses of uniform facades are to be broken up with varied materials and colours, to create more variety and interest in the built form.

(3) LANDSCAPE GUIDELINES**1. General Planting Requirements**

Landscaping shall be in accordance with the provisions of the Town Planning Scheme.

2. Verge Treatment

The City may allow a reduction of up to 5% in the on-site landscaping requirement if the lot developer undertakes to landscape and maintain the verge as part of the overall landscaping of the lot.

Off site parking may be considered provided the parking can be provided safely and provision can be made for the installation of at least 1 shade tree for every 4 car parking bays.

The Council By-laws relating to the parking of vehicles on the verge will

POLICY	HENDERSON INDUSTRIAL AREA - DEVELOPMENT CONTROL	APD19
<p>not apply where the City has approved the provision of verge car parking in accordance with this policy.</p>		
<p>(4) WASTE MANAGEMENT</p> <p>If bins are not stored within the building, a bin storage area must be provided, behind the front setback line and screened from the street, in accordance with the City's specifications.</p>		
<p>Delegation: Refer to the Delegated Register – APD54</p>		

DELETE

POLICY	DESIGN GUIDELINES FOR THE EAST JANDAKOT INDUSTRIAL AREA AND NORTH LAKE ROAD FRONTAGE – BERRIGAN DRIVE TO THE FREEWAY	APD38
Date First Adopted: 17 September 2002	Date Last Reviewed:	
Division: Planning & Development		
Status: Administrative: <input checked="" type="checkbox"/> Business Unit: Development Department <input checked="" type="checkbox"/> Service Unit: Statutory Planning Services		
Background: The vision for the Thomsons Lake (Cockburn Central) Regional Centre is to create a vibrant functional integrated centre which provides a community focus for residents particularly in the eastern portion of the municipality, incorporating a range of community, cultural, civic, commercial, business, entertainment and major sporting facilities and services within the area. The Masterplan will efficiently integrate land uses with the transport network with minimal off-site impacts and create a safe high quality environment attractive as a place to live, work and raise children. One of the specific objectives of the Master Plan is to develop a high quality built environment incorporating good design principles at the subdivision phase and good design guidelines to shape the built form.		
Purpose: These design guidelines will assist applicants to achieve a quality development and maintenance envisaged by Council. These guidelines are intended to supplement the provisions of the City of Cockburn Town Planning Scheme. The requirements apply to all development within the East Jandakot Industrial Area which comprises all land zoned for industrial/mixed business east of the Freeway and north of Armadale Road and the northern frontage to North Lake Road between Berrigan Drive and the Kwinana Freeway.		
Policy: 1. Objectives The key objectives of these guidelines are: <ul style="list-style-type: none"> • To unify development by encouraging a strong landscape setting and a consistency of architectural form, detail, materials and colours. • To achieve visually attractive and compatible development and activities where buildings, landscaping and uses complement each other. • To achieve integrated design between adjacent buildings, in relation to height, 		

POLICY**DESIGN GUIDELINES FOR THE EAST JANDAKOT
INDUSTRIAL AREA AND NORTH LAKE ROAD
FRONTAGE – BERRIGAN DRIVE TO THE
FREEWAY****APD38**

colour, tone and texture of materials.

- To ensure screening of all unsightly aspects of development that may prejudice the amenity of the area.
- To incorporate energy conservation strategies and the use of natural energy through appropriate building design.
- Promote a safe and attractive work environment.
- Ensure that the capital investment of those establishing in the area is protected and enhanced.

2. Building Form

The overall aim is to achieve a good standard of building design without necessarily involving substantial additional cost in applying the following requirements:-

- Generally major building form, colour and materials shall express a simplicity and directness of design in keeping with the proposed use of the building.
- Building design shall be well integrated with existing structures and the environment.
- Building design shall respond to the climate and incorporate passive energy conservation measures.
- The front elevation should be designed to address the street and provide a corporate image. To achieve this the facade could incorporate significant areas of glass with overhangs or sheltering devices.
- The main entrance must be on the front street elevation or/ side front elevation clearly visible from the street or main visitor car park. The entrance must be of appropriate human scale in relation to height, mass and materials and provide protection for pedestrians by means of a substantial integrated building element such as a verandah, canopy or colonnade.
- Buildings with a "nil" street setback are preferred and should be designed to deal with the climate by providing shade and refuge from the rain for pedestrians, creating a vibrant and interactive street life.
- Generally architectural form and character should avoid large unrelieved expanses of wall or roof. Measures including landscaping and landform manipulation, the use of grids to reduce the size of wall panels, banding and the

POLICY**DESIGN GUIDELINES FOR THE EAST JANDAKOT INDUSTRIAL AREA AND NORTH LAKE ROAD FRONTAGE – BERRIGAN DRIVE TO THE FREEWAY****APD38**

highlighting of elements such as water downpipes, ventilation louvres, structural bracing, jointing and pipework and the such like could be considered as a means of breaking up large structural planes.

- The architectural treatment of a facade should also apply to the side and rear elevations unless it can be shown that the elevation will not be visible from the public domain.
- All plant and equipment should be screened or remote from view from the public areas particularly residential areas. The exception to this may be where stacks or ductwork or other elements are used as a "design element" as noted above.
- Where more than one building is planned for a site, their design should result in the creation of a group of integrated buildings presenting a harmonious image.

3. Building Height

All buildings or part buildings within 21 metres of the street frontage shall have a maximum height of four metres above ground level. Where possible the maximum building height shall be 10 metres unless special approval is granted by Council.

4. Roofs

Roof shapes, materials and colours shall be consistent throughout a development. From a distance roofs are the dominant element and this shall be respected by the designer. An overall consistency is achieved by the repetition of simple forms, materials and colours

All roof structures shall be designed to conduct water in such a way as to stop it from creating a dripping, or flooding menace on pedestrian or vehicular areas below. This applies particularly to building areas.

When repairing existing roofing no patchwork effects of varying materials will be permitted. The omission of a system of roof drainage (ie guttering) is acceptable subject to the incorporation of adequate passive stormwater management.

5. Colours and finishes

From a distance colours, particularly the predominant roof colour shall complement the natural landscape and existing buildings.

Simple and uniform texture patterns are supported. Variations in colour should be kept to a minimum although accent colours may be used to highlight elements of the building (see building form) or in relation to company identity.

POLICY**DESIGN GUIDELINES FOR THE EAST JANDAKOT INDUSTRIAL AREA AND NORTH LAKE ROAD FRONTAGE – BERRIGAN DRIVE TO THE FREEWAY****APD38**

To ensure that large surfaces do not dominate the streetscape, light and medium shades of natural hues such as off white, light grey, ochre and blue should be used.

Consideration should be given at the design stage to the occupiers corporate identity and signage requirements when choosing the buildings colour scheme. Low maintenance should be a major consideration.

6. Walls

Wall cladding materials and designs will need to be coordinated with colour schemes and textures of other materials. Masonry or brick walling is preferred or exposed concrete, preferably textured or tinted.

With the exception of rainwater downpipes, no pipes or ducts of any kind should be fixed externally to the walls of buildings or structures unless used as a "design element" as noted in "Building Form" above.

7. Windows and Doors

Human scale shall be accentuated by door and window openings, their geometry and their positioning within walls.

8. Energy Management Considerations.

Energy conservation strategies and the use of natural energy through appropriate design of buildings will be supported.

Consideration should be given to the following:

- Passive and active solar, climatic and thermal design in buildings.
- Process, equipment and control systems which minimise the use of non renewable energy sources.
- Energy conservation strategies in buildings so as to optimise and utilise available natural energy to appropriate building design.
- Buildings should be orientated and planned to optimise natural energy. Long buildings should generally be orientated with the long axis in an east west direction to minimise solar gain.

In buildings with temperature control systems, the building envelope should achieve an overall thermal insulation performance equivalent or better than the following:

Walls: An average "U" value of 2.1 w/m $\frac{1}{2}$ k.

POLICY**DESIGN GUIDELINES FOR THE EAST JANDAKOT
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FRONTAGE – BERRIGAN DRIVE TO THE
FREEWAY****APD38**

Applicants are encouraged to take into account the principles of passive solar design in orientating and shading openings to reduce heating and cooling loads; and to make use of active solar energy devices such as solar collectors. When appropriate daylighting systems, natural ventilation systems, and the passive use of wind energy should be incorporated in building design.

9. Vehicles and Carparking Design

Roads and parking should be designed to achieve the following:

- Separation of vehicle and pedestrian traffic.
- Separation of carparking from service or delivery areas.
- Visitor and staff/employee parking should be located close to the section of building it services.
- In the case of mixed business activities or as otherwise determined by Council, be capable of being integrated with adjoining development.

10. Undercover parking

Garages and carports shall only be built as an integral part of a building or group of buildings.

11. Screening of External Storage Areas

Delivery, loading and storage areas are to be screened from public view both on and off the site.

Refuse bins and storage areas are to be fully enclosed and screened from view by 1800 high screen walls and gates, in keeping with the design and materials of the building.

12. Fencing

Fencing may be erected in front of the building line only if it is designed to a standard of quality acceptable to the Council.

In respect to corner lots screen fencing to the secondary street will be permitted.

The minimum standard for internal fencing is black PVC coated galvanised link mesh.

POLICY**DESIGN GUIDELINES FOR THE EAST JANDAKOT
INDUSTRIAL AREA AND NORTH LAKE ROAD
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Where the development abuts residential or a future residential area, screen fencing will be required along the common boundary. The minimum standard is masonry pillars with colourbond metal infill panels.

13. Design Guidelines

The requirements of the Design Guidelines are:-

1. All plant and equipment are to be screened from public view.
2. With the exception of rainwater downpipes, no pipes or ducts of any kind should be fixed externally to the buildings or structures unless as a design element agreed to by Council.
3. No garage or carport shall be erected unless it is an integral part of the building or group of buildings.
4. Refuse bins and storage areas are to be fully enclosed and screened from public view by 1800 high screen walls and gates constructed in the same style and from the same materials as the building.
5. Fencing may be erected in front of the building line only if it is designed to a standard of quality acceptable to the Council.
6. Screen fencing shall be constructed to the secondary street to Council's satisfaction, and shall comprise masonry pillars and colourbond metal infill panels.
7. All internal fencing shall be constructed with a minimum standard of black PVC coated galvanised link mesh.
8. Where a need can be demonstrated, security gates and fencing may be permitted by the Council forward of the front building line established from the primary street to the property boundary, or shall be constructed of masonry and/or open, vertical, metal rods, similar to swimming pool fencing of a quality and design that will not detract from the streetscape.
9. The street verge is to be developed and maintained as part of the overall landscaping for the development and include at least 1 shade tree for every 20 metres of frontage.

Delegation:

Refer to the Delegated Register.

POLICY	CROSSOVERS – INDUSTRIAL AND COMMERCIAL DEVELOPMENT		APD57
Date First Adopted: 11 December 2008	Date Last Reviewed:		
Division: Planning & Development			
Status	<input checked="" type="checkbox"/>	Business Unit:	Planning and Development Services
	<input checked="" type="checkbox"/>	Service Unit:	Statutory Planning Services
<p>Background:</p> <p>A large amount of industrial and commercial development within the City of Cockburn is unnecessarily served by two (2) or more crossovers.</p> <p>A reduced number of crossovers should benefit users of industrial and commercial development by improving traffic flow and reducing the potential for traffic conflict. A reduction in crossovers should also provide for more coordinated streetscape environments, including the enhancement of lot frontages with more landscaping.</p> <p>As the controller, therefore, of industrial and commercial development, the City has adopted this Policy. The Policy seeks to ensure vehicular access in association with industrial and commercial development occurs in a meaningful, orderly and proper manner.</p>			
<p>Purpose:</p> <ol style="list-style-type: none"> 1. To provide appropriate guidance to industrial and commercial property owners, occupants and developers on crossover numbers and their locations. 2. To keep to an acceptable level, the number of crossovers used to serve individual lots and/or developments, minimising (often) unnecessary conflict points where the road reserve meets private property. 3. To provide for a higher degree of traffic management, and therein safety and traffic movement, in industrial and commercial areas. 4. To provide for industrial and commercial streetscapes where more of lot frontages is attributed to landscaping and vegetation as against vehicular movement. 			
<p>Policy:</p> <ol style="list-style-type: none"> 1. This Policy applies to the use of land and development within the City for industrial and commercial purposes. 2. The policy does not exempt compliance with all other requirements of the City's Town Planning Scheme No. 3, other relevant City Policies and/or the Building Code of Australia/relevant Australian Standard/s. 			

POLICY**CROSSOVERS – INDUSTRIAL AND
COMMERCIAL DEVELOPMENT****APD57**

3. Individual lots are limited to one (1) crossover for every 30 metres of lot frontage.
4. Traffic movement to (access) and from (egress) a lot via one (1) crossover is to be facilitated by the effective movement of vehicles within a lot.
5. Crossover location and traffic movement within a lot is to occur in a manner that enables all vehicles to leave a lot in a forward manner. This includes larger vehicles, and can often be facilitated through the inclusion of a designated manoeuvring bay.
6. Lots with two (2) or more frontages can have an additional crossover i.e. on the second street, providing all other requirements of this Policy are satisfied. A crossover on a second street is to serve a specific function i.e. the servicing of a lot and/or improved traffic circulation.
7. All crossovers are to be separated from street intersections and crossovers on adjoining lots by the following distances:
 - Street intersection (exclusive of truncation):
 - 2.0m (minor road);
 - 3.0M (major road)
 - Crossover on adjoining lot/s: 1.5m to side boundary i.e. 3.0m between crossovers.
8. Existing street trees are to be preserved wherever possible in determining the location of a crossover.
9. Redundant crossovers are to be removed and the verge/lot frontage made good to existing standard/s of the locality, or as otherwise specified by the City's Engineering Services.
10. The City encourages the use of shared crossovers for the purpose of facilitating access/egress across multiple lot frontages. In some instances, the City may require the establishment of shared crossovers. This requirement is usually associated with 'strip' industrial or commercial development. Access across the front of lots is facilitated through 'right of carriage way' (or similar) easements.
11. In the event more than one (1) crossover is necessary to enable the specific use or development of a lot, the City may consider the appropriateness of such subject to the presentation of a submission in support of such. Depending on the nature of the proposal, the City may require written certification from a suitably qualified traffic engineer (or similar).
12. Certification will need to confirm what's proposed is necessary and

POLICY	CROSSOVERS – INDUSTRIAL AND COMMERICAL DEVELOPMENT	APD57
<p>appropriate in the context of the location. In this regard, it needs to be demonstrated that the provision of more than one (1) crossover will <u>not</u> adversely affect traffic flows in the adjoining street, or on an adjoining property/lot.</p>		
<p>Delegation: Refer to the Delegated Register – APD54</p>		

DELETE

POSITION STATEMENT	DESIGN GUIDELINES FOR LAKE YANGEBUP BUSINESS PARK ESTATE	PSPD16
Date First Adopted: 14 July 2005	Date Last Reviewed: 10 December 2009	
Division: Planning & Development		
Status: Administrative: <input checked="" type="checkbox"/> Business Unit: Development Services <input checked="" type="checkbox"/> Service Unit: Statutory Planning Services		
Background: In order to facilitate the development of a high quality in built form in this attractive lake setting, a set of Design Guidelines were prepared to augment the existing provisions contained in Council's Town Planning Scheme.		
Purpose: The purpose of this Position Statement is to ensure that development within the Lake Yangebup Business Park is guided by the criteria contained within the Business Park Design Guidelines.		
Position: All applications for development and/or redevelopment within the Lake Yangebup Business Park Estate will be assessed in accordance with the provisions of the City of Cockburn Town Planning Scheme No.3, and the adopted Lake Yangebup Business Park Estate 'Design and Development Guidelines'.		

POSITION STATEMENT	DESIGN GUIDELINES FOR AUSTRALIAN MARINE COMPLEX SUPPORT INDUSTRY PRECINCT	PSPD17
Date first Adopted: 12 October 2006	Date last Reviewed:	
Division: Planning & Development		
Status: Administrative: <input checked="" type="checkbox"/> Business Unit: Planning Services <input checked="" type="checkbox"/> Service Unit: Strategic Planning Services		
Background: In order to facilitate improved built form, a high quality landscaped environment and business flexibility within the Australian Marine Complex ('AMC') Support Industry Precinct, LandCorp have produced the attached Design Guidelines which will be given to prospective purchaser as part of any Contract of Sale. These guidelines represent additional requirements of LandCorp to the existing provisions in Council's Town Planning Scheme ('TPS'). The Design Guidelines will be used by the applicants to ensure new development is based on energy, water and resources efficiency in design and construction.		
Purpose: The purpose of this Position Statement is to ensure that all prospective purchasers of lots contained in the AMC Support Industry Precinct are informed of and guided by the criteria contained within the guidelines and that development assessment is consistent with achieving the desired outcomes.		
Position: <ol style="list-style-type: none"> 1. Prior to submitting plans for approval by Council, the applicant is required to submit one set of plans for assessment to LandCorp. LandCorp will ensure that the application is consistent with the adopted guidelines for the AMC Support Industry Precinct. 2. The applicant will then be required to submit the approved stamped plans to Council for assessment under the provisions of the TPS. If the applicant seeks a variation to the guidelines, the modification(s) need to be first adopted by LandCorp. In case of dispute, the provisions of the TPS shall prevail. 		

POL	LODGING HOUSE – DESIGN GUIDELINES	APD67
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POLICY CODE:	APD67
DIRECTORATE:	Planning & Development
BUSINESS UNIT:	Planning & Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	
DATE LAST REVIEWED:	
ATTACHMENTS:	
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

The City's objectives for residential development include the provision of a variety of housing to meet the needs of different household types. This includes a commitment to the development of lodging houses that generally comply with the requirements of the City's Town Planning Scheme No.3 and this Policy. This Policy seeks to ensure the establishment of a lodging house is suitable to the nature and character of the locality within which it will be situated, and is conveniently positioned relative to local shops, community infrastructure and public transport services.

PURPOSE:

1. To inform the design, assessment and determination process for lodging house proposals within the City of Cockburn.
2. To provide for the development of lodging houses in a suitable and sustainable manner.
3. To ensure lodging houses are developed evenly across the City, in locations where lodgers enjoy convenient access to local shops, community infrastructure and public transport services.
4. To ensure lodging houses are developed in a manner that adequately provides for the needs of lodgers, including their comfort, safety, and well-being.
5. To ensure lodging houses through appropriate design, development and management take into account the context of a location in terms of scale of

POL	LODGING HOUSE – DESIGN GUIDELINES	APD67
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development, and the relationship of such to adjoining development for the purpose of protecting the amenity of both lodgers and the occupants of adjoining properties (residential in particular).

POLICY:

(1) Application

1. This Policy applies to all lodging house proposals on land zoned Residential under the City's Town Planning Scheme No.3 and any proposal for a lodging house on non-residential zoned land abutting residentially zoned land.
2. The Policy can be used as a guide for the development of lodging houses on any other land.
3. A "Lodging House" means any building or structure, permanent of otherwise, and any part thereof, in which the provision is made for lodging or boarding more than 6 persons, exclusive of the family or the keeper thereof, for hire or reward, but the term does not include:
 - a) Premises licensed under a publican's general licence, limited hotel licence, or wayside-house licence, granted under the Licensing Act 1912;
 - b) Residential accommodation for students in a non-government school within the meaning of the School Education Act 1999; or
 - c) Any building comprising residential flats.

(2) Development Guidelines

In contemplating the establishment of a lodging house within the City of Cockburn, the following development guidelines need to be considered in the preparation and presentation of an application to the City and/or Council for determination.

1. Size

- a) The development of a lodging house should be for no more than 30 lodgers.

2. Location

- a) Lodging houses in a Residential Zone are to be separated by a minimum distance of 200 metres.

POL	LODGING HOUSE – DESIGN GUIDELINES	APD67
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- b) A lodging house is to be located within 800m of local shops, community infrastructure and public transport services i.e. a bus stop/station or train station (a 5-10 minute walking distance).

3. Site Planning

- a) All lodging houses should comply with the requirements of the Residential Design Codes of Western Australia (R-Codes) and/or relevant City of Cockburn Policies in the following areas: streetscape requirements (setbacks), boundary setback requirements, open space requirements (open space provision), access requirements, site works, building height and privacy requirements;
- b) All lodging houses are to comply with the parking requirements of Town Planning No.3 which requires one (1) bay for every four (4) beds. Additional parking is to be provided at a rate of one (1) visitor bay for every six (6) beds, and one (1) exclusive bay for every on-site supervisor or staff member. Bicycle parking provision is to be provided at a rate of one (1) rack or similar for every five (5) lodgers.
- c) Outdoor communal areas are to be centrally located on-site i.e. separated from common boundaries with adjoining residential properties, or situated within the front setback, suitably screened with transparent fencing for the benefit of lodger privacy.
- d) Parking areas are to be suitably located relative to adjoining properties, with a minimum 2.5 metre landscaped separation.
- e) Waste management storage and collection areas are to be conveniently located on-site, and appropriate in terms of location relative to adjoining properties.
- f) Areas of site not used for a particular purpose i.e. as outdoor communal space, car parking and/or for waste management purposes, are to be developed and used for landscaping only.
- g) Site planning is to provide for the sustainable development of any new lodging house building, providing for reduced energy consumption and cost while improving lodger comfort. As a minimum, orientation should maximise cross ventilation opportunities during summer and solar gain (warmth and natural lighting) during Winter.
- h) All outdoor lighting (of parking areas, access ways and communal space/s) is to be in accordance with the requirements of Australian Standard AS4282-1997: 'Control of Obtrusive Outdoor Lighting' to protect against light spill.

POL	LODGING HOUSE – DESIGN GUIDELINES	APD67
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- i) Any signage erected for the purpose of identifying the use of a site for a lodging house is to be no greater than 1.0m x 1.5m in dimension, erected at the front of the site in a location that does not affect safe pedestrian movement or sight lines for safe vehicular access/egress into/out of the property (the details in respect of which are to be provided at the time of application for the development).

4. Building Design

- a) The adaptive re-use of an existing building for lodging house purposes is supported where the building is generally consistent with the character and scale of development of the local built environment, and can be adapted in a manner that is generally compliant with all other requirements of this Policy.
- b) The scale and external appearance of a new lodging house building is to be typically residential, consistent in terms of scale and appearance with the builtform prevalent in the street and on adjoining properties (within the parameters of the requirements listed in point 2.3(a) above).
- c) All lodging houses are to have a clearly defined, street fronting entrance point, preferably centrally located in the front elevation of the building. All entry points are to be suitably weather protected for the benefit of lodgers and visitors.
- d) Ablutions, laundries and recreation rooms should be located within the main building on-site. Recreation rooms in particular, should be located central to the building floor plan for the benefit of all lodgers whilst providing separation to adjoining properties.
- e) All externally placed building hardware, including air conditioning condenser units and small satellite dishes i.e. exempt from requiring development approval in accordance with the City's Domestic Satellite Dishes Policy (APD14), is to be suitably positioned and/or screened so as to not be publicly visible, or visible from adjoining properties. The placement of air conditioning condenser units should also have regard for how they might impact acoustically on adjoining properties.

5. Management

- a) Each lodging house development application submitted to the City of Cockburn is to be accompanied by a Management Plan that addresses and/or includes the following information:
 - i. Lodging house hours;
 - ii. Lodging house rules, including a lodging 'Code of Behaviour';
 - iii. Visitor rules;

POL	LODGING HOUSE – DESIGN GUIDELINES	APD67
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- iv. Security and access;
 - v. Waste management and the receiving of deliveries;
 - vi. Management and supervision information, including contact details.
- b) Waste management information is to detail the following:
- i. Waste likely to be generated (type and amount);
 - ii. Size, type and location of storage area to be provided;
 - iii. Measures to promote a high level of recycling;
 - iv. Method and management of collection.

The City's Health and Building service units should be consulted in respect of the above requirements.

POL	WASTE MANAGEMENT IN MULTIPLE UNIT DEVELOPMENTS	
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POLICY CODE:	SPD9
DIRECTORATE:	Planning & Development
BUSINESS UNIT:	Planning & Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	8 April 2010
DATE LAST REVIEWED:	
ATTACHMENTS:	
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

The City regularly receives development applications for large scale grouped and multiple dwelling proposals, and multiple tenancies in the case of retail, commercial and industrial proposals. When occupied, these developments generate considerable waste. To ensure new development is functional, and for the purpose of protecting the amenity of a locality, particularly residential amenity in the vicinity of larger developments, on-site management and collection of waste requires due consideration. Attention also needs to be paid to the issue of waste minimisation during the construction stage of a development (reducing landfill volumes), and the potential for resource recovery across the life of a project.

This policy details requirements pertaining to waste management and minimisation - to be considered in the, design, construction and management of larger developments. The policy is informed in part by the principles and objectives of the City's Sustainability Policy, Waste Management Strategy and the State Government's Waste Avoidance and Resource Recovery Act.

The general objective of the policy is to achieve consistent, orderly and proper practices in relation to the management and minimisation of waste associated with larger development, both residential and non-residential, within the City of Cockburn. If this objective is achieved, several environmental objectives will also be achieved including the more efficient use of materials together with the greater recovery and recycling of materials.

PURPOSE:

The purpose of this policy is to:

POL	WASTE MANAGEMENT IN MULTIPLE UNIT DEVELOPMENTS	
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1. Provide standards and/or requirements aimed at minimising waste whilst achieving higher levels of resource recovery across the life of a development. This includes: pre-development stages in the process including demolition and remediation (if applicable), the construction stage and development occupancy.
2. Achieve development that is more functionally designed and effectively managed in terms of waste management and resource recovery for the benefit of a range of stakeholders, including: the developer, property owners and/or development occupants, property owners in the vicinity, waste collecting personnel/contractors, and waste management facilities/businesses.
3. Achieve development that has greater regard for the amenity of adjoining development and a locality generally, including mixed use development where residential and non-residential development should co-exist successfully with minimal impact/s on the other.
4. Provide for the safer, more hygienic handling (storage), collection and sorting of waste and recyclables by residents and employees, and those working in the waste management industry.
5. Provide for waste management and minimisation in a manner that protects the environment, including: the prevention of both 'on' and 'off' site pollution, with a greater emphasis on Ecologically Sustainable Development (ESD), notably higher levels of resource recovery and increased recycling (contributing to a reduction in use of natural resources).

Provide for efficient, practical and safe waste collection.

POLICY:

- (1) A Waste Management Plan (WMP) is to be submitted with the following categories of Development Application:
 1. Residential
 - a) Grouped dwelling proposals where simple bin presentation for road-side collection is not possible;
 - b) Six (6) or more multiple dwellings;
 - c) Aged or dependant persons developments comprising more than 10 beds/dwellings or where simple bin presentation for road-side collection is not possible; and
 - d) Lodging houses.
 - 2 Mixed Use Developments (comprising both Residential and Non-Residential)
 - 3 Non-Residential Development

POL	WASTE MANAGEMENT IN MULTIPLE UNIT DEVELOPMENTS	
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- a) All types of non-residential development where waste is generated, including commercial (office, showroom, warehouse), industrial (all types), retail (shops) and food and beverage type establishments (cafes, restaurants etc).
- (2) The WMP is to include the following:
- 1 In the case of demolition and/or remediation:
- a) Site plan showing on-site materials storage areas, collection points and vehicular access/egress arrangements.
- b) Details of materials and quantities thereof to be re-used (on-site), recycled or to be sent to landfill.
- c) Measures to be implemented for the purpose of minimising the delivery of waste generally to landfill.
- 2 In the case of new development:
- a) Measures to be implemented for the purpose of minimising the delivery of waste to landfill during construction, including: the separation on-site of like materials for re-use or recycling, nominated on-site collection points, and the requirements/expectations of the builder and sub-contractors regarding waste.
- b) Measures to be implemented for the purpose of minimising the delivery of waste to landfill during occupation, including: the on-site separation of materials for recycling, on-site collection points, and the expectations of owners and/or occupants/tenants.
- c) Site Plan showing the location and size of on-site storage, the collection point/s, pedestrian and vehicular access to the collection point/s (in the case of site collection) and/or the location of the bin pad in the case of road side collection.
- d) Detailed plan and elevation showing the size and design of the storage area in accordance with the minimum requirements below. If not shown on the Site Plan, turning circles (manoeuvring details) are to be shown on a separate plan.
- e) An estimation of waste volume likely to be generated when the development is occupied, including the potential for an increase in volume (due to an increase in the density of a residential development or a change of use in non-residential development). In this regard, the City provides a weekly recycling service.
- f) Details of the intended method of collection and associated equipment i.e. by the City of Cockburn and/or private contractor, time and management of collection i.e. by individuals, strata managers and/or caretaker/s, cleaning and maintenance of on-site waste management areas etc.

POL	WASTE MANAGEMENT IN MULTIPLE UNIT DEVELOPMENTS	
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- g) Details of advice to be provided to property owners and/or development occupants (both residential and non-residential) regarding the WMP.
- h) Details of any contract/s with cleaners and/or waste contractors, including the requirements of the contract/s.
- i) Plans to incorporate new waste management technologies and practices in the WMP.
- j) Details of how a WMP will continue to be applied in perpetuity across the life of a development, via for example, reference to such in the Strata Management Statement (including details regarding the process for changing a WMP and the City's involvement in such).

(3) Minimum requirements to be addressed in a WMP:

1 Residential

- a) On-site storage capable of containing a minimum of one (1) weeks waste and recycled material.
- b) The provision of a minimum one (1) square metre per dwelling for waste storage.
- c) On-site storage being conveniently located to the point of collection and out of public view.
- d) Suitably located road side bin collection pad/s (taking into account pedestrian and vehicular movement across the front of, or into and out of a property, walls, fencing and landscaping at the front of a property, and kerbside parking).
- e) Removal of bins from the collection point (internal or road side) the day of collection.

2 Non-Residential Development

- a) On-site storage capable of containing a minimum of one (1) weeks waste and recycled material.
- b) Area of waste storage:
 - o Office/Showroom/Warehouse: 1m²/200m² Gross Floor Area (GFA);
 - o Industrial: 1m²/100m² GFA. Note: waste generated "use" specific and storage capacity to relate to industry type;
 - o Retail (shop): 2m²/200m² GFA;
 - o Restaurant/Café: 1m²/20 seats, or 1m²/100 meals served;
 - o Tourist Accommodation (hotel, serviced apartments etc): 1m²/12 rooms.
- c) Up to two (2) collections per week taking place at food premises (restaurants/cafes) or premises involved in food processing/production (or similar activities).
- d) Premises involved in the processing, retail and/or wholesale of animal products where the waste generated contains 20% by weight or volume of fish, poultry or meat, and/or generates 50

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litres of seafood, poultry or meat waste per day, must refrigerate this waste prior to collection.

(4) General Requirements (applicable to both Residential and Non-Residential Development).

1 Mandatory (Required)

- a) Waste storage and/or recycling rooms are to be provided in the basement, part basement or undercroft level of a development when waste is collected from one, or all of these levels.
- b) Where waste and recyclables are to be collected in the basement level or similar, collection is to take place in the vicinity of the waste storage and/or recycling room. The collection point is to be flat, with the travel path between the storage area/room and collection point/vehicle clear of steps or kerbs. The distance between the storage area/room should be no greater than ten (10) metres.
- c) Minimum clearance required in the basement, part basement or undercroft levels of a development is 2.4 metres. This includes clearance to all structural beams, pipe work, services or similar.
- d) Minimum driveway width is four (4) metres. On-site manoeuvring (turning circles etc) is to provide for ease of collection and vehicle egress in a forward manner. Where a turn-table is to be installed to facilitate forward egress, the turn-table requires a minimum 20 tonne capacity.
- e) Access ramps and driveway gradients serving basements, part basements or undercroft areas are to cater for long wheel base vehicles 7.2 metres in length with a maximum gradient of 1:4.5.
- f) Where approval is given for the collection of waste and recyclables from the road (at the pre-application stage, or via the development application process), consideration needs to be given to a 12.5 metre long truck where access and/or manoeuvrability is difficult or limited.
- g) Waste storage, management and collection in mixed use developments and/or buildings is to be separate and self contained/secured (with separate access arrangements). Where secured, a compatible key system is necessary to enable access by collecting personnel/contractors. This includes the City of Cockburn where the City is the collector. The City's Waste Services Unit is to be consulted regarding the system prior to installation. All costs associated with the system are the responsibility of the developer, property owner/s and/or the strata managers.
- h) A caretaker or strata management representative is to manage waste and recycling to ensure bins are filled consecutively, with only full bins to be presented on collection day.
- i) All putrescible waste awaiting collection is to be stored in a Mobile Garbage Bin/s (MGB). Alternative storage containers with

POL	WASTE MANAGEMENT IN MULTIPLE UNIT DEVELOPMENTS	
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- permanent tight fitting lids and smooth washable internal surfaces may be approved by the City.
- j) External waste enclosures are to be surrounded by 1.8 metre high walls or fencing with a self closing gate. Internal rooms i.e. within a basement are to be separately ventilated with a system complying with Australian Standard 1668 (AS1668). The ventilation outlet is not to be in the vicinity of windows or intake vents associated with other ventilation systems.
 - k) Waste storage and/or recycling rooms/areas are to be designed and erected in a manner that has regard for the design and appearance of the development of which they are a part. Suitable clearance to enable safe and unimpeded collection is also required. In this regard, clearance to: buildings, hard and soft landscaped elements, and on/off-site parking is to be taken into account.
 - l) All waste storage and/or recycling rooms/areas are to have: 75mm concrete floors grading to a 100mm industrial floor waste (including a charged 'water-trap' connected to sewer or an approved septic system), with a hose cock to enable bins and/or the enclosure to be washed out. An alternate floor surface may be approved by the City's Waste Manager.
 - m) All internal walls in waste storage and/or recycling rooms/areas are to be cement rendered (solid and impervious) to enable easy cleaning. Ceilings in waste storage and/or recycling rooms are to be finished with a smooth faced, non-absorbent material capable of being easily cleaned;
 - n) Walls and ceilings in waste storage and/or recycling areas are to be finished or painted in a light colour.
 - o) All waste storage and/or recycling rooms are to be constructed in a manner that prevents the entry of vermin.
 - p) All waste storage and/or recycling rooms/areas are to be provided with artificial lighting, sensor or switch controlled both internal/external to the room or area. All lighting in open areas is to comply with AS4282-1997 (Control of Obtrusive Outdoor Lighting).
 - q) All waste storage and/or recycling rooms/areas require the following signs and/or information to be displayed:
 - o A sign stating "NO STANDING" at the entrance to the room/area.
 - o A clearly visible "DANGER" sign in the vicinity of the entrance to the room/area.
 - o Standard signage (details available in the City's Resource Recovery Calendar for Domestic Waste distributed with Rates Notices) explaining waste management and what materials are suitable for recycling (to be posted/erected in all waste storage and/or recycling rooms/areas).

2 Preferred (Recommended)

POL	WASTE MANAGEMENT IN MULTIPLE UNIT DEVELOPMENTS	
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- a. The storage and collection of waste from the basement, part basement or undercroft level of any multi-storey development;
- b. Where applicable in the case of non-residential use or development, waste contract provisions should require the collection and recycling of low/high grade office paper and other office equipment, including: batteries, smoke detectors, fluorescent tubes, computers and televisions from the waste stream;
- c. The provision of a minimum of 0.5 square metres per dwelling 'bulky' storage space in residential development;
- d. A bulky storage or fenced in area in non-residential development. Minimum eight (8) metres in volume (m³) suitably signed and made available for the storage of electronic goods.

(5) Advice

1. Where road side collection is not considered appropriate by the City's Waste Manager due to concerns relating to amongst matters pedestrian and/or vehicular conflict, and potential impacts on the amenity of a locality, alternate collection methods are to be determined and incorporated in the WMP in consultation with the Waste Manager.
2. Waste chutes are not permitted without mechanical ventilation and the submission of details acceptable to the City outlining the cleaning and maintenance of such.

POLICY		WASTE MINIMISATION, STORAGE & COLLECTION IN MULTIPLE UNIT DEVELOPMENTS		SPD9
Date First Adopted: 8 April 2010		Date Last Reviewed:		
Division: Planning & Development				
Status:				
Administrative	<input type="checkbox"/>	Business Unit:	Development Department	
	<input checked="" type="checkbox"/>	Service Unit:	Statutory Planning Services	
Background:				
<p>The City is increasingly receiving development applications for large scale grouped and multiple dwelling proposals, and multiple tenancies in the case of retail, commercial and industrial proposals. When occupied, these developments generate considerable waste. To ensure new development is functional, and for the purpose of protecting the amenity of a locality, particularly residential amenity in the vicinity of larger developments, on-site management and collection of waste requires far greater consideration. Greater attention also needs to be paid to the issue of waste minimisation during the construction stage of the development process (reducing landfill volumes), and the potential for resource recovery across the life of a project.</p>				
<p>This policy details requirements pertaining to waste management and minimisation - to be considered in the redevelopment, design, construction and function of larger developments. The policy is informed in part by the principles and objectives of the City's Sustainability Policy and the State Government's Waste Avoidance and Resource Recovery Act.</p>				
<p>The general objective of the policy is to achieve consistent, orderly and proper practices in relation to the management and minimisation of waste associated with larger development, both residential and non-residential, within the City of Cockburn. If this objective is achieved, several environmental objectives will also be achieved including the more efficient use of materials together with the greater recovery and recycling of materials.</p>				
Purpose:				
The purpose of this policy is to:				
<ul style="list-style-type: none"> • Provide minimum standards and/or requirements for the purpose of minimising waste and achieving higher levels of resource recovery across the life of a development. This includes: pre-development stages in the process including demolition and remediation (if applicable), the construction stage and development occupancy; • Achieve development that is more functionally designed and effectively managed in terms of waste management and resource recovery for the benefit of a range of stakeholders, including: the developer, property owners and/or 				

POLICY**WASTE MINIMISATION, STORAGE & COLLECTION
IN MULTIPLE UNIT DEVELOPMENTS****SPD9**

development occupants, property owners in the vicinity, waste collecting personnel/contractors, and waste management facilities;

- Achieve development that has greater regard for the amenity of adjoining development and a locality generally, including mixed use development where residential and non-residential development should co-exist successfully with minimal impact/s on the other;
- Provide for the safer, more hygienic handling (storage), collection and sorting of waste and recyclables by residents and employees, and those working in the waste management industry;
- Provide for waste management and minimisation in a manner that protects the environment, including: the prevention of both 'on' and 'off' site pollution, with a greater emphasis on Ecologically Sustainable Development (ESD) - higher levels of resource recovery and increased recycling (contributing to a reduction in use of natural resources).

Policy:

1. A Waste Management Plan (WMP) is to be submitted in conjunction with the following categories of Development Application:
 - 1.1 Residential
 - Grouped dwelling proposals where simple bin presentation for road-side collection **is not possible**;
 - Ten (10) or more multiple dwellings;
 - Aged or dependant persons developments comprising more than 10 beds/dwellings; and
 - Lodging houses.
 - 1.2 Mixed Use Developments (comprising both Residential and Non-Residential)
 - 1.3 Non-Residential Development
 - All types of non-residential development where waste is generated, including commercial (office, showroom, warehouse), industrial (all types), retail (shops) and food and beverage type establishments (cafes, restaurants etc).
2. The WMP is to include the following:
 - 2.1 in the case of demolition and/or remediation:
 - Site plan showing on-site materials storage areas, collection points

POLICY**WASTE MINIMISATION, STORAGE & COLLECTION
IN MULTIPLE UNIT DEVELOPMENTS****SPD9**

and vehicular access/egress arrangements;

- Details of materials and quantities thereof to be re-used (on-site), recycled or to be sent to landfill;
- Measures to be implemented for the purpose of minimising the delivery of waste generally to landfill.

2.2 In the case of new development:

- Measures to be implemented for the purpose of minimising the delivery of waste to landfill during construction, including: the separation on-site of like materials for re-use or recycling, nominated on-site collection points, and the requirements/expectations of the builder and sub-contractors regarding waste;
- Measures to be implemented for the purpose of minimising the delivery of waste to landfill during occupation, including: the on-site separation of materials for recycling, on-site collection points, and the expectations of owners and/or occupants/tenants;
- Site Plan showing the location and size of on-site storage, the collection point/s, pedestrian and vehicular access to the collection point/s (in the case of site collection) and/or the location of the bin pad in the case of road side collection;
- Detailed plan and elevation showing the size and design of the storage area in accordance with the minimum requirements below. If not shown on the Site Plan, turning circles (maneuvering details) are to be shown on the detailed plan;
- An estimation of waste volume likely to be generated when the development is occupied, including the potential for an increase in volume (due to an increase in the density of a residential development or a change of use in non-residential development);
- Details of the intended method of collection and associated equipment i.e. by the City of Cockburn and/or private contractor, time and management of collection i.e. by individuals, strata managers and/or caretaker/s, cleaning and maintenance of on-site waste management areas etc;
- Details of advice to be provided to property owners and/or development occupants (both residential and non-residential) regarding the WMP;
- Details of any contract/s with cleaners and/or waste contractors, including the requirements of the contract/s;
- Plans to incorporate new waste technologies and practices in the WMP.

3. Minimum requirements to be addressed in the WMP dependant on the category of development

3.1 Residential

POLICY**WASTE MINIMISATION, STORAGE & COLLECTION
IN MULTIPLE UNIT DEVELOPMENTS****SPD9**

- On-site storage capable of containing a minimum of one (1) weeks waste and recycled material;
- The provision of a minimum one (1) square metre per dwelling for waste storage;
- On-site storage being conveniently located to the point of collection and out of public view;
- Suitably located road side bin collection pad/s (taking into account pedestrian and vehicular movement across the front of, or into and out of a property, walls, fencing and landscaping at the front of a property, and kerbside parking);
- Removal of bins from the collection point (internal or road side) the same day as collection.

3.2 Non-Residential Development

- On-site storage capable of containing a minimum of one (1) weeks waste and recycled material;
- Area of waste storage:
 - Office/Showroom/Warehouse: 1m²/200m² Gross Floor Area (GFA);
 - Industrial: 1m²/100m² GFA. Note: waste generated "use" specific and storage capacity to relate to industry type;
 - Retail (shop): 2m²/200m² GFA;
 - Restaurant/Café: 1m²/20 seats, or 1m²/100 meals served;
 - Tourist Accommodation (hotel, serviced apartments etc): 1m²/12 rooms.
- Two (2) collections per week taking place at food premises (restaurants/cafes) or premises involved in food processing/production (or similar activities);
- Premises involved in the processing, retail and/or wholesale of animal products where the waste generated contains 20% by weight or volume of fish, poultry or meat, and/or generates 50 litres of seafood, poultry or meat waste per day, must refrigerate this waste prior to collection.

4. General Requirements (applicable to both Residential and Non-Residential Development)

4.1 Mandatory (Required)

- Waste storage and/or recycling rooms are to be provided at the basement, part basement or undercroft level of a development when waste is collected from one, or all of these levels;
- Where waste and recyclables are to be collected at the basement level or similar, collection is to take place in the vicinity of the waste storage and/or recycling room. The collection point is to be flat,

POLICY**WASTE MINIMISATION, STORAGE & COLLECTION
IN MULTIPLE UNIT DEVELOPMENTS****SPD9**

with the path between the storage area/room and collection point/vehicle clear of steps or kerbs. The distance between the storage area/room should be no greater than ten (10) metres;

- Minimum clearance required in the basement, part basement or undercroft levels of a development is 2.4 metres. This includes clearance to all forms of pipe work, services or similar;
- Minimum driveway width is four (4) metres. On-site maneuvering (turning circles etc) to provide for collection? vehicle egress in a forward manner. Where a turn-table is to be installed to facilitate forward egress, the turn-table requires a minimum 15 tonne capacity;
- Access ramps and driveway gradients serving basements, part basements or undercroft areas are to cater for long wheel base vehicles seven (7.0) metres in length;
- Where approval is given for the collection of waste and recyclables from the road (at the pre-application stage, or during the development application process), details of access and maneuverability showing forward movement for a 12 metre long truck are to be provided;
- Waste storage, management and collection in mixed use developments and/or buildings is to be separate and self contained/secured (with separate access arrangements). Where secured, a compatible key system is necessary to enable access by collecting personnel/contractors. This includes the City of Cockburn where the City is the collector. The City's Waste Services Unit is to be consulted regarding the system prior to installation. All costs associated with the system are the responsibility of the developer, property owner/s or the strata managers;
- All putrescible waste awaiting collection is to be stored in a Mobile Garbage Bin/s (MGB). Alternative storage containers with permanent tight fitting lids and smooth washable internal surfaces may be approved by the City;
- External waste enclosures are to be surrounded by 1.8 metre high walls or fencing with a self closing gate. Internal rooms i.e. within a basement, are to be separately ventilated with a system complying with Australian Standard 1668 (AS1668). The ventilation outlet is not to be in the vicinity of windows or intake vents associated with other ventilation systems;
- Waste storage and/or recycling rooms/areas are to be designed and erected in a manner that has regard for the design and appearance of the development of which they are a part. Suitable clearance to enable safe and unimpeded collection is also required. In this regard, clearance to: buildings, hard and soft landscaped elements, and on/off-site parking is to be taken into a account;
- All waste storage and/or recycling rooms/areas are to have: 75mm

POLICY**WASTE MINIMISATION, STORAGE & COLLECTION
IN MULTIPLE UNIT DEVELOPMENTS****SPD9**

concrete floors grading to a 100mm industrial floor waste (including a charged 'water-trap'), and a hose cock to enable bins to be washed out. An alternate floor surface may be approved by the City's Waste Manager;

- All internal walls in waste storage and/or recycling rooms/areas are to be cement rendered (solid and impervious) to enable easy cleaning. Ceilings in waste storage and/or recycling rooms are to be finished with a smooth faced, non-absorbent material capable of being easily cleaned;
- Walls and ceilings in waste storage and/or recycling areas are to be finished or painted in a light colour;
- All waste storage and/or recycling rooms are to be constructed in a manner that prevents the entry of vermin;
- All waste storage and/or recycling rooms/areas are to be provided with artificial lighting, sensor or switch controlled both internal/external to the room or area. All lighting to above ground, external storage and/or recycling rooms/areas is to comply with AS4282-1997 (Control of Obtrusive Outdoor Lighting);
- All waste storage and/or recycling rooms/areas require the following signs and/or information to be displayed:
 - A sign stating "NO STANDING" at the entrance to the room/area;
 - A clearly visible "DANGER" sign in the vicinity of the entrance to the room/area;
 - Standard signage (details available in the City's Resource Recovery Calendar for Domestic Waste distributed with Rates Notices) explaining waste management and what materials are suitable for recycling (to be posted/erected in all waste storage and/or recycling rooms/areas).

4.2 Preferred (Recommended)

- The storage and collection of waste from the basement, part basement or undercroft level of any multi-storey development;
- Where applicable in the case of non-residential use or development, waste contract provisions should require the collection and recycling of low/high grade office paper and other office equipment, including: batteries, smoke detectors, fluorescent tubes, computers and televisions from the waste stream;
- The provision of a minimum of 0.5 square metres per dwelling 'bulky' storage space in residential development;
- A bulky storage or fenced in area in non-residential development. Minimum eight (8) metres in volume (m³), suitably signed and made available for the storage of electronic goods.

POLICY**WASTE MINIMISATION, STORAGE & COLLECTION
IN MULTIPLE UNIT DEVELOPMENTS****SPD9**

5. Advice

- Where road side collection is not considered appropriate by the City's Waste Manager due to concerns relating to amongst other matters pedestrian and/or vehicular conflict, and potential impacts on the amenity of a locality, alternate collection methods are to be determined in consultation with the Waste Manager;
- Waste chutes are not permitted without mechanical ventilation and the submission of details acceptable to the City outlining the cleaning and maintenance of such.

DELETE

POL	UNIFORM FENCING	
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POLICY CODE:	
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	
DATE LAST REVIEWED:	
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

Uniform fencing is generally required where development of land abuts the public domain including roads and public open space. Uniform Fencing is specified as a condition of subdivision and/or development approval. It is imperative that any uniform fencing installed is visually appealing, constructed of durable materials and provides adequate passive surveillance (where required).

PURPOSE:

To provide guidance for the installation of uniform fencing.

POLICY:

(1) Scope

1. This policy applies to all uniform fencing constructed within the City of Cockburn.
2. Uniform fencing is required to be provided by developers and landowners where land abuts public open space, drainage sites, pedestrian access ways, regional roads, other roads of district importance or any other public place.
3. The requirement for the construction of uniform fencing shall be triggered through the development and/or subdivision of land.

POL	UNIFORM FENCING	
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4. The City shall impose a condition on planning approvals (where applicable) requiring the applicant/owner to construct uniform fencing in accordance with this policy.
5. The City shall recommend to the Western Australian Planning Commission that a condition be imposed on subdivision approvals (where applicable) requiring the applicant/owner to construct uniform fencing in accordance with this policy.

(2) General Uniform Fencing Standards

1. Uniform fencing shall generally be a minimum height of 1800mm above natural ground level. This does not include retaining walls. Uniform fencing below 1800mm in height may be considered appropriate for specific locations, including where it is required to be installed above a retaining wall.
2. Uniform fencing shall be constructed of limestone, brick, masonry or other durable materials approved by the City. Uniform fencing using modular construction may be considered provided that it the wall presents a rendered or similar finish and it can be demonstrated that the repair and maintenance requirements of such a wall is satisfactory to the City.
3. Colourbond® steel (or similar), ring-lock/cyclone, super-six/fibro cement and twin-side post and panel fencing are not acceptable materials where uniform fencing is required.
4. Uniform fencing, where visually permeable infill panels are required shall be constructed of wrought iron, steel, aluminium or other similar durable material to the satisfaction of the City. Timber infill panels are generally not supported due to its high maintenance and low durability compared to metal products. Infill panels shall be constructed above 1.2m in height above natural ground level and shall be 50% visually permeable in accordance with the definition contained in the Residential Design Codes. Fully visually permeable infill panels (below 1.2m) may also be considered for approval.
5. Uniform fencing piers shall be a maximum of 300mm above the fence line and provided at any interval of not more than 7.5m for limestone, brick or masonry and 6m for all other fences.
6. Approval for the subsequent removal and/or modification of uniform fencing will not be granted unless it is demonstrated by the applicant that the alternative maintains Council's objectives of achieving a high level of visual amenity, high durability and adequate passive surveillance (where appropriate).

POL	UNIFORM FENCING	
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7. Fencing which may impede visual sightlines and pedestrian /or vehicular movement is required to be no higher than 750mm within 1.5m of a vehicle crossover.
8. Any solid uniform fencing shall be treated with non sacrificial graffiti protection to the City's satisfaction.
9. Full elevation and site plans are required to be submitted to the City's Statutory Planning Services for its endorsement prior to the installation of any uniform fencing.

(3) Uniform Fencing abutting Primary & Other Regional Roads and Railway Reserves

1. Uniform fencing abutting regional roads and railway reserves may be required to provide additional requirements to satisfy noise attenuation measures in order to comply with *State Planning Policy 5.4 'Road and Rail Transport Noise and Freight Considerations in Land Use Planning*.
2. Uniform fencing abutting regional roads and rail reserves shall generally be of solid construction without visually permeable infill panels.
3. Extensive portions of solid uniform fencing shall be suitably broken up with different materials/textures/landscaping to provide visual relief.

(4) Uniform Fencing abutting all other roads

1. Uniform fencing abutting local roads shall generally be of solid construction but may in some instances be required to provide visually permeable infill panels to promote passive surveillance depending on the location and traffic associated with the road.

(5) Uniform Fencing abutting Public Open Space (POS)

1. Uniform fencing abutting POS shall provide visually permeable infill panels to promote passive surveillance.
2. Minor portions of solid uniform fencing may be permitted to screen some areas of residential land including drying areas.
3. Pedestrian access gates (and stairs if required) are encouraged to be constructed as part of the uniform fencing between residential lots and POS to encourage use of the POS by the adjoining residents.

POL	UNIFORM FENCING	
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(6) Uniform Fencing abutting Pedestrian Access Ways (PAWs)

1. Uniform fencing abutting PAWs shall generally be required to provide visually permeable infill panels to promote passive surveillance of the PAW.
2. Minor portions of solid uniform fencing may be permitted to screen some areas of residential land including drying areas.

POS	CLAUSE 32 APPLICATIONS	PSPD23
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POSITION STATEMENT CODE:	PSPD23
DIRECTORATE:	Planning & Development
BUSINESS UNIT:	Planning & Development
SERVICE UNIT:	Statutory Planning
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	
DATE LAST REVIEWED:	
ATTACHMENTS:	N/A
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

Within the City of Cockburn from time to time there may be Clause 32 Declarations made by the Western Australian Planning Commission (WAPC) under the Metropolitan Region Scheme (MRS). These declarations affect both specific areas and particular types of land use.

According to the Crown Solicitors' Office, two separate determinations are required for the development or use of land affected by a Clause 32 resolution. This occurs because the delegation to the Local Government to issue a determination under the Metropolitan Region Scheme has been withdrawn by the WAPC resolution.

The two determinations, therefore are:-

1. A determination by the WAPC under the Metropolitan Region Scheme (MRTPS Act).
2. A determination by the City under the local town planning scheme. (P&D Act)

Contrary to the Crown Solicitor's advice, the City's own legal advice contends that where a determination is issued by the WAPC under the MRS, there is no need for the local government to issue a corresponding determination under the local scheme. This is based on a decision of the Town Planning Appeals Tribunal.

However, as the WAPC operates under the advice of the Crown Solicitor, it is considered advisable at this time to continue to issue determinations under the City's Town Planning Scheme.

POS	CLAUSE 32 APPLICATIONS	PSPD23
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PURPOSE:

The purpose of the policy is to ensure that the process of determining development applications affected by a Clause 32 Resolution is undertaken consistently.

POSITION:

(1) The Council will continue to issue determinations for applications affected by a Clause 32 resolution under the Town Planning Scheme. The procedure for dealing with applications is as follows:

1. The City is required to refer to the Western Australian Planning Commission all applications for development the subject of a Clause 32 Resolution under the MRS within 7 days of receiving the application.
2. The City's Statutory Planning Service will ensure that the application has been made on an MRS Form 1, has suitable plans and information attached, is signed by the owner of the land and the requisite fee has been paid.
3. A standard letter shall accompany the application and advise the WAPC:-

"The attached application is referred to the WAPC under Clause 29(1) of the Metropolitan Region Scheme for its determination under Clause 32 of the Act.

The City will determine the application separately under the local town planning scheme and forward a copy of its decision to the Commission within 42 days of the receipt of the application."

4. The applicant is to be advised that the application has been forwarded to the WAPC for determination under the MRS and that the City will determine the application under the TPS. Any queries regarding the MRS approval process are to be directed to the responsible officer in the Department of Planning.
5. A copy of the MRS Form 1, together with one (1) copy of any accompanying plans and information shall be placed on the City's files together with the City's determination and the Form 2 Notice of Approval / Refusal forwarded to the City by the WAPC following its determination.
6. The WAPC is responsible for clearing and enforcing any conditions arising from its determination. It is also responsible for responding to, and defending any applications for Review of a decision that may arise in respect of the Commission's determination.

POS	CLAUSE 32 APPLICATIONS	PSPD23
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7. It is the landowner's responsibility to ensure that all approvals are in place prior to commencement of construction, or use of the land. .

POS	PUBLIC WORKS AND DEVELOPMENT BY PUBLIC AUTHORITIES	PSPD24
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POSITION STATEMENT CODE:	PSPD24
DIRECTORATE:	Planning & Development
BUSINESS UNIT:	Development Department
SERVICE UNIT:	Statutory Planning
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	
DATE LAST REVIEWED:	
ATTACHMENTS:	N/A
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

The Western Australian Planning Commission adopted Planning Bulletin 94 in November 2008 titled "Approval Requirements for Public Works and Development by Public Authorities" Planning Bulletin 94 sets out

The purpose of this bulletin is to clarify:

- which bodies are entitled to the public works exemption under section 6 of the Planning and Development Act 2005 (PD Act);
- which bodies are a "public authority" under section 4 of the PD Act;
- the distinction between the terms "public authority" and "section 6 body";
- when a "public authority" is exempt from the requirement to seek development approval under the Metropolitan Region Scheme (MRS), the Peel Region Scheme (PRS) and the Greater Bunbury Region Scheme (GBRS); and
- the distinction between public authorities and local authorities.

The WAPC's bulletin however lacks direction on how Local Government should respond to applications from public authorities.

PURPOSE:

Where the Council receives proposals from Public Authorities seeking certification or advice on plans, building development or works without making a formal application, paying fees or claiming exemption from requirements and the authority of the Council, a consistent response is required. A procedure for the Officers of the City to follow in respect of dealing with applications for public works by a public authority is set out below.

POS	PUBLIC WORKS AND DEVELOPMENT BY PUBLIC AUTHORITIES	PSPD24
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POSITION:

- (1) Where the Planning and Development Division receives a planning or development proposal from a public authority and the proposal is exempt from complying with the Acts, Regulations, Scheme, local law, fees and policies enforced by the City, the public authority will be advised that the City will provide a recommendation to the WAPC where the recommendation will be in the interests of the City of Cockburn and the Community.

Where the Director, Planning and Development or Manager, Statutory Planning consider that the development is likely to have an impact on neighbouring lots and/or the wider community, the City will undertake public consultation as though the development were an "A" use in the Scheme.

Where an advertised proposal receives significant and valid planning objections or the Director, Planning and Development or Manager Statutory Planning consider the development to be of particular significance to the Community, the matter will be referred to Council for a recommendation to be made to the relevant Public Authority.

- (2) Where the City receives an application from a public authority, which seeks to conform with the application and assessment procedures and undertakes to comply with any conditions that may be imposed by the Council in respect to any lawful approval, then the application will be dealt with in the normal manner.
- (3) The City's Statutory Planning Service will ensure applications by a Public Authority have been made on an MRS Form 1 and all other application requirements have been met before forwarding the application to the WAPC for determination. The application once verified as complete is to be referred to the Commission in accordance with statutory requirements.
- (4) A standard letter shall accompany the application and advise the WAPC:-
- "The attached application is for a 'development by a public authority' and has been referred to the Commission for its determination under the Metropolitan Region Scheme."*
- (5) Should it be decided by the Director of Planning and Development or the Manager Statutory Planning that in respect to any application received that there are:-
1. No special circumstances which require recommendations to be made to the WAPC, then the Commission shall be advised accordingly when

POS	PUBLIC WORKS AND DEVELOPMENT BY PUBLIC AUTHORITIES	PSPD24
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forwarding the application to the WAPC within 7 days, so that the WAPC can issue its determination to the applicant without delay; or

2. Special circumstances which require recommendations to be made to the WAPC, then those recommendations are to be forwarded to the WAPC within 42 days of receipt, and such recommendations shall be made in accordance with Clause 30(1).

The recommendations made on behalf of Council may be either procedural or conditional and dealt with under the following generic considerations:-

- the purpose for which the land is zoned or reserved;
- orderly and proper planning;
- preservation of amenities of the locality.

The provisions of the Town Planning Scheme do not apply.

- (6) The applicant be advised that the application has been forwarded to the WAPC for determination and that any inquiries should be directed to the responsible officer in the Department for Planning & Infrastructure.
- (7) The a copy of the application made on the MRS Form 1, together with a copy of all accompanying plans and information shall be placed on the property file together with a all relevant assessment notes and reports and the copy of the Form 2 Notice of Approval / Refusal forwarded to the Council by the WAPC following its determination.
- (8) The WAPC is responsible for enforcing any conditions attached to any approval for development the subject of its conditional approval and is also responsible for responding and defending any appeals that may arise as a result of a refusal.

POLICY	PUBLIC WORKS AND DEVELOPMENT BY PUBLIC AUTHORITIES	APD5
Date First Adopted: 14 September 1999	Date Last Reviewed: 15 March 2005	
Division: Planning & Development		
<p>Status:</p> <p>Administrative: <input checked="" type="checkbox"/> Business Unit: Development Department</p> <p><input checked="" type="checkbox"/> Service Unit: Statutory Planning Service</p>		
<p>Background:</p> <p>Government Departments and Agencies which undertake Public Works, as defined under the Public Works Act, are immune from the provisions of Acts, Regulations and local Town Planning Schemes enforced by local government.</p> <p>Proposals received from the Water Corporation under Section 5 of the Water Corporation Act 1995 do not generally constitute public works.</p> <p><i>"5. The Corporation is not an agent of the Crown and does not have the status, immunities and privileges of the Crown."</i></p> <p>Public works approval would not be required in this instance under the MRS.</p> <p>Provided the Water Corporation complies with Sections 92, 93, 94 and 95 of the Water Agencies (Powers) Act 1984, then it is authorised by Parliament to undertake works without the need to obtain planning approval from the Commission or Council.</p> <p>If Council considers that an application from any Corporation that is not an agent of the Crown, is of State significance then it may request the Western Australian Planning Commission to determine the MRS Form 1 application using this public interest exemption.</p> <p>Council will still make a separate determination under its Town Planning Scheme for any works by Corporations not agents of the Crown, provided those works are not exempt under their operating legislation such as applying to the Water Corporation.</p>		
<p>Purpose:</p> <p>Where the Council receives proposals from State Departments or Agencies seeking certification or advice on plans, building development or works without making a formal application, paying fees or claiming exemption from requirements and the authority of the Council, a consistent response is required.</p>		
<p>Policy:</p> <p>(1) Where the Planning and Development Division receives a planning or development proposal from a Government Department or Agency and the proposal is exempt from complying with the Acts, Regulations, Scheme, local law, fees and policies enforced by the Council, the</p>		

POLICY**PUBLIC WORKS AND DEVELOPMENT BY PUBLIC AUTHORITIES****APD5**

Department or Agency will be advised that the Council will:-

- not certify or in any other way approve the proposal submitted for consideration;
- not provide any formal advice on the proposal;
- receive and file the proposal for information only;
- direct all public enquiries about any proposal for the public works to the responsible Department or Agency;
- not take any responsibility whatsoever for the management, maintenance, monitoring or inspection of any public works established by Departments or Agencies within the municipality, unless the Council is engaged to do the work by contract;
- only provide qualified informal advice, as appropriate, where the advice is considered to be in the interests of the Council and/or the local community.

- (2) Where the Planning and Development Division receives an application from a Government Department or Agency, which seeks to conform with the application and assessment procedures and undertakes to comply with any conditions that may be imposed by the Council in respect to any lawful approval, then the application will be dealt with as a formally submitted proposal.
- (3) Before each application for development is forwarded within 7 days of receipt to the WAPC for its determination, the Council's Statutory Planning Service will ensure that the application has been made on an MRS Form 1.
- (4) A standard letter shall accompany the application and advise the WAPC:-
- "The attached application is for a 'development by a public authority' and has been referred to the Commission for its determination under the Metropolitan Region Scheme."*
- (5) Should it be decided by the Director of Planning and Development, the Manager Development Services or Principal Planner that in respect to any application received that there are:-
- (a) No special circumstances which require recommendations to be made to the WAPC, then the Commission shall be advised accordingly when forwarding the application to the WAPC within 7 days, so that the WAPC can issue its determination to the applicant without delay;
- (b) Special circumstances which require recommendations to be made to the WAPC, then those recommendations are to be

POLICY**PUBLIC WORKS AND DEVELOPMENT BY PUBLIC AUTHORITIES****APD5**

forwarded to the WAPC within 42 days of receipt, and such recommendations shall be made in accordance with Clause 30(1).

The recommendations made on behalf of Council may be either procedural or conditional and dealt with under the following generic considerations:-

- the purpose for which the land is zoned or reserved;
- orderly and proper planning;
- preservation of amenities of the locality.

The provisions of the Town Planning Scheme do not apply.

- (6) The applicant be advised that the application has been forwarded to the WAPC for determination and that any inquiries should be directed to the responsible officer in the Department for Planning & Infrastructure.
- (7) The duplicate copy of the application made on the MRS Form 1, together with one copy of any accompanying plans and information shall be placed on the property file together with a copy of the Form 2 Notice of Approval / Refusal forwarded to the Council by the WAPC following its determination.
- (8) The WAPC is responsible for enforcing any conditions attached to any approval for development the subject of its conditional approval and is also responsible for responding and defending any appeals that may arise as a result of a refusal.

Delegation:

Refer to the Delegated Register.

POS	RESPONSE TO APPEALS	PSPD25
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POSITION STATEMENT CODE:	PSPD25
DIRECTORATE:	Planning & Development
BUSINESS UNIT:	Planning Services
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	
DATE LAST REVIEWED:	
ATTACHMENTS:	N/A
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

Council decisions are at times subject of applications for Review to the State Administrative Tribunal. Such applications can be made where the Council has made a decision that was consistent with or contrary to the recommendation of a City Officer.

Where Council makes a decision that is contrary to the Officer's recommendation, the Local Government (Administration) Regulations 1996 regulation 11(da) states as follows:

"11 The content of minutes of a meeting of a council or a committee is to include -

(da) written reasons for each decision made at the meeting that is significantly different from the relevant written recommendation of a committee or an employee...."

In either of these circumstances guidance is required for Council and City Officers in dealing with SAT review proceedings.

PURPOSE:

The purpose of this Policy is to clarify the role, responsibility and accountability of the Council and City Officers in respect to decisions it makes which are the subject of an application for review to the SAT. The Council believes that the following position is necessary and is in the best interests of both the Council and City Officers.

POS	RESPONSE TO APPEALS	PSPD25
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POSITION:**(1) Council decision consistent with Officer's recommendation**

Where a Council decision is the same or essentially the same as an Officer's recommendation, or corrects or improves the content of an Officer's recommendation, then the responsible Officer or another Officer nominated by a Director or the CEO, shall provide a written response to an application for review on behalf of the Council or attend a mediation or tribunal hearing as required in order to represent the Council's position.

The outcome of any mediation relating to a decision made at a Council meeting conducted as part of an application for review is to be reported to Council so that a formal response to the SAT on the mediation can be made.

(2) Council decision contrary to the Officer's recommendation

Where a decision of the Council is the subject of an application for review to the SAT and that decision was contrary to the Officer's recommendation then, in the interests of the Council and the Officer:-

1. The Council shall nominate a member or members of the Council to be responsible for attending SAT directions, mediation and hearings.
2. Alternatively Council may elect to be represented by a private consultant or advocate, and may via the CEO, or a Director appoint a person or organisation to act on the Council's behalf and represent the Council at SAT review proceedings.
3. Where it is decided by the Council to appoint a consultant or advocate, then the Council shall nominate a member of the Council to prepare the brief for the appointment of the consultant or advocate, with the assistance of Council officers, as determined appropriate by the Chief Executive Officer.
4. Council officers shall provide all necessary public information to the nominated Member of the Council, consultant or advocate to assist in the compilation of a response or a witness statement.
5. Council officers, if required, or subpoenaed can give evidence at a tribunal hearing in support of the officer's recommendation despite the fact that the evidence given may be contrary to the Council decision, the subject of the appeal.

POLICY	RESPONSE TO APPEALS	APD40
Date First Adopted: 17 September 2002	Date Last Reviewed: 11 December 2008	
Division: Planning & Development		
Status: Administrative: <input checked="" type="checkbox"/> Business Unit: Development Department <input checked="" type="checkbox"/> Service Unit: Statutory Planning Services		
Background: Under Regulation 11(d)(da) of the Local Government Act the Council is required to give reasons why it has made a decision different from the recommendation made by an officer. Sometimes, the decision made by the Council contrary to an officer recommendation is the subject of an appeal (application for review) and officers have been required in the past to respond on behalf of the Council. This places the officer in an invidious position that is not tenable, and the Council recognises this.		
Purpose: The purpose of this Policy is to clarify the role, responsibility and accountability of the Council in respect to decisions it makes which are the subject of an appeal. The Council believes that the following Policy is necessary and is in the best interests of both the Council and the Council officers.		
Policy: 1. Decision consistent with officer recommendation Where a Council decision is the same or essentially the same as an officer's recommendation, or corrects or improves the content of an officer's recommendation, then the responsible officer or other appropriate officer nominated by a Director or the CEO, shall provide a written response to an Appeal on behalf of the Council or attend a mediation or tribunal hearing as an expert witness to represent the Council's position. The outcome of any mediation conducted as part of an appeal is to be reported to Council so that a formal decision can be made. 2. Decision inconsistent with officer recommendation Where a decision of the Council is the subject of an appeal (application for review) to the tribunal and that decision is contrary to the recommendation of a Council officer then, in the interests of the Council and the officer:-		

POLICY	RESPONSE TO APPEALS	APD40
<p>(1) The Council shall nominate a member or members of the Council to be responsible for:-</p> <p>(2) Council may elect to be represented by a private consultant or advocate, and appoint a person or organisation to act on the Council's behalf to:-</p> <p>(3) Where it is decided by the Council to appoint a consultant or advocate, then the Council shall nominate a member of the Council to prepare the brief for the appointment of the consultant or advocate, with the assistance of Council officers, as determined appropriate by the Chief Executive Officer.</p> <p>(4) Council officers shall provide all necessary public information to the nominated Member of the Council, consultant or advocate to assist in the compilation of a response or a witness statement.</p> <p>(5) Council officers, if required, or subpoenaed can give evidence at a tribunal hearing in support of the officer's recommendation despite the fact that the evidence given may be contrary to the Council decision, the subject of the appeal.</p>		
<p>Delegation: Refer to the Delegated Register – APD54</p>		

POS	RETROSPECTIVE DEVELOPMENT APPLICATIONS	PSPD26
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POSITION STATEMENT CODE:	PSPD26
DIRECTORATE:	Planning & Development
BUSINESS UNIT:	Planning & Development
SERVICE UNIT:	Statutory Planning
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	
DATE LAST REVIEWED:	
ATTACHMENTS:	N/A
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

There are developments within the district, which have not obtained development approval prior to being substantially commenced or completed and yet would otherwise comply with the City's development controls including Town Planning Scheme No 3 and/or the City's Policies adopted under the Scheme.

In recognition of this, the Scheme gives the City the capacity to retrospectively approve development applications. Clause 8.4 of the Scheme reads as follows:

"8.4 Unauthorised Existing Developments

8.4.1 The local government may grant planning approval to a use or development already commenced or carried out regardless of when it was commenced or carried out, if the development conforms to the provisions of the Scheme."

8.4.2 Development which was unlawfully commenced shall not be rendered lawful by the occurrence of any subsequent event except the granting of planning approval, and the continuation of the development unlawfully commenced is taken to be lawful development upon the grant of planning approval."

PURPOSE:

The purpose of this Policy is for the Council to approve an existing development or use of land that would otherwise comply with the Scheme. If a retrospective planning approval is granted no action should be undertaken by Council for the unlawful commencement of the development or use.

POS	RETROSPECTIVE DEVELOPMENT APPLICATIONS	PSPD26
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Alternatively if the development or use breaches the Scheme and is not brought into compliance, Council in addition to issuing a refusal decision may undertake further action until the development conforms to the provisions of the Scheme.

POSITION:

Before Clause 8.4 of the Scheme can be exercised it must be substantiated that the existing development or use complies with the provisions of the Scheme. Any decision of Council to waive a notice and further action is subject to a retrospective approval being granted pursuant to the Town Planning Scheme.

Procedure to be followed in relation to the provisions of Clause 8.4.1 and 8.4.2 are:-

- (1) Before Clause 8.4.1 of the Scheme is applied it must be substantiated that the existing development or use of land complies with the provisions of the Scheme. This includes but is not limited to standard development requirements (eg car parking, landscaping etc.), Council Policy and the Residential Design Codes where applicable (and any other relevant matter in the opinion of the Council).
- (2) Subject to Clause 8.4.2 of the Scheme Council shall take no action regarding a breach of the Scheme, where the development subsequently conforms to the provisions of the Scheme.
- (3) Where a proposal is for an existing development or use, which does not comply with the provisions of the Scheme a written notice is to be issued advising the owner of the unlawful development, providing 60 days to cease the unlawful use or remove the unlawful development (works).
- (4) Where the landowner has failed to comply with the 60 day notice issued under 3. above, the Council shall:-
 1. proceed to issue a deemed refusal of the application for planning approval pursuant to clause 10.9 of the Scheme; and
 2. initiate legal action against the owner of the land in accordance with Policy APD29 "Development Compliance Process" except that the 60 day notice issued under this Policy shall be deemed to be equivalent to the first warning letter issued under Policy APD29.
- (5) Where a Notice of Refusal is issued, the applicant is to be advised that an application for review (appeal) may exist with the State Administrative Tribunal if lodged within 28 days from the date of receipt of the decision. Any appeal should be made in accordance with Part 14 of the Planning and Development Act, 2005.

POLICY		RETROSPECTIVE DEVELOPMENT APPROVALS	APD47
Date First Adopted: 20 July 2004		Date Last Reviewed: 9 April 2009	
Division: Planning & Development			
Status:			
Administrative:	<input checked="" type="checkbox"/>	Business Unit:	Development Department
	<input checked="" type="checkbox"/>	Service Unit:	Statutory Planning Services
Background:			
<p>There are developments within the district, which have not obtained development approval prior to being substantially commenced or completed and yet would otherwise comply with the City's development controls including Town Planning Scheme No 3 and/or the City's Policies adopted under the Scheme.</p> <p>In recognition of this, the Scheme gives the City the capacity to retrospectively approve development applications. Clause 8.4 of the Scheme reads as follows:</p> <p><i>"8.4 Unauthorised Existing Developments</i></p> <p><i>8.4.1 The local government may grant planning approval to a use or development already commenced or carried out regardless of when it was commenced or carried out, if the development conforms to the provisions of the Scheme."</i></p> <p><i>8.4.2 Development which was unlawfully commenced shall not be rendered lawful by the occurrence of any subsequent event except the granting of planning approval, and the continuation of the development unlawfully commenced is taken to be lawful development upon the grant of planning approval."</i></p>			
Purpose:			
<p>The purpose of this Policy is for the Council to approve an existing development or use of land that would otherwise comply with the Scheme. If a retrospective planning approval is granted no action should be undertaken by Council for the unlawful commencement of the development or use.</p> <p>Alternatively if the development or use breaches the Scheme and is not brought into compliance, Council in addition to issuing a refusal decision may undertake further action until the development conforms to the provisions of the Scheme.</p>			
Policy:			
<p>(1) Before Clause 8.4 of the Scheme can be exercised it must be substantiated that the existing development or use complies with the provisions of the Scheme. Any decision of Council to waive a notice and further action is subject to a retrospective approval being granted pursuant to the Town Planning Scheme.</p>			

POLICY**RETROSPECTIVE DEVELOPMENT APPROVALS****APD47**

Procedure to be followed in relation to the provisions of Clause 8.4.1 and 8.4.2 are:-

1. Before Clause 8.4.1 of the Scheme is applied it must be substantiated that the existing development or use of land complies with the provisions of the Scheme. This includes but is not limited to standard development requirements (eg car parking, landscaping etc.), Council Policy and the Residential Design Codes where applicable (and any other relevant matter in the opinion of the Council).
2. Subject to Clause 8.4.2 of the Scheme Council shall take no action regarding a breach of the Scheme, where the development subsequently conforms to the provisions of the Scheme.
3. Where a proposal is for an existing development or use, which does not comply with the provisions of the Scheme a written notice is to be issued advising the owner of the unlawful development, providing 60 days to cease the unlawful use or remove the unlawful development (works).
4. Where the landowner has failed to comply with the 60 day notice issued under 3. above, the Council shall:-
 - (a) proceed to issue a deemed refusal of the application for planning approval pursuant to clause 10.9 of the Scheme; and
 - (b) initiate legal action against the owner of the land in accordance with Policy APD29 "Development Compliance Process" except that the 60 day notice issued under this Policy shall be deemed to be equivalent to the first warning letter issued under Policy APD29.
5. Where a Notice of Refusal is issued, the applicant is to be advised that an application for review (appeal) may exist with the State Administrative Tribunal if lodged within 28 days from the date of receipt of the decision. Any appeal should be made in accordance with Part 14 of the Planning and Development Act, 2005.

Delegation:

Refer to the Delegated Register. (APD54)

POL	SERVICE STATIONS AND PETROL FILLING STATIONS	APD36
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POLICY CODE:	APD 36
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	17 September 2002
DATE LAST REVIEWED:	9 April 2009
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	9 April 2009

BACKGROUND:

A policy is needed to assist the City in the assessment of proposals and decision making process.

PURPOSE:

The purpose is to provide applicants and the City with guidelines as to how service station and petrol filling station proposals within the District will be assessed. The objective of the Policy is to promote a convenient and accessible pattern of service stations and petrol filling stations within the District to serve the resident and travelling public and to prevent stations from establishing in locations which are unsuitable on traffic and amenity grounds.

POLICY:

(1) Definitions

1. A 'Service Station' is defined by Town Planning Scheme No. 3 and is as follows:
Means premises used for:
 - (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental/convenience nature; and
 - (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles but does not include premises used for

POL	SERVICE STATIONS AND PETROL FILLING STATIONS	APD36
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transport depot, panel beating, spray painting, major repairs or wrecking, petrol filling station.

- (c) a 'Petrol Filling Station' is defined by Town Planning Scheme No. 3 as follows:

Means land and buildings used for the retailing of fuel and petroleum products and may include a convenience store with a floor area not exceeding 300 square metres, but does not include a workshop for mechanical repairs or the servicing of vehicles or machinery.

(2) General

The design and layout of service stations and petrol filling stations shall not have a detrimental impact on the local amenity in respect to traffic and pedestrian movements, odours, lighting, noise and hours of operation.

(3) Location

1. Service stations and petrol filling stations should be located adjoining or as part of a shopping centre, commercial or industrial use.
2. Service stations and petrol filling stations shall only be permitted on land located within an Under Ground Water Pollution Control Area if supported by the Department of Environment, Water and Catchment Protection.
3. Service stations and petrol filling stations should not be located on primary regional roads.
4. When service and petrol filling stations are located near residential uses, prospective applicants are required to demonstrate compliance with noise regulations and State Planning Policy 4.1; State Industrial Buffer Policy.

(4) Traffic Management

1. On divided roads ingress and egress to the site is limited to left in and left out.
2. Service and petrol filling station access is not to be located opposite a median break.
3. Mid block locations for service and petrol filling stations are preferred, however, driveway crossovers will not be permitted within 25 metres of a median break or a road intersection.

POL	SERVICE STATIONS AND PETROL FILLING STATIONS	APD36
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4. Service and petrol filling station driveway crossovers shall be located in accordance with the Main Roads W. A. standards for sight distances.
5. Service and petrol filling stations will not be permitted in locations which would prejudice road widening or other improvements.
6. Prospective applicants are required to provide a traffic impact assessment prepared by a suitable qualified traffic consultant, which addresses on-site traffic management and road design.

POL	INDUSTRIAL SUBDIVISION POLICY	APD2
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POLICY CODE:	APD2
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	12 August 1999
DATE LAST REVIEWED:	17 September 2002
ATTACHMENTS:	Yes
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	17 September 2002

BACKGROUND:

The City is required to make recommendations to the Western Australian Planning Commission (WAPC) regarding applications to subdivide land within the industrial zones of Town Planning Scheme No. 3. However Town Planning Scheme No. 3 contains no standards or guidance on industrial subdivision. This policy provides relevant criteria and standards as the basis for consistent responses to the WAPC.

PURPOSE:

To provide guidelines for Council recommendations for industrial subdivision applications with regard to minimum lot area and dimensions, fencing and access. The policy is not applicable to built strata proposals where development has already occurred on the land.

POLICY:

- (1) Where reticulated sewerage is available, the minimum recommended lot size is 1000m², with a minimum frontage width of 25 metres.
 1. NB: Requirements for the provision of deep sewer are determined by the WAPC on advice from the Water Corporation and ~~Health Department~~ WA Department of Health.
- (2) Where proposed lots have frontage to a road from which there is no access restriction, reciprocal or shared access points may be recommended. This form of access will generally be required for roads designated in Council's Functional

POL	INDUSTRIAL SUBDIVISION POLICY	APD2
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Road Hierarchy (date) as District Distributor B -District Distributor A, Primary Distributor or Regional Distributor (refer to attachment A).

- (3) Where an industrial subdivision is adjacent to a residential zone, an adequate separation distance should be provided within the industrial land. Permanent buffer strips should retain all existing vegetation or alternatively, be planted with fast growing species to provide adequate screening. Where the buffer is required for public usage, the land should be ceded free of cost for public open space. Where the land is required for buffer purposes alone, an alternative method such as a Certificate of Title restriction may be required as a subdivision condition for the purpose of protecting the buffer.
- (4) The Subdivider will be required to construct uniform fencing of a type deemed appropriate by the City as part of the subdivision where proposed lots back onto a road reserve or public open space reserve.

POL	RURAL SUBDIVISION	APD7
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POLICY CODE:	APD7
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	19 August 1997
DATE LAST REVIEWED:	10 September 2009
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	10 September 2009

BACKGROUND:

The Rural zone, the Rural Living Zone and the Resource Zone under Town Planning Scheme No. 3 are retained for rural pursuits, rural living or resource protection purposes. In addition, portions of the City are affected by the Kwinana Air Quality buffer and inappropriate subdivision within these areas has the potential to compromise strategic planning objectives.

The City is required to make recommendations to the Western Australian Planning Commission (WAPC) regarding applications to subdivide land within these zones and as the matter is not addressed by Town Planning Scheme No. 3, this policy provides the basis for consistent responses to the WAPC on subdivision proposals.

PURPOSE:

To recommend against the ad hoc subdivision of land that is proposed to be retained for rural pursuits, rural living or resource protection under the Town Planning Scheme or which is affected by the Kwinana Air Quality Buffer.

POLICY:

(1) Resource Zone:

1. The Council may support subdivision in this area if the proposal is in accordance with the Jandakot Groundwater Protection Policy (SPP No. 2.3) and the land is being suitable and capable of subdivision for the proposed purpose.

POL	RURAL SUBDIVISION	APD7
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2. On land within any area not subject to Council Policy APD 27 (Subdivision Policy for Sand Extraction Site and Other Sites in Jandakot & Banjup North of Armadale Road) the following applies:
 - a. A minimum lot size of 2 hectares;
 - b. A building envelope no larger than 2000m² being provided on each lot created which complies with clause 5.10.2 of Town Planning Scheme No 3; and
 - c. The onsite effluent disposal being located within the building envelope and complying with the provisions of TPS 3 relating to the Resource zone and Section 15 SPP2.3
 3. On land within the area subject to Council Policy APD 27 (Subdivision Policy for Sand Extraction Sites and Other Sites in Jandakot & Banjup North of Armadale Road), the Council may also support subdivision provided that it complies with Council Policy APD 27 and meets the requirements set out in point 2 above.
- (2) Rural Living and Rural Zones
1. The Council will not support any further subdivision of land in these zones.

POL	DISCRETION TO MODIFY DEVELOPMENT STANDARDS – NON RESIDENTIAL DEVELOPMENT	APD10
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POLICY CODE:	APD10
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	19 August 1997
DATE LAST REVIEWED:	9 April 2009
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	9 April 2009

BACKGROUND:

The City of Cockburn Town Planning Scheme allows some discretion to modify development standards or requirements when assessing planning applications. The City must be satisfied that the approval is consistent with orderly and proper planning, the development will not adversely affect the locality, and that the spirit and purpose of the standard will not be departed from.

PURPOSE:

To provide guidelines for the exercise of Council discretion regarding Clause 5.6 'Variations to Site and Development Requirements' of the Town Planning Scheme.

POLICY:

- (1) Pursuant to Clause 5.6.1 of the Town Planning Scheme if a development the subject of a planning application does not comply with a standard prescribed by the Scheme, the City may have due regard to the following planning principles in approving the applications unconditionally or subject to conditions.
 1. The aim, purpose and objective of the standard is adhered to.
- (2) Planning Principles
 1. The aim, purpose and objective of the standard is adhered to.

POL	DISCRETION TO MODIFY DEVELOPMENT STANDARDS – NON RESIDENTIAL DEVELOPMENT	APD10
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2. The City considers that the non-compliance will not have an adverse effect upon the occupiers or users of the development, the inhabitants of the locality or future development of the locality.
3. The City will consult with any affected owners or occupiers in the locality where it considers that the variation could affect their amenity or function of the adjoining development pursuant to Clause 5.6.2 of the Scheme.

POL	TELECOMMUNICATIONS – HIGH IMPACT FACILITIES	APD13
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POLICY CODE:	APD 13
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	19 August 1997
DATE LAST REVIEWED:	14 August 2008
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD13
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	14 August 2008

BACKGROUND:

The Telecommunications Act 1997 requires new telecommunications facilities to obtain the relevant State and Local Government approvals. However, some facilities are exempted under the Telecommunication (Low-impact Facilities) Determination 1997 (as amended). This Policy deals with those non low-impact (high impact) facilities that must obtain Planning Consent.

Council's Town Planning Scheme No.3 does not contain a use class for telecommunications infrastructure. Accordingly, any development must be treated as a 'Use Not Listed' and is subject to the provisions of Clause 4.4.2.

The installation of Telecommunications infrastructure is guided by the Western Australian Planning Commissions *Statement of Planning Policy No. 5.2 – Telecommunications Infrastructure (SPP 5.2)*, in particular:

- (i) *Clause 5.1 of SPP 5.2 – Guiding Principles for the Location, Siting and Design of Telecommunications Infrastructure; and*
- (ii) *Clause 5.2 of SPP5.2 – Matters to be considered when determining Planning Applications.*

PURPOSE:

The purpose is to provide Council with a clear set of guidelines to assess and determine proposed high impact telecommunication facilities.

POL	TELECOMMUNICATIONS – HIGH IMPACT FACILITIES	APD13
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POLICY:**(1) Infrastructure requiring Approval**

Any facility not determined to be low-impact under the Telecommunications (Low-impact Facilities) Determination 1997 (as amended) requires Council approval.

A Low-impact facility is defined as:

“a facility as defined in part 3 of the *Telecommunications (Low-impact Facilities) Determination 1997* and does not require a development approval from the City of Cockburn”.

(2) Location of Facilities

In considering any application for new telecommunications infrastructure Council will have regard for the following matters:

1. The siting of mobile telephone towers is to be located where possible within industrial, commercial or other non-residential zoned land within the district and as far as possible from any residences.
2. Mobile telephone facilities are to be co-located with existing infrastructure where the opportunity exists.
3. The location and appearance of facilities should be chosen to minimise the visual impact on the locality. In particular, the amenity of residential inhabitants should not be affected.
4. No new telecommunications towers are to be located within 200 metres of any existing/proposed residence or other sensitive land use activity.
5. The preferred location for telecommunication infrastructure is in Local Centres, Industrial zones, Commercial Zones and Local/Regional Reserves away from sensitive uses.

(3) Application Procedure

1. All applications will be treated as 'Uses Not Listed' under Council's Scheme. They will be advertised in accordance with 9.4 of the Scheme, unless Council determines otherwise in a particular case, this shall generally involve the following:

POL	TELECOMMUNICATIONS – HIGH IMPACT FACILITIES	APD13
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2. Notice of the proposed development to all landowners within a 200 metre radius of the proposed location with an invitation to make comment on the proposal within 21 days.
 3. High impact facilities proposed on land reserved under the Metropolitan Region Scheme (MRS) will be determined by the West Australian Planning Commission (WAPC) and the WAPC will consider any recommendation from the Council.
- (4) Details to be submitted

All applications for telecommunications infrastructure shall include the following:

- MRS Form 1 - Application for approval to Commence Development, signed by the landowner;
- Three site plans, indicating site location details, nature of proposed structure/development;
- Visual amenity assessment (including elevations and a photomontage);
- Environmental impact report;
- Noise emissions (both operational and construction);
- Electromagnetic Radiation – In accordance with ARPANSA prediction and report format and Australian Communications Authority's requirements.

POL	DOMESTIC SATELLITE DISHES POLICY	APD14
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POLICY CODE:	APD 14
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	19 August 1997
DATE LAST REVIEWED:	9 April 2009
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	9 April 2009

BACKGROUND:

Large satellite dishes have the potential to affect the visual amenity and character of residential and other areas.

The Telecommunications (Low-impact Facilities) Determination 1997 specifies that development approval is not required for subscriber connection radio dishes (domestic satellite dish) more than 1.2 metres in diameter. This ruling applies to residential, commercial, industrial and rural areas. For dishes larger than this, it is open to local government to require development approval.

Satellite dishes typically associated with receiving Pay TV service signals are 90 centimetres in diameter. In residential areas these dishes are commonly affixed to the roof. In rural areas, dishes are 1.2 metres or 1.5 metres in diameter and are capable of receiving free to air and Pay TV signals. Dishes 3.0 metres in diameter are available for receiving international signals.

Three (3.0) metre dishes are popular in the City of Cockburn, providing non English speaking residents or residents with English as a second language access to European TV channels for news, sports and information. These dishes, however, are large and can have an adverse effect on local amenity and character.

PURPOSE:

To:

- establish guidelines dealing with the installation of larger satellite dishes with the intention of minimising their visual impact; and
- detail the procedure for considering and determining applications.

POL	DOMESTIC SATELLITE DISHES POLICY	APD14
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POLICY:**(1) General Guidelines**

1. Dishes must be located to minimise their visual impact from neighbouring properties, the street or other public areas.
2. Dishes must be ground mounted with a maximum diameter of 3.0 metres.
3. Dishes should be erected below the height of fences where practicable and are to be adequately screened at ground level from view of neighbouring properties.

Screening measures include the following:

- (a) establishment of mature fast growing plantings;
- (b) construction of standalone lattice screening (or similar) inside the property boundary i.e. in close proximity to the dish itself;
- (c) planting of fast growing creepers to cover the lattice or screening device; and
- (d) painting the dish and/or lattice structure to 'colour match' its background.

(2) Planning Approval

1. Planning Approval is required for:
 - (a) any dish in greater than 1.2 metres in diameter on land zoned Residential;
 - (b) any dish greater than 1.5 metres in diameter on land zoned Regional Centre, District Centre, Local Centre or Mixed Business;
 - (c) any dish greater than 1.8 metres in diameter on land zoned Rural Living, Rural, Resource, Light and Service Industry or Industry
 - (d) where two (2) or more dishes, including those for which approval is not required, are proposed on one property.

Development applications for satellite dishes in a Development Zone will be required based on the above requirements and the content of any Structure Plan that applies i.e. in terms of land use identified in the Structure Plan. In the event a Structure Plan does not apply, a Development Application will be required and will be determined on its merits taking into account the above and Clause 6.2.4.2 of Town Planning Scheme No.3.

POL	DOMESTIC SATELLITE DISHES POLICY	APD14
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In those instances where development approval is not required, the General Guidelines mentioned above are to be addressed.

2. Planning Approval is not required for:

Dishes associated with:-

- (a) Temporary mobile communication facilities; located at any one specific place for a period not exceeding one week; or
- (b) State Emergency Services Communication Equipment; or
- (c) Any other public authority communications infrastructure.

3. Exemption from the requirement to obtain planning approval as set out in this Policy will not apply in the following instances:

- (a) Properties listed on the State Register of Heritage Places.

(3) Application Procedure

1. Each application shall include the following information:

- (a) MRS Form 1 - Application for Approval to Commence Development;
- (b) Three (3) copies of plans including:
 - (i) A site plan showing the location of the satellite dish on the subject property, and in relation to the street and adjoining property/ies;
 - (ii) the height and elevation of the satellite dish in relation to the natural ground level;
 - (iii) dimensions of the satellite dish and supporting posts etc;
- (c) Details of any screening to be provided and any neighbours comments.

The City will be primarily concerned with the location and height of any proposed dish. In this regard, the City will look closely at any potential impact on the visual amenity of adjoining property/ies, and the likely effectiveness of proposed screening measures.

2. The City, at its discretion, may notify neighbours and invite comment on a proposal in accordance with Clause 9.4.3 of Town Planning Scheme No. 3, prior to making a determination of the application.

POL	DOMESTIC SATELLITE DISHES POLICY	APD14
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3. If objections from neighbours are received regarding potential visual impact, a satellite dish shall not protrude above the boundary fence or screening measures unless otherwise agreed with adjoining owners or determined by the City.
 4. An application for a Building Permit may be required dependant on the nature of a proposal. The City's Building Services should be consulted to determine if a Permit is required.
- (4) Extraordinary Circumstances:
1. Where a satellite dish does not comply with the criteria outlined in this Policy, justification in relation to the following is to be met by the applicant:
 - (a) the functional necessity for a satellite dish greater than the required diameter to be roof mounted; and
 - (b) the aesthetic impact such a satellite dish may have on the amenity of the area in relation to:
 - (i) how the proposed satellite dish respects the amenity of the area;
 - (ii) how the site and impact of the proposed satellite dish responds to the size of the premises on which the satellite dish is to be installed and the scale of the surrounding buildings;
 - (iii) how the proposed satellite dish does not negatively impact on the appearance and efficiency of a road or other public way in terms of colour, brightness and location; and
 - (iv) how the proposed satellite dish responds to any objects of scenic, historic, architectural, scientific or cultural interest.

POL	THE KEEPING OF HORSES AND OTHER ANIMALS IN THE RESOURCE ZONE	APD42
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POLICY CODE:	APD42
DIRECTORATE:	Planning & Development
BUSINESS UNIT:	Planning & Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	17 December 2002
DATE LAST REVIEWED:	
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD65
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

The effective management of land-use activities over the Jandakot Underground Water Mound is a matter of State planning significance. Land-use activities have the potential to adversely affect Perth's drinking water. The Resource Zone in the City's Town Planning Scheme and the Western Australian Planning Commission (WAPC) "Statement of Planning Policy 2.3 Jandakot Groundwater Protection" (SPP 2.3) specifically regulate activities such as the keeping of horses and other animals.

PURPOSE:

In accordance with SPP 2.3, applications for animal activities are to be referred to the Department of Water (DOW) for consideration, as they have the technical expertise to evaluate the implications on ground water supplies. The guidelines used by the DOW are designed to protect the Jandakot underground water mound. The City is compelled to follow the DOW recommendation or refer the application to the WAPC for determination with its recommendation along with the DOW recommendation. In those instances where the Council does not agree with the DOW advice. On environmental grounds, it is likely the DOW recommendation will be followed in most instances.

The purpose of this policy is to provide guidance to landowners and the City when considering future applications for horse or other animal activities in the Resource Zone. The following approach intends to ensure that decisions are made on the basis of sound environmental resource management, for the purpose of achieving the objectives outlined in SPP 2.3.

POL	THE KEEPING OF HORSES AND OTHER ANIMALS IN THE RESOURCE ZONE	APD42
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POLICY:

- (1) Conditional approval may be granted where development applications for the proposed keeping of horses and other animals have been considered by the DOW to comply with the Environmental Guidelines for Horses Activities (December 2002)
- (2) Where planning applications for the keeping of horses or other animals have been considered by the DOW to not comply with the Environmental Guidelines for Horse Activities (December 2002), then the applications concerned may be refused.
- (3) The City will acknowledge lawfully established non-conforming uses relating to the keeping of horses and other animals in the Resource Zone where past planning approvals exist.
- (4) Where retrospective development applications for the keeping of horses have been considered by the DOW to not comply with the Environmental Guidelines for Horse Activities (December 2002) or other relevant guidelines and advice to that effect is received by the City, then the applications concerned will be refused.
- (5) In refusing applications in accordance with clause 3 above, proponents will be given notice by the City to the effect that they will be given periods up to 12 months to ensure the animals concerned are removed from the property.
- (6) In the event that landowners identified as requiring development approval (to keep horses and/or other animals) do not co-operate by applying for the planning consent within the time requested, then the City will give notice to the landowners concerned requiring the animals to be removed from the property within 3 months, or risk prosecution.

POL	CHILD CARE CENTRES WITHIN RESIDENTIAL AREAS	APD44
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POLICY CODE:	APD 44
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	20 July 2004
DATE LAST REVIEWED:	9 April 2009
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD44
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	9 April 2009

BACKGROUND:

The City facilitates the development of child care centres within residential areas, with an emphasis placed on contributing to the greater convenience of residents. However child care centres should not adversely impact on the amenity of adjoining properties or the surrounding area through inappropriate development.

PURPOSE:

To provide guidelines for the location, siting and design of child care centres to ensure that such developments are compatible with, and avoid adverse impacts on, the amenity of surrounding areas as provided for under the provisions of the City of Cockburn Town Planning Scheme No. 3.

POLICY:

(1) Definitions:

'Child Care Centre'- means a place where a child care service as defined in the Child Care Services Act 2007 section 4 is provided.

'Child Care Service' means –

(a) any education and care service as defined in the *Education and Care Services National Law (Western Australia)* section 5(1); or

(b) any child care service as defined in the *Child Care Services Act 2007* section 4;

POL	CHILD CARE CENTRES WITHIN RESIDENTIAL AREAS	APD44
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'Family Day Care Service' – means a type of child care service prescribed as a family day care service for the purposes of the Child Care Services Act 2007.

(2) Exemptions

A Family Day Care Service for seven children or less does not require planning approval from the City.

(3) Criteria

Child Care Centres are strongly encouraged to locate adjacent to schools, public open space, or other community or recreational uses including non-residential land uses such as appropriate commercial uses.

Within Residential zones, a Child Care Centre is a "A" use which is **not** permitted unless discretion is exercised and after giving special notice in accordance with clause 9.4.

Where applications for Child Care Centres are received within established residential areas, the following criteria should be taken into account:-

1. Location and Residential Amenity

- (a) Sites in close proximity to busy intersections or Primary Regional Roads and Other Regional Roads are not preferred due to issues of traffic conflict, noise and possible health implications associated with vehicle emissions.
- (b) Child Care Centres should be located adjacent or within close proximity to public transport routes.
- (c) The built form of the development should be consistent with the scale and character of the locality and should lend itself to domestic (residential) architecture.
- (d) The proposed materials, colours and finishes should be sympathetic to surrounding development.
- (e) The layout and design of Child Care Centres shall include noise attenuation measures to ameliorate the impact of the use on adjoining and surrounding properties. Noise-generating activities such as play areas, vehicle access ways, car parking areas and any plant and equipment are to be located away from noise-sensitive land uses, such as residences.

POL	CHILD CARE CENTRES WITHIN RESIDENTIAL AREAS	APD44
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- (f) In order to maintain the visual amenity of the locality, landscape screening to car parking areas from the street and adjoining premises is required. Existing and proposed major plantings must be detailed on site plans, with proposed landscaping incorporating dense shrubs and trees. Wherever possible, retention of existing mature vegetation will be encouraged by the City (providing on-site safety is not compromised).
- (g) Child Care Centres will not be supported within cul-de-sacs on lots with a battleaxe access leg, or next to existing Child Care Centres in residential areas.

2. Site Design

- (a) The site is to have a regular shape, with a minimum lot area of 1,000 m² and an effective frontage of 20 metres to provide the opportunity for design aimed at minimising the impact on surrounding residential properties.
- (b) Site coverage is required to be a maximum of fifty per cent (50%) to allow for adequate open space, residential character and car parking areas.
- (c) The first 2.0 metres from the front boundary of the lot shall be landscaped as a minimum, in accordance with point 1.5. Secondary street frontages shall have a minimum 1.0 metre landscaping strip.

3. Outdoor Play Areas

- (a) Outdoor play areas should be located so as to minimise their impact on the amenity of the adjoining properties whilst taking advantage of solar orientation where possible. Outdoor play areas should be screened from sources of pollution, such as car parking areas and roads, by appropriate fencing and/or dense vegetation.
- (b) A portion of the outdoor play area is required to be covered with a shade structure for sun protection. The colours and materials of this shade structure should be sympathetic to surrounding development.
- (c) Where the play area is located in the front setback area, fencing of this area shall be predominantly open. Fencing should not appear solid, adversely affecting in particular residential Streetscape or cast shadows over the play area. These same

POL	CHILD CARE CENTRES WITHIN RESIDENTIAL AREAS	APD44
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requirements also generally apply to secondary street frontages (recognising some sections of screen fencing will be necessary).

4. Parking and Traffic

- (a) Car parking areas should be purposely located on-site so as to be visible from the street to encourage patrons to park on-site instead of on road verges. Car parking bays that are the least visible or accessible should be allocated for staff use.
- (b) Where car parking is provided between the building and street alignment(s) a minimum 2.0 metre wide landscaping strip is to be provided along the street alignment. Car parking areas are required to be landscaped with the objective of providing shade and softening the impact of car parking and the development on the streetscape.
- (c) On-site parking provision is to be in accordance with the requirements of Town Planning Scheme No. 3:
 - 1 bay: 1 employee, PLUS
 - 1 bay: 10 children
- (d) Parking for larger vehicles (buses and service vehicles) should be considered in the design and layout of parking areas.
- (e) Traffic associated with a Child Care Centre is not to unreasonably reduce the function and safety of the local road network. Vehicle access to and from the site must be available in forward gear, achieved through adequate on-site manoeuvring.
- (f) Pedestrian movement across and/or through parking provided for a Child Care Centre is to take place on dedicated pedestrian paths (for parent/child safety).

5. Hours of Operation

Days and times of operation shall generally be restricted from Monday to Friday, from 6.00am to 7.00pm and Saturday, from 8.00am to 4.00pm, unless otherwise approved by the City.

6. Signage

All signage associated with the child care premises shall be consistent with the City's Signage Policy, in addition to addressing the following :-

POL	CHILD CARE CENTRES WITHIN RESIDENTIAL AREAS	APD44
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- (a) be compatible and sympathetic to adjoining development to ensure the amenity of the surrounding residential area is maintained;
- (b) not be placed in a location that detrimentally interferes with the visibility of traffic and pedestrians entering and leaving the lot, adjacent property or roadway;
- (c) not display signs exceeding 1 square metre in aggregate;
- (d) not include Pylon signs.

7. Bin Storage Areas

Applications for planning approval must include details of cleaning areas, bin storage and rubbish removal. The following are standard requirements for bin storage areas:-

- (a) A floor area not less than 3.0 metres x 3.5 metres excluding the area of any access way;
- (b) Walls constructed of smooth, impervious, solid material at a height of not less than 1.8 metres;
- (c) A floor of not less than 76mm thickness, constructed of impervious concrete graded to a 100mm industrial floor waste connected to sewer and charged with a hose cock.

Details of rubbish management are also to be provided. This includes rubbish removal days and pick-up times. The day and time of rubbish removal should have regard for the nature of the location, particularly for the purpose of protecting residential amenity.

Applicants are advised that if existing buildings are being converted into a Child Care Centre, compliance with the Building Codes (Fire Regulations) is required.

(4) Information required on applications

The City requires applications for Child Care Centres to be submitted with adequate information to enable a detailed assessment of the development to be conducted, including (but not limited to):

- a description of the proposed activity
- numbers of adult and non-adult staff to be employed
- days and hours of operation
- number and age of children proposed to attend the centre

POL	CHILD CARE CENTRES WITHIN RESIDENTIAL AREAS	APD44
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Three (3) copies of scaled, site, floor and elevation plans of the development illustrating:

- the entire site and structures thereon, including shade structures
- the internal layout of the buildings
- access points, driveways and individual car parking areas
- a schedule of materials, colours and finishes
- existing and/or proposed landscaping including major plant species
- intended front and side fencing
- number, location and size of any proposed signs

The City may require noise and traffic impact assessments to be submitted prior to determination of the application, whilst details of waste management (rubbish disposal times) and regular delivery times to a site are also to be provided.

(5) Advertising

Pursuant to Clause 9.4 of Town Planning Scheme No. 3 - Advertising of applications all proposals for Child Care Centres shall be advertised for a period not less than 14 days.

(6) Other Approvals

In addition to gaining Planning Approval from the City to develop a Child Care Centre applicants are encouraged to discuss their proposal with the relevant government licensing and regulatory agencies. The outcomes of these discussions should be presented to the City as part of any application in order to facilitate the assessment process.

POL	RESIDENTIAL DESIGN CODES – ALTERNATIVE ACCEPTABLE DEVELOPMENT PROVISIONS	APD49
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POLICY CODE:	APD49
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	14 July 2005
DATE LAST REVIEWED:	13 October 2011
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	13 October 2011

BACKGROUND:

The “Residential Design Codes” are a Western Australian Planning Commission State Planning Policy and were gazetted on 4 October 2002 and amended in April 2008 as the basis for the siting and design of residential development.

The Residential Design Codes (R-Codes) incorporate a performance-oriented approach to design and include “acceptable development” provisions which are ‘deemed to comply’ standards. In instances where a proposal does not comply with the acceptable development provisions, a proposal may be approved if the relevant “performance criteria” are satisfied. The performance criteria provide different ways of achieving an acceptable design outcomes consistent with the objectives of the R-Codes.

This policy seeks to clarify circumstances where the Council considers certain development meets the performance criteria of the R-Codes. Specifically, in accordance with Part 5 of the Residential Design Codes, this policy is designed to prescribe alternative acceptable development provisions to meet performance criteria set out in the R-Codes.

Application

- This policy applies to all development to which the R-Codes apply; and
- The policy does not exempt compliance with other requirements of the R-Codes, the City of Cockburn Town Planning Scheme No. 3, other Council policies, Detailed Area Plans and the Building Codes of Australia.

POL	RESIDENTIAL DESIGN CODES – ALTERNATIVE ACCEPTABLE DEVELOPMENT PROVISIONS	APD49
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Relevant Provisions:

Town Planning Scheme No. 3

Clause 5.2 Adoption of the Residential Design Codes (and amendments thereto)

Residential Design Codes

Part 5 Local Planning Policies

Part 6 Design Elements

PURPOSE:

To provide alternative acceptable development provisions for satisfying the performance criteria and grounds for considering applications in accordance with the performance criteria specified under the R-Codes.

POLICY:

- (1) Where a proposal meets (where relevant) the following alternative acceptable development provisions the performance criteria relating to that aspect of the development under the R-Codes are considered satisfied, without the need for advertising to adjoining owners.
- (2) Where a proposal for a single house or two grouped dwellings (including any outbuildings) meets the alternative acceptable development provisions of this policy, and/or the acceptable development provisions of the R-Codes, the proposal will not require planning approval (Clause 8.2.1 of TPS3).
- (3) Where a proposal (where relevant) does not meet all of the following alternative acceptable development provisions the Council will consider the proposal at its discretion in accordance with the relevant performance criteria under the Codes, having due regard to clause 2.5 of the R-Codes.
- (4) Where a proposal is being considered in accordance with the preceding clause, and where no relevant submissions have been received, in accordance with Part 4 of the R-Codes and where concerns and/or objections have been satisfactorily addressed by negotiation or by the imposition of conditions, the proposal may be deemed to have satisfied the relevant performance criteria under the R-Codes.
- (5) Streetscape – (R-Codes 6.2)
 1. Primary Street Setbacks

The minimum primary street setbacks for residential zoned properties may be reduced as per the following:

 - (a) R20 coded lots – 5m

POL	RESIDENTIAL DESIGN CODES – ALTERNATIVE ACCEPTABLE DEVELOPMENT PROVISIONS	APD49
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- (b) R25 coded lots – 4m
- (c) R30-R60 coded lots – 3m

Primary street setbacks may still be averaged as per Figures 1a, 1b and 1c of the R-Codes.

The reduced minimum primary street setbacks do not apply to garages and carports which shall be as per the R-Codes.

The variation to the minimum setback allowed by Part 6.2.1 A1.1 (i) of the R-Codes must be calculated based on the minimum specified by Table 1 of the R-Codes, not the reduced minimums identified above.

2. Secondary Street Setbacks

Flat roof patios or carports may be setback 0.5m from the secondary street and pitched roof patios or carports may be setback 1m from the secondary street boundary.

3. Setback of Carports

Carports proposed within the primary street setback areas associated with an existing dwelling may be constructed with a 3m setback from the primary street without the need for vehicles to be parked parallel to the street provided that:

- (a) There is clear visibility between the street and the dwelling;
- (b) The carport remains open on all sides except for the dwelling;
and
- (c) No form of door (roller, tilt, slide etc) is installed to the frontage.

(6) Boundary Setbacks – (R-Codes 6.3)

1. Garages and carports with a nil side boundary wall can be setback 4.5m from a primary street.
2. In areas coded R20 and R25 boundary walls up to a height of 3m (no average required - the length remains as per the R-Codes). The acceptable length of boundary wall can be split between more than one boundary.
3. In areas coded R30 and above boundary walls up to a height of 3.5m (no average required – the length remains as per the R-Codes). The acceptable length of boundary wall can be split between more than one boundary.

POL	RESIDENTIAL DESIGN CODES – ALTERNATIVE ACCEPTABLE DEVELOPMENT PROVISIONS	APD49
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4. Patios setback 1m or less from the boundary are considered acceptable where the patio is up to 3m in height and up to 15m in length on one boundary. (Exclusive of other boundary walls).

(7) Open Space – (R-Codes 6.4)

1. The Open Space Minimum Total % of site requirement in Table 1 of the R-Codes may be reduced by up to 5% provided the minimum outdoor living area requirements relevant to that Density Code are met.
2. Outdoor living areas are acceptable partially or entirely within the front setback area.
3. Outdoor living areas with opaque roof cover up to one half of the required area are acceptable.
4. Outdoor living areas where the entire roof is translucent with cover up to two-thirds of the required area are acceptable.

(8) Access and Carparking – (Codes 6.5)

1. Driveways are acceptable up to 2m from a corner lot truncation, provided the truncation is a minimum of 3m.

(9) Privacy – (R-Codes 6.8)

Where a variation to the privacy requirements of the R-Codes under the acceptable development provisions does not cause overlooking of habitable rooms and outdoor living areas either within the site (for grouped dwelling development) or of adjoining residential properties, the City will deem that the performance criteria of the R-Codes are satisfied.

(10) Incidental Development – (R-Codes 6.10)

1. Outbuildings that comply with the acceptable development provisions of the R-Codes (Clause 6.10.1 A1) but with a floor area not exceeding 100m² in area or 10 percent in aggregate of the site area, whichever is the lesser and a wall height not exceeding 3m are considered acceptable.
2. Stores for grouped dwellings may have a minimum dimension of 1m if the space is located within a garage (total store area of 4m² is still required).

POL	RESIDENTIAL DESIGN CODES – ALTERNATIVE ACCEPTABLE DEVELOPMENT PROVISIONS	APD49
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3. Stores not visible from the primary or secondary street may be constructed of sheet metal cladding such as Colorbond or the like.

POL	COOGEE RESIDENTIAL HEIGHT REQUIREMENTS	APD53
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POLICY CODE:	APD53
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	14 August 2008
DATE LAST REVIEWED:	
ATTACHMENTS:	Yes
DELEGATED AUTHORITY REF.:	APD53
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

Applications proposing excessive heights for residential development in the suburb of Coogee have highlighted the need for a Local Planning Policy to control the amenity impacts associated with additional building height in this location.

PURPOSE:

The purpose of the policy is to limit the height of residential development in the suburb of Coogee as indicated on the attached plan.

POLICY:

1. Maximum building height of residential development shall be limited to :
 - (i) Top of wall (roof over) - 7m
 - (ii) Top of Wall (parapet) – 8m
 - (iii) Top of pitched roof – 10m
2. Definitions including Height, Natural Ground Level and Wall shall be as per the Residential Design Codes of WA 2002 (as amended)
3. Proposals which exceed the above requirements are to be advertised for public comment.
4. Where an objection is received that relates to building height and deemed a valid objection by the Manager Statutory Planning, the application will be referred to Council for determination. If there are no objections relating to height, determination will be made under delegated authority.

POL	RELOCATION OF BUILDING ENVELOPES	APD55
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POLICY CODE:	APD55
DIRECTORATE:	Planning & Development
BUSINESS UNIT:	Planning & Development
SERVICE UNIT:	Statutory Planning
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	11 December 2008
DATE LAST REVIEWED:	
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

Building Envelopes are used in the Resource Zone to guide and contain development on a lot so that vegetation and wetlands are protected from clearing and development. They are also used for separating dwellings and buildings on lots for the purpose of achieving a high degree of amenity. Building envelope locations and shapes are determined by the developer in conjunction with the City at the time of subdivision, or by City's Planning Officers in respect to existing lots.

Purchasers of vacant lots may sometimes wish to relocate the building envelope to better suit their development expectations.

PURPOSE:

To provide guidance to applicants and officers in regard to the circumstances under which clause 5.10.2 (c) of Town Planning Scheme No.3 (TPS3) may be utilised to relocate or modify a building envelope.

POLICY:

A building envelope may be modified or relocated, provided that:

1. The written request referred to in clause 5.10.2 (c) of TPS3 is in the form of an Application for Approval to Commence Development (Form 1), accompanied by the appropriate fee and documentation;

POL	RELOCATION OF BUILDING ENVELOPES	APD55
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2. The area of the modified building envelope is similar in size to the original building envelope but should in any event not exceed 3000m²;
3. The modified building envelope accords with the setback distances prescribed in clause 5.10.2 (d) of TPS3;
4. The modified building envelope has regard to the requirement that any development contained therein has a finished floor level that is a minimum of 1.2m above the highest known water table applicable to the land;
5. The modified building envelope is located to avoid or minimise vegetation removal on-site; and
6. The modified building envelope has regard to the placement of a dwelling and outbuildings on a lot relative to adjoining lots and buildings contained thereon (for the purpose of maintaining separation and protection of amenity in a rural setting).

POL	AUTHORISATION OF OFFICERS TO ENTER LAND WITHIN THE DISTRICT	APD41
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POLICY CODE:	APD41
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	15 October 2002
DATE LAST REVIEWED:	11 December 2008
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	11 December 2008

BACKGROUND:

The City's Development Compliance Officer and other planning officers need authorisation from the Council to legally enter land within the district to perform the responsibilities of their position.

This authority to enter land is essential for officers to collect physical evidence so this can be admissible in a court of law and not subject to challenge.

Council authority also ensures that owners are afforded the courtesy of knowing their property will only be accessed during reasonable times. Some businesses operating after hours will in isolated instances require access by officers to ascertain compliance where a complaint is received.

The City may seek to appoint private investigators from time to time to gather evidence in respect of non-compliance with the Town Planning Scheme and so an authority should be extended for a limited time to enter land and buildings for this purpose.

PURPOSE:

To provide a legal ability for the City's Development Compliance Officer and other planning officer's and any person(s) appointed on an interim basis by the Director Planning and Development to enter land and buildings within the district.

POL	AUTHORISATION OF OFFICERS TO ENTER LAND WITHIN THE DISTRICT	APD41
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POLICY:

- (1) To authorise officer(s) identified in the delegation and any person(s) appointed by the Director of Planning and Development to enter land or buildings (on an interim basis) at reasonable times, for the purpose of ascertaining whether the provisions of the Scheme are being observed as provided for by clause 11.1.2 of the Scheme.
- (2) Inspections must be made during reasonable times or afterhours with a prior phone call giving notification of an inspection or by no notice if required by the circumstances of the matter.
- (3) The City will reasonably expect that access can be obtained to any use that operates outside normal business hours during those times.

POL	SEA CONTAINERS	APD48
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POLICY CODE:	APD48
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	15 March 2005
DATE LAST REVIEWED:	9 April 2009
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	9 April 2009

BACKGROUND:

Sea Containers (also known as ISO Containers and Shipping Containers) have become available in increasing numbers on the second hand market from transport agencies and Sea Container repair companies in recent years.

Sea Containers afford a cheap, secure method of storing items or goods and are becoming increasingly popular for this purpose. Sea Containers are made in varying sizes, but are generally 2.4 metres x 2.4 metres square and range in length from 3 metres to 12 metres. The most common length is the 6 metre (20 feet) version. As Town Planning Scheme No. 3 contains no guidance on this matter, This policy will ensure the use of sea containers is managed effectively.

PURPOSE:

The purpose of this policy is to guide and control the use of Sea Containers within the City of Cockburn.

POLICY:

- (1) Sea Containers are not permitted to be placed on any road reserve, verge, public reserve or other public or Crown land within the City unless all relevant approvals are obtained.

NB: In this respect the City's Engineering Services approval is required for placement of containers on the verge.

POL	SEA CONTAINERS	APD48
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- (2) Sea containers are not permitted within the boundaries of any Residential zoned land within the City other than for a temporary period (maximum 18 months) in association with building construction subject to obtaining planning approval from the City. In this respect only one container is permitted at any one time.
- (3) One (1) Sea Container may be permitted to be kept on Rural, Rural Living or Resource zoned land, subject to obtaining planning approval from the City and the following conditions:
1. The container shall be no longer than 6 metres (20 feet).
 2. The container is to be located behind the dwelling on-site and within the Building Envelope (if one exists). The container is also to be screened from view of the street, including secondary streets, and adjoining properties.
 3. The container shall be set back from the side and rear boundary in accordance with the setback requirements of the Town Planning Scheme for land zoned Rural, Rural Living and Resource zone.
 4. The container shall be painted in a colour that is similar to or complementary to the colour of existing buildings on the property, or the prevailing landscape and/or upgraded to the satisfaction of the City.
 5. Sea Containers are to be used for storage purposes only, that is, the container shall not be used for any commercial, industrial or habitable purpose.
 6. Sea containers will not be permitted on land where there is no existing dwelling or where there is no dwelling under construction.
- (4) Sea Containers on land zoned Local Centre, District Centre, Regional Centre, Mixed Business, Light & Service Industry and Industry zones may be kept within an approved yard subject to obtaining planning approval from the City and the following conditions:-
1. The container(s) shall not be located within car parking areas or within the front or secondary street building setback area.
 2. The container(s) shall be screened from view of the street, including secondary streets.
 3. The container(s) shall be painted in a colour that is similar to or complementary to the colour of existing buildings on the property and/or upgraded to the satisfaction of the City.

POL	SEA CONTAINERS	APD48
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4. As per the order of the Executive Director, Public Health WA, Sea Containers may not be used for the purpose of storing food products unless they are modified to comply with the Health (Food Hygiene) Regulations 1993.
5. Refrigerator motors and other cooling devices must be modified to ensure that the noise emitted from the unit complies with the Environmental Protection (Noise) Regulations 1997.
- (5) Development Applications for Sea Containers in a Development Zone will be assessed and determined on their merits taking into account Clause 6.2.4.2 of Town Planning Scheme No.3 and the content of any Structure Plan that may apply.
- (6) Refrigerated Sea Containers are not permitted on Residential, Rural, Rural Living or Resource zoned land anywhere in the City.
- (7) Sea containers are not permitted to be used for or in conjunction with advertising signs or the like.
- (8) The City has the right to instruct a landowner to remove a sea container from land in the City if any or all of the above conditions, or any other conditions associated with a planning approval for a sea container have not been addressed.

POL	PREVENTION OF SAND DRIFT FROM SUBDIVISIONS AND DEVELOPMENT SITES	SPD7
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POLICY CODE:	SPD7
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Development Services
SERVICE UNIT:	Health Services
RESPONSIBLE OFFICER:	Manager, Environmental Health
FILE NO.:	HS/P/003
DATE FIRST ADOPTED:	21 October 2003
DATE LAST REVIEWED:	13 September 2007
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	
VERSION NO.	3

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	13 September 2007

Background:

Extensive clearing of remnant bushland as part of subdivisional and development works during summer months has generated a substantial number of complaints received by the Council. This has resulted in the review of the City's "Guidelines for the preparation of Dust Management Plans for Development Sites within the City of Cockburn" to proactively control the timing of bulk earthworks.

The Council's guidelines describe the problems associated with airborne dust emissions from development sites. The City requires the preparation of dust management plans for construction works associated with development sites and subdivisional works. These dust management plans are required to be submitted and approved prior to the commencement of works.

The City's dust management guidelines have assisted developers in preparing dust management plans. These guidelines are largely based on the DEP document titled "Land Development Sites and Impacts on Air Quality – A Guideline for the Prevention of Dust and Smoke Pollution from Land Development Sites in Western Australia" (25 July 1996). The DEP guidelines were prepared in response to increasing problems with dust from land development sites culminating in the summer of 1994-95, when more complaints regarding dust impacts were received by the DEP than for any previous summer. The guidelines, deal with such issues as the:-

- timing of development, development staging,
- treatment of vegetation on site,
- stabilisation of cleared areas,
- hydromulch, chemical stabilisation;

POL	PREVENTION OF SAND DRIFT FROM SUBDIVISIONS AND DEVELOPMENT SITES	SPD7
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- contractual arrangements; and
- procedure for the assessment and management of dust lift off (Site Classification Assessment Chart).

It is the developer's responsibility to schedule works on land development at the time in the year and in a way that reduces the potential impacts of dust to a practical minimum. The time of the year when these activities are carried out is critical since the least number of complaints occur during winter months.

The DEP Guidelines state:-

"Dust generated by bulk earthworks being done during the summer months, particularly with housing in close proximity, can adversely impact upon people who live near development sites. These effects may be reduced if developments can be staged in a sequence whereby bulk earthworks are carried out in the winter months and the completed earthworks "front" is kept to about 100 metres in advance of newly created lots."

The factors that affect airborne dust lift off from land development sites (other than the particle composition, density and size) are:-

- Wind velocity;
- Amount of land area disturbed and exposed (includes adequacy of artificial covers such as hydromulching);
- Soil dryness/compaction;
- Wind direction oscillation.

Purpose:

The purpose of this Policy is to:-

- (1) incorporate the City's *"Guidelines for the preparation of Dust Management Plans for Development Sites within the City of Cockburn"* into this Policy.
- (2) adopt the above DEP procedure for the assessment of the potential for a development site to generate dust prior to site works commencing;
- (3) not allow bulk earthworks on Class 3 and 4 development sites between 1 October and 31 March ; and
- (4) put in place measures and contingency arrangements to manage the potential for dust leaving the site during and after development.

POL	PREVENTION OF SAND DRIFT FROM SUBDIVISIONS AND DEVELOPMENT SITES	SPD7
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Policy:

Measures

- (1) All subdivisions and development must comply with the Environmental Protection Authority Guidelines for dust control in subdivisional areas.
- (2) All earthworks on development sites must be undertaken in compliance with a Dust Management Plan approved by the City's Health Services, prepared in accordance with the "Land Development Sites And Impacts On Air Quality: A Guideline For The Prevention Of Dust And Smoke Pollution From Land Development Sites In Western Australia" (DEP, November 1996).
- (3) All development sites shall be classified in accordance with the document "Land Development Sites and Impacts on Air Quality: A Guideline For The Prevention Of Dust and Smoke Pollution From Land Development Sites In Western Australia" (DEP, November 1996).
- (4) Bulk earthworks will be prohibited on Class 3 or 4 development sites between 1st October to 31st March annually. For the purpose of this policy, "Bulk earthworks" refers to site clearance, land re-contouring and cut and fill operations. Work such as construction of retaining walls, installation of sewers and construction of roads is considered to be "Civil earthworks".
- (5) Any Class 3 or 4 development sites which have undergone bulk earthworks prior to these dates, and where further civil works are not intended during the period 1st October to 31st March, shall be completely stabilised over this period. The standard of stabilisation required shall be no less than that achieved through hydro-mulching or similar method, to the satisfaction of the City's Manager, Environmental Health.
- (6) Bulk earth works will be permitted in all months on Class 1 and 2 development sites, subject to the approval by the City's Health Service, of a Dust Management Plan.
- (7)
 - 1 Subject to (b) below, and in accordance with the approved Dust Management Plan, civil earth works will be permitted to be undertaken on all classes of sites over the period 1st October to 31st March, subject to an ongoing program of stabilisation on all exposed land prior to the completion of lots, to the satisfaction of the City's Manager, Environmental Health.
 - 2 In respect to Class 4 development sites retaining wall construction may be permitted between 1st October to 31st March subject to the implementation of the Dust Management Plan, which shall provide for the complete ongoing stabilisation of all land affected by the construction of retaining walls.

POL	PREVENTION OF SAND DRIFT FROM SUBDIVISIONS AND DEVELOPMENT SITES	SPD7
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- (8) In the case of subdivisions, it shall be the subdivider's responsibility to maintain dust suppression on development sites until such time as new certificates of title issue, from which point the responsibility for dust suppression shall shift to the new land owners.

POL	RESIDENTIAL REZONING AND SUBDIVISION ADJOINING MIDGE INFESTED LAKES AND WETLANDS	APD6
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POLICY CODE:	APD6
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning
RESPONSIBLE OFFICER:	Manager Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	19 August 1997
DATE LAST REVIEWED:	9 April 2009
ATTACHMENTS:	Yes
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	9 April 2009

BACKGROUND:

There is a problem of seasonal midge swarms in the vicinity of lakes and wetlands, which adversely affects the quality of life of nearby residents. The City receives complaints from residents living within 1km from wetlands subject to midge infestation on an annual basis.

PURPOSE:

To restrict residential subdivision, strata's and development in areas considered most likely to be subjected to midge nuisance and to advise nearby residents of the potential midge nuisance prior to purchase.

POLICY:

- (1) The City does not support the rezoning, subdivision or strata titling of land for residential development within 500 metres of the edge of any lake or wetland in the district that is subject to potential midge infestation, unless it can be demonstrated to the satisfaction of the City's Environmental Services that the lake or wetland does not have or can be prevented from midge infestation.
- (2) The City will require subdivider(s)/developer(s) of land between 500 meters and 800 metres of the lake or wetland edge to impose a Notification, pursuant to Section 165 of the Planning and Development Act 2005 on the title of each new residential lot advising prospective purchaser(s) that the land may be

POL	RESIDENTIAL REZONING AND SUBDIVISION ADJOINING MIDGE INFESTED LAKES AND WETLANDS	APD6
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affected by midge infestation. Notice of this Notification is to be included on the Deposited Plan and shall state the following:

This land may be affected by midge from nearby lakes and/or wetlands. Enquiries can be made with the City of Cockburn Environmental Services.

The above notification will also be required to be imposed on any infill residential subdivision, strata and development on land already zoned 'Residential' within 500 metres of the edge of any lake or wetland subject to potential midge infestation.

- (3) Where a subdivision, strata or development is separated from a wetland by a wide vegetation buffer that will be permanently maintained, the City may vary its policy by waiving the Notification requirement for lots between 500m and 800m of the wetland edge it can be adequately proved to the satisfaction of the City's Environmental Services, that the vegetated buffer to remain is of the appropriate density and vegetation structure to prevent the dispersal of midge nuisance swarms in adjacent residential areas.
- (4) The policy applies to the attached list of wetlands subject to potential midge infestation together with the accompanying map.

POL	RESIDENTIAL REZONING AND SUBDIVISION ADJOINING MIDGE INFESTED LAKES AND WETLANDS	APD6
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Attachment A)

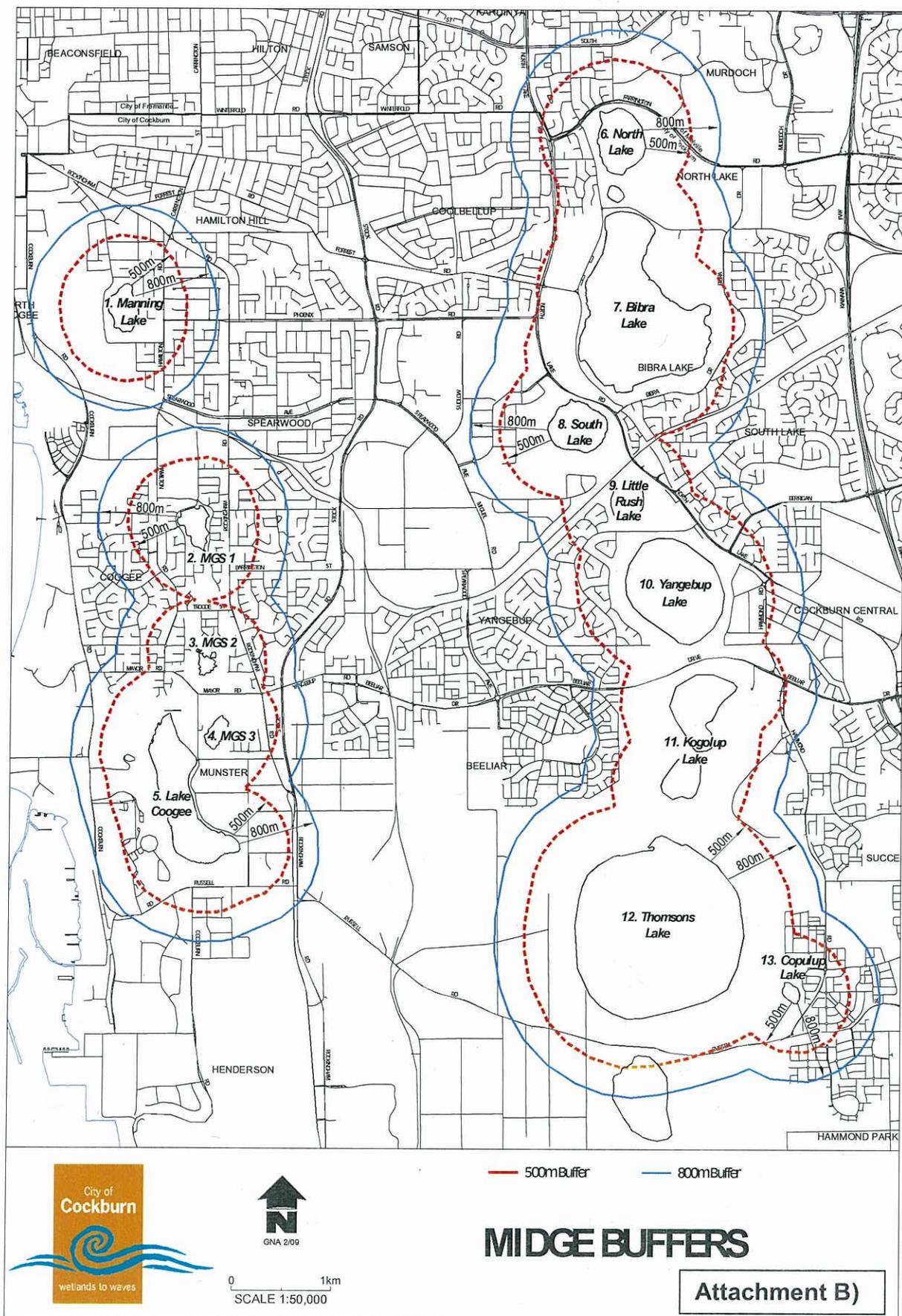
**List of Wetlands and Lakes in the City of Cockburn
Subject to Potential Midge Infestation:**

A wetland/lake has the potential to be subject to midge infestation if it holds water during spring and summer and is nutrient enriched or has the potential to become nutrient enriched.

Wetlands/lakes that meet these criteria in the City of Cockburn are:

1. Manning Lake
2. Market Garden Swamp 1
3. Market Garden Swamp 2
4. Market Garden Swamp 3
5. Lake Coogee
6. North Lake
7. Bibra Lake
8. South Lake
9. Little Rush Lake
10. Yangebup Lake
11. Kogolup Lake
12. Thomsons Lake
13. Copulup Lake

POL	<p align="center">RESIDENTIAL REZONING AND SUBDIVISION ADJOINING MIDGE INFESTED LAKES AND WETLANDS</p>	APD6
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POL	SUBDIVISION RETAINING WALLS	APD9
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POLICY CODE:	APD9
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	21 March 2000
DATE LAST REVIEWED:	9 July 2009
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	9 July 2009

BACKGROUND:

There have been instances where developers have erected retaining walls and fences as part of the subdivisional works without first applying for and receiving a building licence from the City. This presents a difficulty for the City's Building Services in the issue of building licences for buildings and structures on lots retained by unauthorised retaining walls, because of uncertainty regarding possible applied loads (buildings or vehicles) and wall foundations.

Developers trying to maximise lot potential on an undulating site have constructed excessively high retaining walls which have impacted on the amenity of the adjoining residential development and the street.

PURPOSE:

1. To enable a developer with unauthorised retaining walls to have them certified to the satisfaction of the Manager, Building Services so that a subdivision clearance advice can be issued to the Western Australian Planning Commission.
2. To advise owners/developers of their rights and responsibilities before commencing retaining wall building works.
3. To advise on the development of residential building sites with minimal slope through the provision of bulk earthworks and subdivision retaining walls.
4. To minimise the need for large retaining walls as part of dwelling construction.

POL	SUBDIVISION RETAINING WALLS	APD9
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POLICY:

(1) Unauthorised Retaining Walls (Subdivision)

If retaining walls are constructed as part of a subdivision without a building licence being issued by the City the developer shall provide the Manager, Building Services with a certificate from a suitably qualified independent structural engineer stating that any or all of the retaining walls comply with Australian Standard AS 1170 Parts 1 and 2 – 1989 and are capable of supporting the surcharge of a standard (1.8m) fibre cement or powder coated steel timber fence. Details of acceptable surcharge loads for a single or double storey residence on the retaining walls are required.

(2) All subdivision works on sloping topography within the district shall follow the existing contours of the land in order to minimise earthworks, retaining walls and impacts on existing views (see Figure 1)

The City may give a direction for a developer to modify or install a retaining wall to ensure a suitable grade for house construction to the extent that no subsequent retaining is required by prospective purchasers.

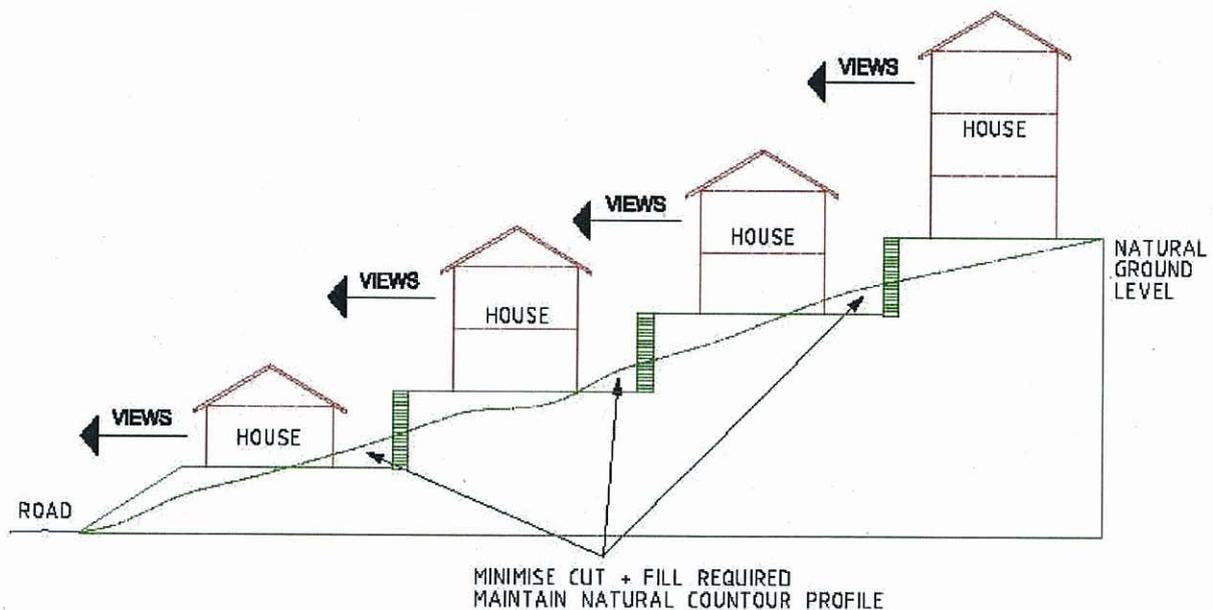


Figure 1: Retaining following existing topography.

- (3) The maximum height for a subdivision retaining wall shall be 2.0 metres. Variations to the prescribed maximum height may be considered at the discretion of the Manager Statutory Planning on a case-by-case basis.
- (4) Concrete post and panel retaining walls will only be permitted where they are not visible from the public domain.
- (5) Application

POL	SUBDIVISION RETAINING WALLS	APD9
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1. The City must receive and determine an application for a building licence before any work commences.
2. A retaining wall may be required if building foundation earth filling extends to a property boundary or if building foundation earth is excavated near a building, including fences.
3. Retaining walls are generally required to be designed by a suitably qualified structural engineer and materials must be durable such as concrete, brick or stone.
4. The City may require comments from adjoining landowner(s) if a proposed retaining wall exceeds the acceptable development provisions of Part 6.6 – Site Works Requirements of the Residential Design Codes.
5. A delegated Building Surveyor is authorised to approve any retaining wall which is a subdivision retaining wall approved by a suitably qualified structural engineer where it:
 - (a) complies where necessary with an Approval to Commence Development;
 - (b) complies with the Residential Design Codes where applicable;
 - (c) is any subdivision retaining wall; or
 - (d) where a prior subdivision approval has been granted by the Western Australian Planning Commission.
6. Design details of the retaining wall must be submitted together with the engineer's certification.

(6) Exemption

Pursuant to Clause 157 of the Planning and Development Act 2005 the development of earthworks and retaining walls is exempt from requiring the approval of the Local government where the Western Australian Planning Commission have granted subdivision approval for works shown on the plan of subdivision.

POL	OUTBUILDINGS	APD18
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POLICY CODE:	APD18
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	19 August 1997
DATE LAST REVIEWED:	13 October 2011
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	13 October 2011

BACKGROUND:

A consistent set of guidelines for the development of sheds and other outbuildings in the Rural, Rural Living and Resource zones is required, which is consistent with Town Planning Scheme No.3 and takes into account local needs.

PURPOSE:

The policy is intended to provide uniform development requirements for outbuildings within the Rural, Rural Living and Resource zones, consistent with local needs.

POLICY:

Definition:

Outbuilding has the same meaning as in the Residential Design Codes of Western Australia.

- (1) The combined floor area of existing and proposed outbuildings and the wall and ridge height of proposed outbuildings are not to exceed the following:

Zone	Maximum floor area of all outbuildings combined (m ²)	Maximum wall height of outbuildings (m)	Maximum ridge height of outbuildings (m)
Rural & Resource	300	5	7
Rural Living	200	4.5	6

- (2) Outbuildings are to be sited within a building envelope prescribed for any lot.

POL	OUTBUILDINGS	APD18
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- (3) Outbuildings are generally to be sited behind the primary residence in all zones.
- (4) Subject to Clause 8 of this Policy outbuildings proposed in the Development zone where there is no structure plan will be assessed on their merits having regard to the future intent of the area. In any case, the development standards shall not exceed those for outbuildings in rural areas as shown in the table above.
- (5) Outbuildings are to be constructed of a non-reflective material and colour that matches the dwelling and/or harmonises with the surrounding environment and that does not detract from the visual amenity of the area.
- (6) Where a proposal does not comply with the prescriptive requirements of the above table but it can be demonstrated by the applicant to the satisfaction of Council officers that the application will not result in any negative impacts on the amenity of neighbouring properties or the area, the application may be approved by Council officers under delegation. All applications seeking a variation to the requirements of the above table shall be advertised to nearby landowners who in the opinion of Council officers may be affected by the proposal.

Any subsequent actions as a result of refused applications are carried out in accordance with Council's Policy.

- (7) The floor area of any approved sea containers will contribute towards the combined maximum floor area of outbuildings contained in this Policy.
- (8) Planning applications for Outbuildings will not be supported in the absence of a dwelling on site. Applications may be supported where a dwelling is constructed to at least plate height level.

POL	FILLING OF LAND	APD35
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POLICY CODE:	APD35
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	17 September 2002
DATE LAST REVIEWED:	9 April 2009
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	9 April 2009

BACKGROUND:

It is necessary to have guidelines for the filling of land within the district. This policy should be read in conjunction with the Western Australian Planning Commission's Planning Bulletin No. 10 (Jan, 1996) - "Geotechnical Reports for Subdivisions".

PURPOSE:

To establish a procedure for the Engineering certification of filled sites prior to future subdivision and/or development, recognising the proposed end use of the land.

POLICY:

(1) Certification

At the completion of the subdivisional earthworks, and in any event prior to applying for subdivision clearance or a Building Licence for any form of development, the Applicant/landowner shall provide the following form of certification :

A qualified Engineer's geotechnical report and a Certificate classifying the site as Class A in accordance with Section 2 of Australian Standard AS 2870 (1996) (in respect of proposed residential sites); or a similar classification in respect of non-residential sites. Geotechnical reports are to be prepared by a member of the Association of Consulting Engineers Australia that specialises in geotechnical investigations.

POL	FILLING OF LAND	APD35
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- (2) Where the geotechnical report classifies the site other than Class "A" in accordance with AS 2870 (1996) a notification under section 70A of the Transfer of Land Act is to be prepared in a form acceptable to the Council and judged with the Registrar of Titles for endorsement on the Certificate of Title for the subject lot. Class "P", "H" and "E" sites will generally not be accepted by the City. Consideration or acceptance of "P", "H" and "E" sites would only be given under unusual and exceptional circumstances at discretion of the Manager Building Services.

- (3) Geotechnical Report

Where subdivision or development is proposed on land the subject of extensive fill the Director of Planning & Development may require the provision of a geotechnical report prior to giving consideration recommending an approval to a subdivision or recommending to Council the approval of an associated structure plan.

- (4) Standard Subdivision and Development Conditions

In respect of subdivision applications for land involving filled sites, the following Standard Conditions shall be applied: S44 Fill/Drainage, S50 Geotechnical Certification, S51 Post Geotechnical Certification.

POL	LOCATION OF HIGH VOLTAGE OVERHEAD POWER LINES	APD39
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POSITION STATEMENT CODE:	APD39
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	17 September 2002
DATE LAST REVIEWED:	11 December 2008
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD39
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	11 December 2008

BACKGROUND:

The City is concerned about the siting of overhead power lines within the district, based on community representations about the possible health impacts associated with long term exposure to electromagnetic fields, together with the unacceptable visual impact from such facilities.

PURPOSE:

The purpose of this policy is to provide a clear statement of the Council's position in relation to the siting of overhead power lines.

POLICY:

(1) High Voltage Power Lines

1. New high voltage power lines within the district are to be located in a manner such that the distance between the power lines, residences and other sensitive land uses is maximised.
2. Where possible power lines are to be sited in areas without residences and by utilising utility corridors.
3. Utility agencies are to provide Council with a detailed assessment of expected field strengths at residences and other sensitive land uses within the vicinity of proposed new high voltage power lines.

POL	LOCATION OF HIGH VOLTAGE OVERHEAD POWER LINES	APD39
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4. Undergrounding of high voltage power lines is to be carried out wherever possible.
- (2) Future Urban and Residential Areas Within Proximity Of Existing High Voltage Power Lines
1. Developers are required to provide the City with advice from Western Power and the Department of Health (Radiation Health Branch) as to the setbacks required from existing high voltage overhead power lines from residences and other sensitive land uses.
 2. Wherever possible residences and other sensitive land uses within newly developed areas adjacent to existing overhead high voltage power lines are to be located a minimum acceptable distance from the lines as specified by the Agencies referred to in 2.1.
- (3) Low Voltage Power Lines

The Council will recommend to the Western Australian Planning Commission that in all new urban residential subdivisions the low voltage power lines be installed underground in accordance with the Western Australian Planning Commission Policy No. DC 2.2 Section 3.9.

POL	OUTSTANDING DEVELOPMENT CONDITIONS	APD43
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POLICY CODE:	APD43
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	15 April 2003
DATE LAST REVIEWED:	9 April 2009
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	9 April 2009

BACKGROUND:

There are developments within the district which have not complied with their conditions of approval. These conditions need to be enforced.

In recognition of this, Town Planning Scheme No. 3 gives Council the power to refuse development applications where the conditions of a previous approval have not been complied with. Clause 8.3.2 of the Scheme reads as follows: "Where planning approval has been granted subject to conditions, and one or more of the conditions have not been complied with to the satisfaction of the local government, the local government may refuse to issue an approval for the further use or development of the land to which the conditions of a previous approval are outstanding."

PURPOSE:

The purpose of this Policy is to establish a process to be followed prior to the determination of an application by the City where an existing development does not comply with one or more conditions of a previous approval.

POLICY:

- (1) Before Clause 8.3.2 of the Scheme can be exercised it must be substantiated that a breach in conditions relating to development on the land exists, and that the landowner has been given the opportunity to comply with any outstanding conditions relating to a previous approval for the land.

POL	OUTSTANDING DEVELOPMENT CONDITIONS	APD43
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Procedure to be followed in relation to the provisions of Clause 8.3.2 are:-

1. Following the receipt of a Development Application for land on which development already exists, the application shall be referred to the Development Compliance Officer or other Planning Officer.
2. The Development Compliance Officer or Planning Officer shall conduct an inspection of the property and determine if any conditions relating to the existing development are outstanding.
3. Where it is found by the Officer that a breach of any condition applying to a current approval exists, a written notice shall be issued advising the owner of the outstanding conditions, giving the owner 28 days to bring the existing development into compliance.
4. The Application for Development Approval under consideration shall not be assessed under the Scheme until an inspection of the lot has taken place on or before the expiration of the 28 day notice period, to confirm that the existing development complies with all conditions specified in the notice.
5. In the event that at the expiration of the 28 day notice period, the existing development remains non-compliant, the City shall issue a Notice of Refusal under the Scheme in accordance with the provisions of Clause 8.3.2.
6. Where the landowner has not complied with the notice issued under point 3 above, the City shall initiate legal action against the owner of the land in accordance with Policy APD29 "Development Compliance Process" except that the 28 day notice issued under this Policy shall be deemed to be the equivalent of the first warning letter issued under Policy APD29.
7. Where a Notice of Refusal is issued, the applicant is to be advised that a right of appeal exists against the decision of the City to refuse the application.

POL	ALFRESCO DINING	APD54
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POLICY CODE:	APD54
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	11 December 2008
DATE LAST REVIEWED:	
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

Alfresco dining in various locations contributes to the vibrancy and amenity of a locality, as well as increasing interaction between the street and adjoining built forms.

PURPOSE:

To distinguish the locations and extent to which alfresco dining areas are permitted within the City of Cockburn.

To prescribe minimum standards for furniture, barriers and maintenance of alfresco dining areas.

POLICY:

(1) Definitions:

In this Policy:

“alfresco dining area” means an area in which tables, chairs and other structures are provided for the purpose of the consumption of food or beverages or both by the public on public thoroughfare;

“furniture” means the chairs, tables, waiters’ stations, planter boxes, umbrellas, screens, awnings and any other structure to be set up in the alfresco dining area;

POL	ALFRESCO DINING	APD54
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(2) Policy Provisions:

The City will take the following matters into consideration in the assessment of applications for alfresco dining:

2.1 Layout and Setbacks

- 2.1.1 Alfresco dining areas are to be located directly adjacent the eating establishment to which they belong;
- 2.1.2 A maximum of one chair per square metre may be located in an alfresco dining area subject to any restrictions imposed by other laws including but not limited to the Building Code of Australia;
- 2.1.3 A 2.0 metre wide minimum footpath is to be provided and maintained clear of all obstructions including light poles, street furniture chairs, tables, pot plants and balustrading at all times;
- 2.1.4 Where the alfresco dining area is proposed in an area of a footpath adjacent to kerbside parking there should be a clearway of at least 0.6 metres between the alfresco area and car parking bays as indicated in Figure 1.
- 2.1.5 The City will not approve any alfresco dining areas within 1.5 metres of a telephone booth, bus stop, bicycle rack, public seat or other street infrastructure. The City may move street infrastructure at full cost to the applicant to satisfy this requirement.
- 2.1.6 All alfresco dining areas shall be clearly demarcated on site and all chairs, tables and fittings shall remain within the demarcated area at all times;
- 2.1.7 Table service is encouraged, and where alcohol is served table service is mandatory and patrons must be seated at all times;
- 2.1.8 Where located abutting a road or vehicle crossover, chairs should not be placed with their backs to vehicles for safety reasons;
- 2.1.9 Alfresco dining areas should not obstruct sight lines for vehicles or pedestrians, both at road junctions and vehicle crossovers;

2.2 Furniture

- 2.2.1 All chairs, tables and fittings shall be of a readily portable nature and shall be removed upon the completion of trading. All fittings

POL	ALFRESCO DINING	APD54
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and furniture such as umbrellas shall be appropriately secured so as to be stable and secure in all conditions;

- 2.2.2 All furniture shall be of a high quality and shall be in keeping with the style and materials of furniture provided within the eating establishment;
- 2.2.3 The furniture should be strong, durable, waterproof, rustproof and weather resistant and should fold or stack for storage for removal from the alfresco dining area each day;
- 2.2.4 The preferred materials for alfresco dining furniture are metal or timber. The feet of any metal furniture should be suitable encased in rubber or plastic to minimise noise. Plastic or acrylic chairs are not encouraged due to generally lower standards of design and quality and their rapid deterioration in the urban environment;
- 2.2.5 The style, layout and orientation of furniture should be chosen according to the extent and shape of the alfresco dining area and to dissuade patrons from moving furniture beyond the boundaries of the alfresco dining area.

2.3 Shelters and Screens

- 2.3.1 To provide shade and shelter high quality awnings or market umbrellas are encouraged. The canopy of the umbrella must be higher than 2.3 metres from the pavement;
- 2.3.2 Removable screens up to 1.0 metre in height may be used to define the boundary of an alfresco dining area, but should not create a barrier or solid wall effect;
- 2.3.3 Screens more than 1.0 metres in height, including glass or perplex panels or clear plastic rolled down from umbrellas and awnings are not permitted;
- 2.3.4 Boundary definition on all sides of an alfresco dining area is mandatory where alcohol is served;

2.4 Accessibility and Footpaths

- 2.4.1 No alfresco dining area shall obstruct the entrance to any mall, cause demonstrated inconvenience to adjacent retail or commercial activities, or residential properties, or obstruct the views or access to adjacent properties. Where the City believes that such problems may arise it may consult with the owners

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and/or occupiers of the affected premises as part of the assessment of the application.

2.4.2 The establishment of alfresco dining areas should not normally require extension of the existing footpath, unless this can be done without unduly affecting the prevailing form of the street or prejudicing its proper use as a traffic route and, without involving the loss of kerbside parking or loading zones. Such widening will be at the full cost of the applicant and should use materials to the satisfaction of the City.

2.5 Operating Times

2.5.1 The City may minimize the potential for conflicting uses by specifying operating times;

2.5.2 If alfresco dining occurs outside daylight hours the licensee must provide adequate, clear and well distributed lighting to ensure the safety of both patrons and the public. The lighting shall not adversely impact on surrounding residential land uses.

(3) Information to Accompany Applications

3.1 All applications for alfresco dining areas are to be accompanied by a Metropolitan Region Scheme Form 1 and an appropriate application fee being charged;

3.2 Applications for alfresco dining areas are to include three copies of scaled plans indicating the number and location of proposed tables, chairs and other furniture and their relationship to the building in which the eating house is located similar to the example illustrated in Figure 2;

3.3 Diagrams indicating the style and dimensions of all furniture proposed to occupy the alfresco dining area are required.

3.4 Applicants are required to stipulate the hours of operation for the proposed alfresco dining area. These may be approved or amended in consultation with the applicant depending upon the location and nature of the alfresco dining.

3.5 Applicants should indicate whether alcohol is intended to be served and consumed within the alfresco dining area;

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(4) Conditions of Approval

If the City is prepared to support an alfresco dining proposal the following conditions may be applied (including a new proposal incorporating the sale of alcohol, or modification of an existing licence to incorporate alcohol):

- 4.1 The public shall be free to use the tables and chairs at all times, whether paying customers or not;
- 4.2 The tables and chairs are not to be fixed to the public footpath paving material;
- 4.3 The tables and chairs shall be removed from the public footpath area outside normal trading hours, unless otherwise permitted by the City of Cockburn;
- 4.4 The tables and chairs are to be maintained in good, clean and serviceable condition at all times;
- 4.5 In the event that the conditions of the cleaning arrangement with the City are not fully met or the cost of cleaning fall in arrears, the approval for the alfresco dining area shall be revoked;
- 4.6 The City of Cockburn shall be indemnified against any damage which may arise, with the indemnity being Public Liability Insurance cover of over \$5 million minimum;
- 4.7 The City shall be advised directly by the Insurance Company of the Policy and any changes to that Policy, a copy of which is to be kept at the City;
- 4.8 The applicant shall ensure that rubbish shall be regularly removed from the premises in order to ensure high public amenity;
- 4.9 The licensee is to maintain the footpath to a high standard of cleanliness and hygiene to the satisfaction of the City of Cockburn. This will include removing grease and stains and washing of the pavement. Under no circumstances are waste materials to be swept or placed in the gutter;
- 4.10 The serving of alcohol shall not commence unless the relevant approval has been obtained from the Liquor Licensing Division of the Office of Racing and Gaming;
- 4.11 The use of plastic resin chairs is not permitted;

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- 4.12 Tables and chairs placed in a public place that enables unlimited public use shall not be considered as part of the premises in calculating the required number of public toilets under the Health Act;
- 4.13 The licensee is not permitted to prepare food or beverages in the alfresco dining area.

Figure 1 – Location of Alfresco Dining on Footpaths & Car Parking Embayments.

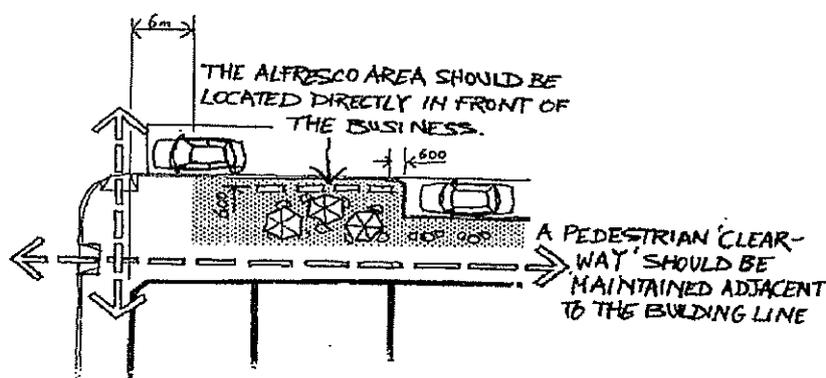
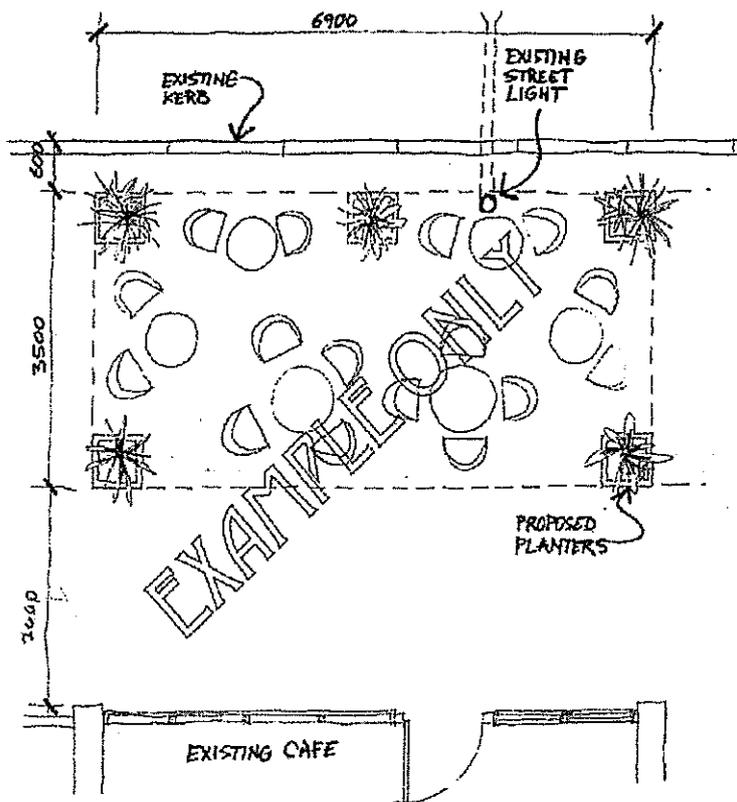


Figure 2 – Typical Plan of Proposed Alfresco Dining Area.



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POLICY CODE:	APD56
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	11 December 2008
DATE LAST REVIEWED:	13 October 2011
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	13 October 2011

BACKGROUND:

The City of Cockburn believes there is great scope to increase the range of housing types with the City. At present, the City's housing stock is characterised predominantly by single houses. Additionally, whilst there is an increasing number of grouped and multiple dwellings being erected within the City, these are typically larger dwellings, consisting of two (2) to three (3) bedrooms. Given, therefore, reducing household occupancy rates within the metropolitan area, and a desire to increase the mix of housing types within the City through the development of a greater number of smaller dwellings, the City has adopted this Policy.

A 'Single Bedroom Dwelling' is defined in the Residential Design Codes of Western Australia (R-Codes) as *A dwelling that contains a living room and no more than one other habitable room that is capable of use as a bedroom.* Noting that Single Bedroom Dwellings are possible under the City's Town Planning Scheme in accordance with the requirements of the R-Codes, the purpose of this Policy is to provide clear direction on the requirements relating to the development of a Single Bedroom Dwelling.

PURPOSE:

1. To provide guidance to property owners and/or developers seeking to undertake the development of a Single Bedroom Dwelling (or dwellings) within the City.

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2. To increase the mix of housing types within the City, with the distinct objective of achieving a greater number of smaller dwellings that serve smaller households (one or two persons).
3. To provide increased opportunity for existing residents to 'Age in Place' in smaller dwellings in a dwelling type (form of tenure) separate to Ancillary Accommodation.
4. To provide for the development of larger residential lots incapable of further development due to an insufficient lot size.
5. To improve housing affordability by providing for the development of smaller dwellings on reduced land areas (compliant with the requirements of the R-Codes).

POLICY:

- (1) This Policy applies to all proposals for the development of Single Bedroom Dwellings with the City of Cockburn.
- (2) The policy does not exempt compliance with all other requirements of the City's Town Planning Scheme No. 3, the R-Codes, other relevant City Policies and/or the Building Code of Australia/relevant Australian Standard/s.
- (3) Minimum Site Area

The R-Codes provide for a variation to the minimum site area required to erect a Single Bedroom Dwelling. The variation is a reduction by up to one third. Based on this, the land area required is as follows based on different density codes across the City:

- R20 - 293.33m²
- R25 - 213.33m²
- R30 - 180m²
- R40 - 133.33m²
- R50 - 106.66m²
- R60 - 106.66m²

Notes:

- (i) The above areas are "effective" lot areas where a Single Bedroom Dwelling is proposed on battleaxe lots i.e. exclusive of the driveway or Common Property lot.
- (ii) The City does not anticipate proposals for the development of Single Bedroom Dwellings on land zoned R80 other than in a multiple dwelling

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form i.e. one above the other (given other R-Code requirements for e.g. Open Space limitations).

- (iii) The City may consider a reduction in the minimum site area required for Single Bedroom Dwellings on land not zoned Residential under the Town Planning Scheme where density is determined in accordance with the R60 Code. Considerations will take into account:
 - (iv) The extent to which a range of dwelling types are proposed within a development;
 - (v) The quality of the development design, including the relationship of the proposal to the public domain and adjoining development; and
 - (vi) The extent to which the proposal is compliant with other R-Code requirements.
 - (vii) In the case of a Single Bedroom Dwelling proposal involving the retention or construction of a Single House, the site area for the Single House is to be in accordance with the minimum prescribed in Column 3 of Table 1 (General site requirements) of the R-Codes.
- (4) Open Space
1. The minimum total percentage (%) of site to be Open Space is that prescribed in Column 7 of Table 1 (General site requirements) of the R-Codes.
 2. The minimum outdoor living area (m²) to be provided for each dwelling is that prescribed in Column 7 of Table 1 (General site requirements) of the R-Codes.
 3. In the case of Single Bedroom Dwellings in multiple dwelling form, the outdoor living area is to be provided as a balcony with a minimum dimension of 2m and a minimum area of 6m².

Notes:

- (i) Compliance with site Open Space should be easily achievable in R20-R40 zoned areas. A reduction in dwelling size may be necessary in R50-60 areas.
- (ii) Compliance with the minimum outdoor living area is required under all densities.

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(5) Setbacks

Single Bedroom Dwelling setbacks are to comply with the requirements of the R-Codes unless otherwise varied as part of Development Application approved by the City.

(6) Car Parking

1. The car parking requirement for a Single Bedroom Dwelling is the provision of one (1) parking bay.
2. Visitor car parking spaces are to be provided in accordance with the requirements of the R-Codes.

Notes:

- (i) Where single bedroom dwellings are proposed in a grouped or multiple dwelling development, each dwelling will be treated as a dwelling for the purpose of calculating visitor parking (whilst dwelling area will also be included in the case of multiple dwellings).
- (ii) The City recommends parking bays be setback at least 4.5m from the road reserve/front boundary where applicable in the case of street front Single Bedroom Dwellings. The 4.5m setback then allows for the provision of a second (visitor) parking bay.

(7) Other

1. Storeroom

Single Bedroom Dwellings are required to be provided with a storeroom in accordance with the requirements of the R-Codes.

2. Subdivision

The subdivision of land in association with the development of a Single Bedroom Dwelling will be conditionally supported provided a current Development Approval issued by the City is in place and the Minimum Site Area is met. Support will be subject to a condition safeguarding against speculation, that is, the creation and sale of smaller lots on the basis of the reduced Minimum Site Area afforded in the development of a Single Bedroom Dwelling/s. The condition will read – *A single bedroom dwelling is to be constructed to at least plate height on proposed lot (whichever lot the single bedroom dwelling is proposed on) in accordance with a Planning Approval issued by the City of Cockburn.*

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3. Environmental Design Considerations

Every effort should be made to incorporate environmental considerations into the design of a Single Bedroom Dwelling. Given the smaller floor plate of a Single Bedroom Dwelling, on relatively large lots where land is zoned R20-30, greater scope exists to incorporate environmental design considerations compared to situations where dwelling size is not limited. The benefits of successfully integrating environmental considerations into dwelling design include reduced energy consumption and associated costs (providing for more sustainable development).

Bearing the above in mind, the City in the assessment of Single Bedroom Dwelling proposals will require where possible the incorporation of the following basic principles in the design:

- (a) The maximising of solar access, particularly to internal living areas during winter months. This can be achieved by ensuring the long axis of the dwelling is orientated east-west, with openings appropriately located openings in the northern elevation;
- (b) Minimising openings and/or their treatment (through eaves, awnings etc) in the east and west elevations of dwellings (to minimise internal heat gain); and
- (c) The maximising of cross-ventilation and airflow. This opportunity is considered to be enhanced in the case of Single Bedroom Dwellings given the potential for rectangular designed dwellings in relatively larger lots. In this regard, it is recognised that optimum cross ventilation may be best achieved through openings in the west and south elevations of a dwelling, with appropriately located openings opposite (east and north sides). All openings should be strategically located or treated (beneath eaves/screened) to minimise heat gain.

4. Landscaping

Given the small dwelling size (60m²) on relatively larger lots, the City expects every consideration to be given on the part of an applicant to the retention of existing mature trees on land to be developed for such purposes. Mature trees make a significant contribution to the amenity of a dwelling and the local environmental conditions.

Consideration should always be given to using plant types endemic (local) to an area.

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5. Construction Type

Single Bedroom Dwellings are expected to be permanent buildings. Accordingly, they should be constructed as a typical building type. This includes: masonry and/or timber/steel framed construction with steel or tiled roofs. Timber/steel framed construction is to be clad with a weatherboard or similar type finish. Prefabricated and/or temporary dwellings i.e. those transported to site and lifted into place will not be supported by the City.

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POLICY CODE:	APD58
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	8 April 2010
DATE LAST REVIEWED:	
ATTACHMENTS:	
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

This policy articulates the City of Cockburn's specific expectations of landowners/applicants in meeting the relevant acceptable development provisions and the performance criteria listed in the *Residential Design Codes of Western Australia* (R-Codes) as they relate to:

- Grouped dwellings and;
- Single houses on lots less than 350m².

PURPOSE:

This purpose of the policy is to:

- Encourage sustainable dwelling design.
- Provide for safe vehicular access and efficient traffic movements.
- Set out the criteria for split-coded (R30/R40) lots.
- Enhance existing streetscapes by:
 - discouraging double garages from dominating the appearance of dwellings, creating inactive frontages and restricting passive surveillance of the street;
 - Encouraging and maximising passive surveillance opportunities between dwellings and their surroundings;
 - setting out the requirements for existing dwellings to be upgraded where they are retained as part of a grouped dwelling development;
 - setting out requirements for the installation and/or upgrading of appropriate landscaping.

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POLICY:

- (1) This policy applies to all grouped dwellings; and single house developments on lots less than 350sqm within the City of Cockburn. This policy does not apply to land which is subject to a Detailed Area Plan adopted under the City of Cockburn Town Planning Scheme No. 3.
- (2) This policy does not exempt compliance with all other requirements of the City of Cockburn Town Planning Scheme No. 3, the *Residential Design Codes of Western Australia* (R-Codes), other relevant City of Cockburn Policies and/or the Building Code of Australia/relevant Australian Standard(s).

(3) Retained Dwellings

The following requirements apply to developments where landowners/applicants propose to retain existing dwellings as part of a subdivision or development of grouped dwellings on a site. In these cases, the existing dwelling must be of a standard capable of being upgraded as determined by the City of Cockburn, so that its appearance is not out of character with the new development. In this regard, upgrading may involve the following requirements where deemed applicable by the City of Cockburn:

- 3.1 Bagging or rendering external walls, replacing or professionally recoating non-masonry walls or professionally cleaning existing brickwork;
- 3.2 Replacing or professionally recoating faded or discoloured roof tiles or metal sheeting;
- 3.3 Replacing/repairing and painting gutters and downpipes;
- 3.4 Replacing/upgrading driveways which are un-drained and extensively cracked or in a state of disrepair;
- 3.5 Modifying, upgrading or replacing damaged or dilapidated windows and frames;
- 3.6 Where visible from the street or public domain - demolishing unauthorised or poorly maintained additions, flat roof carports/extensions, sleep outs and constructing quality replacement structures (if required) which match or complement the existing dwelling and new development;
- 3.7 Improvement of existing landscaping and replacing substandard or asbestos boundary fencing.

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Where deemed appropriate the City will impose a planning condition requiring the upgrading of an existing dwelling to be retained, and will also recommend the inclusion of a subdivision condition to this effect.

(4) Garages and Minimum Lot Frontages

4.1 A single-storey dwelling with a double width garage or carport will generally not be supported on a lot with a frontage of less than 10 metres (at the boundary).

(5) Vehicle Access & Parking

The design of car parking spaces and siting of crossovers are important to ensure safe and efficient traffic flows are maintained. In this regard, the following requirements apply:

5.1 No additional crossovers to lots abutting Regional Roads or major roads (refer to Appendix 1) will generally be permitted, unless it can be demonstrated that the existing crossover cannot be utilised for proposed development;

5.2 All new or modified crossovers should be at least 1 metre from an existing street tree. In cases where removal of an existing street tree is necessary, a replacement tree should be located and installed to the City's satisfaction;

5.3 Carports and garages must be designed to be consistent with the style, finish and roof pitch of an existing dwelling if it is to be retained.

5.4 Garages and carports proposed to be located in front of an existing dwelling must allow at least one major opening (window) of the dwelling facing the primary street to enable adequate surveillance of the street.

(6) Corner Lots

To ensure development of corner lots contributes to the enhancement of existing streetscapes by improving passive surveillance, the following design guidelines apply for the development of corner lots:

6.1 One dwelling facing each street (where possible);

6.2 A proposed dwelling on the corner lot to be designed to address both primary and secondary streets;

6.3 Blank/solid fencing to the secondary street to be removed and replaced with open style fencing for no less than 50% of the boundary length;

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- 6.4 Battleaxe subdivision designs on corner lots will generally not be supported (see diagram below);
- 6.5 Subdivision designs resulting in two long narrow lots with narrow frontages to the primary street will generally not be supported (see Figure 1).

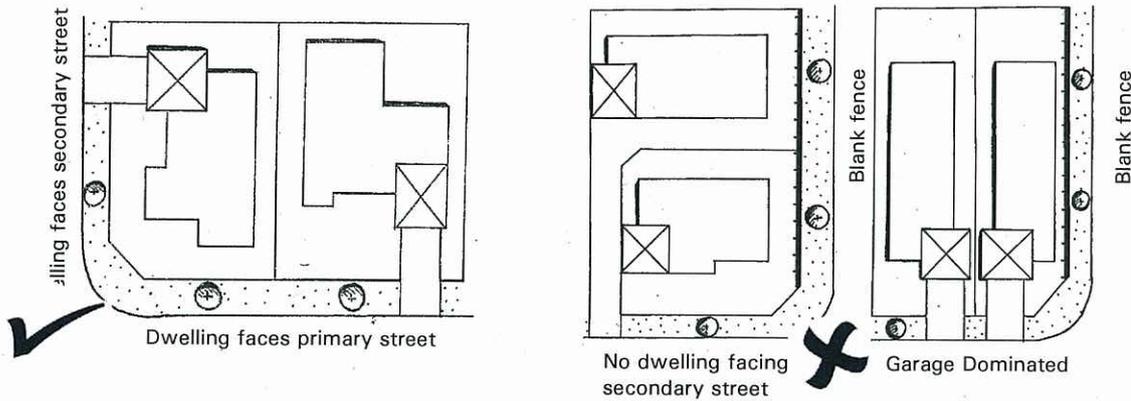


Figure 1. Corner Lots

(7) Sustainable Building Design for New Dwellings

- 7.1 Internal living areas and outdoor living areas should be located on the northern side of the dwelling to capture the benefits of passive solar design;
- 7.2 Windows and openings should be located facing the direction of prevailing breezes with openings located opposite each other to maximise air flow through the dwelling creating cross-ventilation;
- 7.3 Windows on the east and west elevations should be minimised. For lots where the street frontage is on the east or west side, the use of verandahs, wide eaves and awnings should be used to shade windows;
- 7.4 Dark roof and wall colours will generally not be supported so that heat is reflected and the internal temperature of the dwelling is reduced. (Please refer to the City's Preferred Building Colours and Materials Information Sheet.)

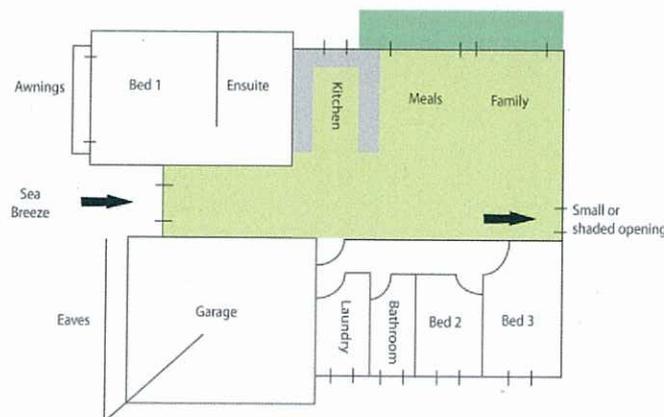


Figure 2. Sustainable House Layout

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(8) Outdoor Living Areas

- 8.1 To assist with passive surveillance and bring activity to the street, outdoor living areas are encouraged in the front setback for all new dwellings and retained dwellings where the front of the dwelling faces north;
- 8.2 For outdoor living areas proposed in the front setback, any roofing material must match the existing colour and material (where possible) of the respective dwelling;
- 8.3 Flat roof patios visible from the primary street will generally not be supported.

(9) Landscaping

The installation and/or upgrading of appropriate landscaping can enhance the streetscape, contribute to the character of an area, provide privacy screening, shade and create a comfortable living environment. Therefore the following requirements for the provision of landscaping apply:

- 9.1 Preparation of a landscaping plan and installation of landscaping for all development involving three grouped dwellings or more;
- 9.2 Upgrading of retained dwelling may include the requirement to install and/or upgrade existing landscaping;
- 9.3 Deciduous trees (trees that lose their leaves in winter) are encouraged to be planted on the north side of the dwelling to enable solar access in winter and shade in summer;
- 9.4 Locally native species are encouraged around all other sides of the dwelling as they generally require less water and nutrients and provide habitat for native fauna.

(10) Fencing

- 10.1 With the exception of lots abutting major roads (as identified on Appendix 1), all secondary street fencing should be permeable above 1.2 metres for no less than 50% of the boundary length. Consideration should also be given to the provision of a gate and clearly defined path leading to the front door.

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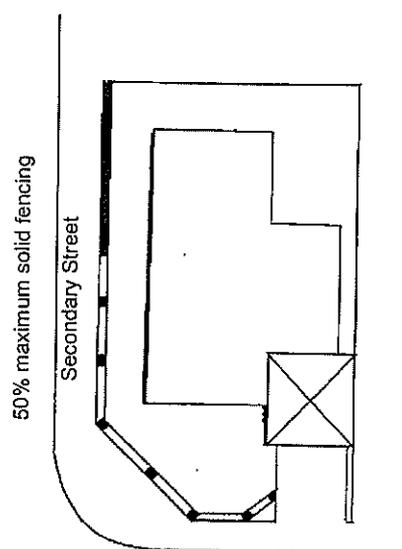


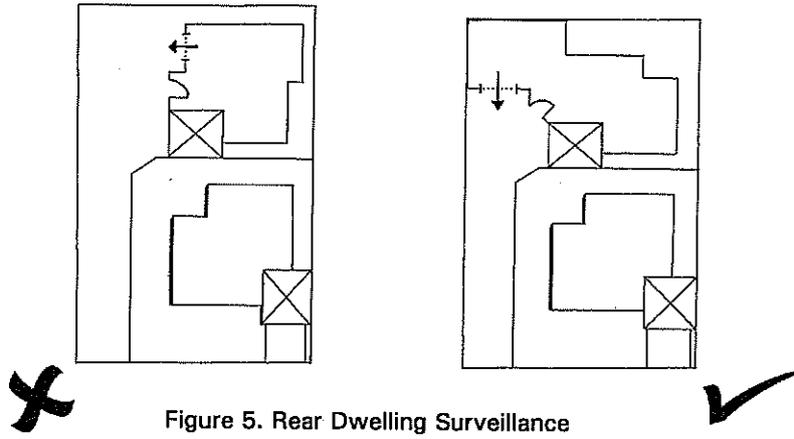
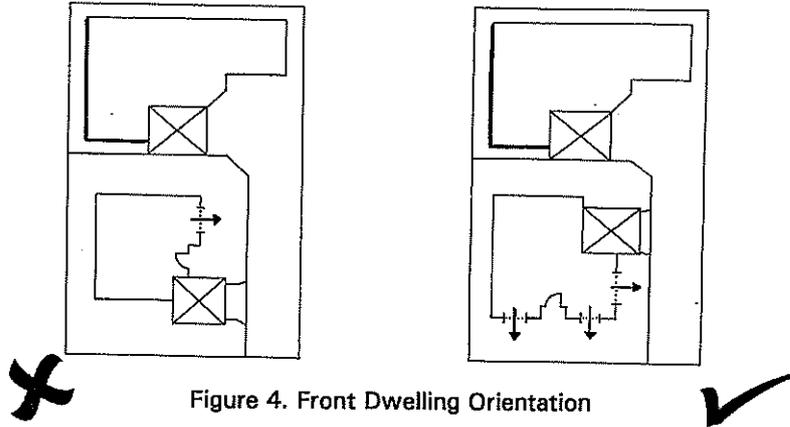
Figure 3. Fencing on corner lots

(11) Split Coded R30/40 Lots

Split coded residential lots which are located opposite or adjacent to Public Open Space (POS) may be developed up to the stated maximum R40 density, where development is consistent with the requirements of this policy and the following criteria:

- 11.1 At least one of the dwellings is two storey or incorporates a habitable mezzanine/loft (excluding bedrooms) in order to create variety in design, height and rooflines and provide opportunity for surveillance of the POS;
- 11.2 Rear dwellings should be designed so that significant sections of the front elevations can be seen from the street (i.e. major openings to internal living areas)(see diagram below);
- 11.3 Provision of an outdoor living area within the front setback of an existing or proposed front dwelling which complies with the requirements of Section 8 of this Policy in order to promote surveillance of the POS;
- 11.4 Development on lots larger than 1500m² shall also demonstrate a suitable level of variety in design, height and rooflines in a manner that promotes surveillance of the POS.
- 11.5 New dwellings located on the front portion of a lot should have major windows fronting the street, and must not be orientated to solely face internal driveways (as demonstrated below).

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POLICY CODE:	APD59
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development Services
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Co-ordinator, Statutory Planning
FILE NO.:	PS/P/001
DATE FIRST ADOPTED:	11 March 2010
DATE LAST REVIEWED:	9 August 2012
ATTACHMENTS:	Yes
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	22 March 2012 26 July 2012 27 September 2012
OCM:	11 March 2010 12 April 2012 9 August 2012

BACKGROUND:

In order to facilitate improved built form, functionality and a high quality landscaped environment for the Phoenix Business Park on Lot 503 Phoenix Road, Bibra Lake, Greg Rowe and Associates on behalf of Primewest have produced the attached Design Guidelines.

PURPOSE:

To establish Design Guidelines for the Phoenix Business Park in order to achieve high quality development. These guidelines represent additional requirements to the existing provisions in Council's Town Planning Scheme.

The requirements apply to all development for Lot 503 Phoenix Road as per the concept plan contained within the attached Design Guidelines.

POLICY:

The Design Guidelines are attached [APD59-Design Guidelines](#).

Prior to submitting plans for approval by Council all applicants are required to submit one set of plans for assessment to Primewest Management. Primewest Management (or their nominated design consultant) will ensure that the application is consistent with the adopted Design Guidelines.

The applicant will then be required to submit the approved plans to the City of Cockburn for assessment and consideration. Notwithstanding the endorsement of a

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proposal by Primewest Management, the City of Cockburn may require additional changes.

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DESIGN GUIDELINES

PHOENIX BUSINESS PARK

9 August 2012

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1.0 INTRODUCTION

The Phoenix Business Park is located on the corner of Phoenix and Sudlow Roads in Bibra Lake (herein referred to as the subject site). The land is adjacent to Landcorp's Cockburn Commercial Park to the east and south.

The Phoenix Business Park covers a total area of 38.14 hectares and is located on the southern corner of Phoenix and Sudlow Roads within a well established industrial precinct.

The Phoenix Business Park includes the redevelopment of the site into a series of Mixed Business and Industrial allotments. A Concept Plan has been prepared and approved for the site, which provides the basic framework for the subdivision of the land and outlines specific requirements which have been applicable to the site's subdivision. The Phoenix Business Park incorporates lots of various sizes and will be suitable for various uses as permitted under the City of Cockburn's Town Planning Scheme within the Mixed Business and Industry zones.

1.1 Background

These Design Guidelines have been prepared for Primewest Management and have been formulated to assist purchasers and the City of Cockburn with the development of each individual allotment to a high standard. Aspects such as visual amenity and ensuring best practice standards in the configuration of the built form, solar orientation, landscaping, access, etc will be achieved through the implementation of these guidelines.

All development of Lots contained within the Phoenix Business Park shall comply with the standards of the City of Cockburn Town Planning Scheme No 3 (TPS 3) and relevant Council Policies unless approved otherwise by Council and/or as specified under these Design Guidelines.

The main objectives for the Phoenix Business Park include the following:

- To achieve a high quality built standard which is both appealing and has a strong emphasis on attractive and functionally designed buildings with high quality landscaping
- To achieve a degree of consistency and capability in the built form and landscaping, whilst allowing for individuality and well presented corporate or market image.
- To achieve energy efficient sustainable development outcomes.
- To ensure individual sites are well planned to assist in maintaining the future value of the Phoenix Business Park.

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1.2 Approvals Process

Under the requirements of the TPS 3, Planning Approval is required for all development on each allotment. Prior to a Development Application being submitted to the City of Cockburn, detailed plans outlining the proposed development and specifications, signage, landscaping, colour schedule, elevations and perspective drawings and a description of the proposed use are to be submitted to Primewest Management for assessment by a nominated Consultant (Design Professional) for their approval.

The approved plans and information listed above may then be submitted as part of a Development Application to the City of Cockburn. Notwithstanding the endorsement of a proposal by Primewest Management, the City of Cockburn may require additional changes.

These Design Guidelines may be varied subject to consultation with and approval being granted by the City of Cockburn.

2.0 LAND USE

Land use within the Phoenix Business Park is to be undertaken in accordance with TPS 3 and the approved Concept Plan for the site.

TPS 3 outlines the land uses which may be approved within the Mixed Business and Industry zones.

For Mixed Business zoned lots consideration must be given to attenuating a premises if it is proposed to involve a noise generating activity. If a noise generating activity is proposed, then the applicant is required to provide certification from a suitably qualified professional that the building is adequately attenuated

Consideration should be given to the provision of car parking for all "Warehouse" developments. Any future change of use to a more intensive use which results in a higher parking requirement is unlikely to be approved by the City.

The specific development requirements contained within the Design Guidelines are to apply regardless of the zoning of the land under TPS 3.

3.0 GENERAL DESIGN GUIDELINES

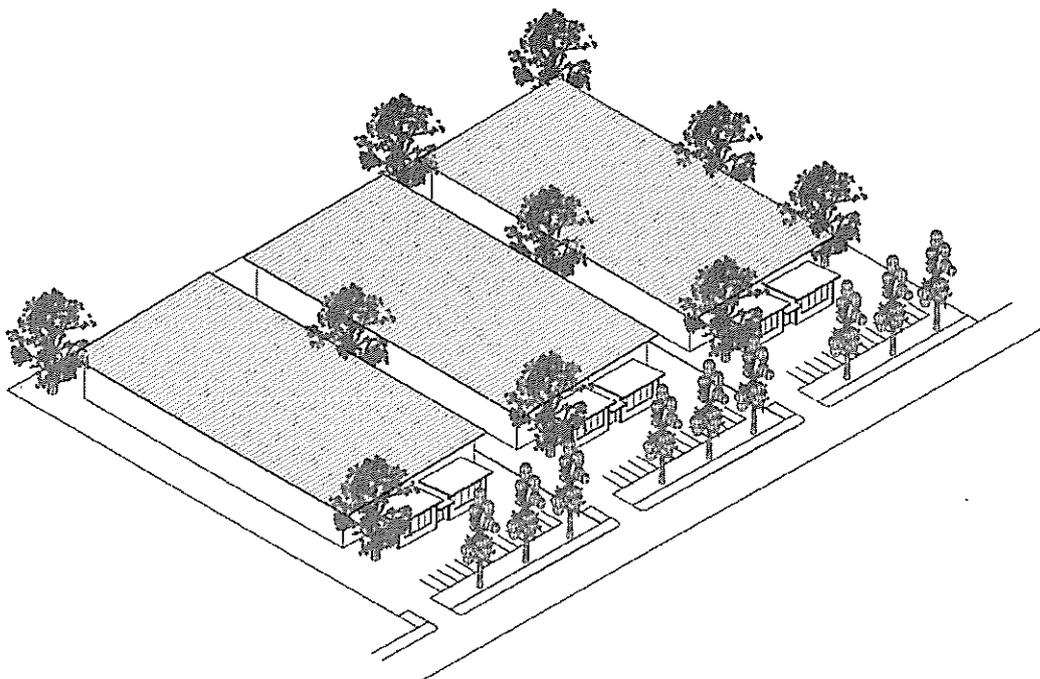
3.1 Site Layout

As a general rule, the layout of buildings on the lot as well as the correct/appropriate location and orientation of openings should be considered in order to take advantage of passive solar conditions as well as prevailing winds. Through the implementation of these simple design initiatives running costs of the buildings can be significantly reduced with little or no additional building cost. An example of building orientation is to maximize north and south exposure and natural cross-flow ventilation. In addition, careful consideration of landscaping may assist in providing shade throughout summer months and allow for the use of the winter sun.

In addition to taking advantage of passive solar conditions, site planning should also take into account the following:

- Presentation of the building to the street
- Topography
- Development on adjacent lots including land uses
- Contributing to an overall attractive streetscape
- Access and traffic movement

Figure 1 – Indicative Layout

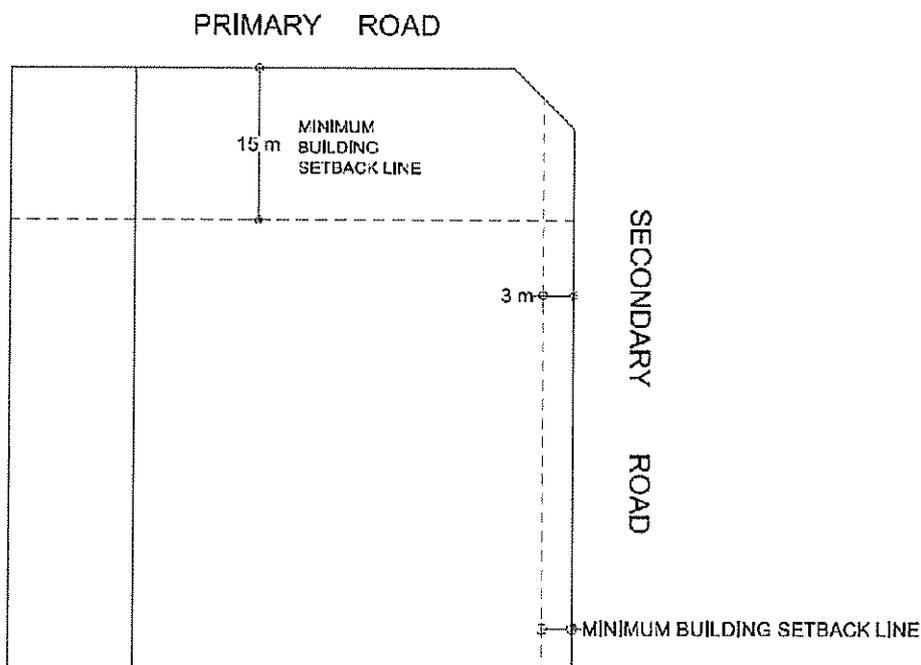


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3.2 Setbacks

- Buildings shall be setback to the front boundary a minimum of 15 metres.
- Where a corner lot is applicable, the front or primary setback shall be a minimum of 15 metres with a secondary street having a minimum setback of 3 metres.
- Side and rear setbacks shall be in accordance with the requirements of the Building Code of Australia.

Figure 2 - Setbacks



3.3 Building Height

The maximum building height shall be in accordance with the requirements of TPS 3 (except for those lots abutting Phoenix Road).

3.4 Site Cover

Development shall be designed to achieve minimum site coverage of 20% of the total lot area.

3.5 Car Parking and Access

Car parking and internal roadway design shall comply with the requirements of TPS 3 unless varied by Council. In addition to these requirements, the following shall apply:

- Customer parking is encouraged within the front setback and/or in front of the main or dominant buildings on site.

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- Employee or non-customer parking is encouraged to the side or rear of the main or dominant buildings on site.
- A limit of one (1) crossover for every 30 metres of lot frontage shall apply with a maximum of two (2) crossovers for corner lots.
- Minimum separation distances for crossovers will be as prescribed by TPS 3.
- Service haulage vehicles are to be separated where possible from visitor and staff parking areas.
- For large commercial vehicles provision is to be made to allow vehicles to manoeuvre on site and return to the road in forward gear.
- Pedestrian paths shall be clearly marked and separated from areas of frequent vehicular movement.
- Vehicle road surface is to be asphalt, brick paved or concrete to a colour/material which compliments and enhances the built form of the lot.
- On street car parking is not permitted unless provided for as part of subdivision.
- Shade trees are to be provided at the rate of one (1) tree per six (6) car parking bays.
- Car parking areas are to be well lit.
- All vehicle access is to be provided from internal subdivision roads as depicted on the approved Structure/Concept Plan.
- Crossovers are to be shared where lots/development is amalgamated.

3.6 Storage/Service Areas

Service and storage areas are to be located behind the front building line and are to be screened from the street. In this regard landscaping or approved screen fencing shall be provided. Details of fencing are to be provided at the Development Application stage.

3.7 Fencing

Security fencing is permitted along side and rear boundaries. Where security fencing is proposed along the front or secondary street side, this form of fencing is to be located on the property boundary line as a minimum, but in any event, with on site landscaping located behind.

The minimum standard of fencing shall be black PVC coated chain mesh with black support members and shall meet a height of 1.8 metres. Additional security may be provided through the provision of a maximum "3-Barb" wire on top of the chain mesh fence or equivalent. All gates, posts and fittings shall be black galvanized steel.

Other fencing shall be designed to complement building and landscaping designs.

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3.8 Street Landscaping

Objective: *to ensure a high degree of uniformity in the appearance and maintenance of verge landscaping.*

The verge in front of a lot needs to be landscaped with the following as a minimum:

- One (1) tree for every 30 lineal metres of frontage (at least two (2) if greater than 30m);
- The tree types are to be native and either: *Eucalyptus marginata, rudis or gomphacephala*;
- The trees are to be a minimum of 2 metres in height (approx. 45 litre pot size at time of planting);
- The balance of the verge shall be grass;
- The grass and trees are to be irrigated for a minimum of two (2) years (to establishment);
- After two (2) years, the irrigation can be switched off or continued (from the lot/property supply);
- Irrigation conduits shall be installed across the front boundary of lots in Stage 1 to facilitate on-going irrigation of the verge from private lots/supplies;
- The verge landscaping in front of a lot is the sole responsibility of the property owner and/or tenant. **THE CITY OF COCKBURN DOES NOT MAINTAIN VERGES OTHER THAN STREET TREE PRUNING AND REPLACEMENT.**
- No parking is permitted on the verge in front of a lot.

3.9 Lot Landscaping

Landscaping shall be provided in accordance with the provisions of TPS 3. A landscaping plan shall be provided to the satisfaction of Primewest Management prior to submission to the City of Cockburn.

To assist with providing a consistent high quality street frontage, landscaping within a lot is to consist of the following:

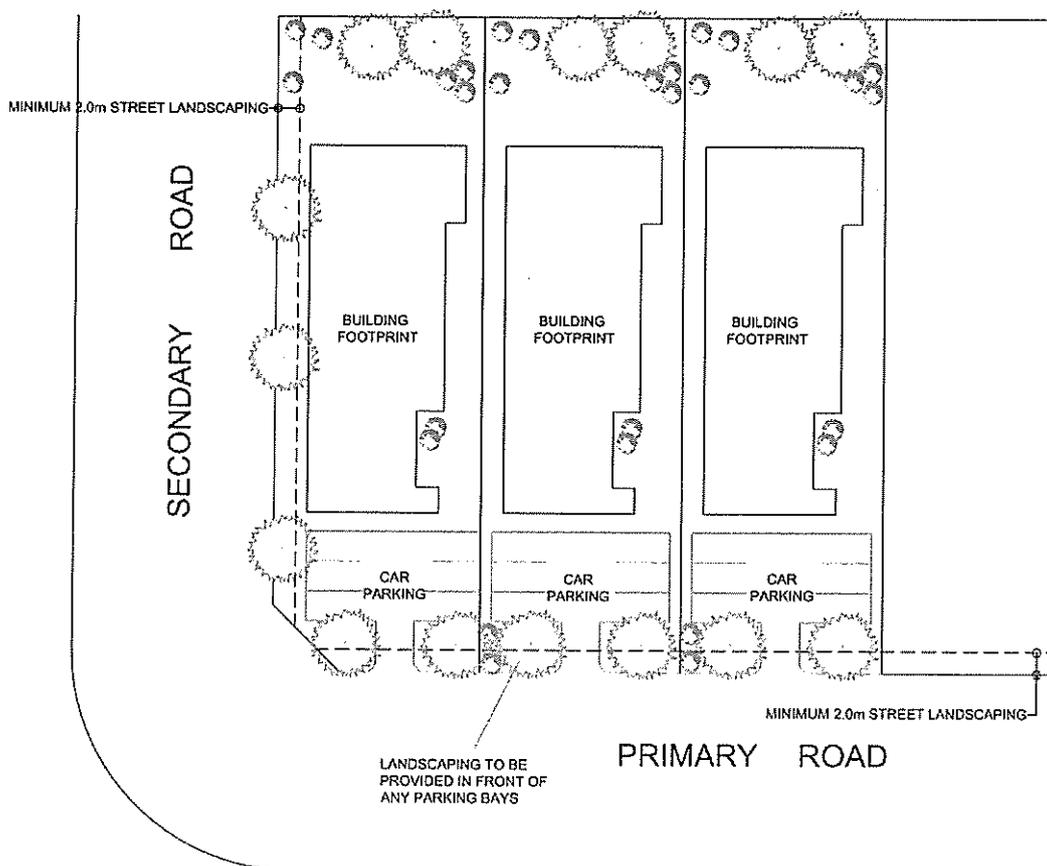
- Shrub and tree planting within a two (2.0) metre wide strip across the lot frontage (including corner lots) for the purpose of screening/softening the appearance of parking;
- One (1.0) metre wide strip on each side boundary within the front setback area (i.e. the front 15m of a lot).
- Landscaping is to include the provision of trees (minimum 45 litres) at a rate of one per 20m² of landscaped area.
- In keeping with the requirements to assist with reducing water use and supporting biodiversity in the locality, it is essential to use locally endemic species in all landscape treatments.

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- The use of exotic species is to be limited to specific outcomes related to managing the local environment. For example, a deciduous tree may be utilised to shade a north facing office front window, whilst providing for winter sun penetration during winter months.
- Careful consideration is to be given to consistency of the streetscape, tree form and growth habit.
- Where existing trees are retained, it is encouraged that they are incorporated into car parking areas or other landscaping areas within the allotment.
- Where existing trees have been retained they shall not be removed and all care is to be taken to protect these trees during the construction phase. In the event that existing trees die or are diseased they must be replaced with mature tree(s) of a similar type.
- Landscaping should be limited to and utilize native species where possible.

Note: A list of species is attached for your reference (Refer to Appendix 1). A suitably qualified landscaper can select species suitable to meet stipulations of the City of Cockburn. Use of any non-locally endemic species is only at the approval of the City of Cockburn.

Figure 2 – Landscaping



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4.0 PHOENIX ROAD ALLOTMENTS

Objective: *to ensure a uniform, discrete frontage to the Public Open Space and Phoenix Road. A uniform edge (i.e. without openings) will also provide a higher degree of sound attenuation to residential development on the north side of Phoenix Road.*

The following guidelines are specific to the Lots abutting Phoenix Road. The General Design Guidelines apply in addition to the following criteria.

4.1 Site Layout

Lots which abut the Parks and Recreation Reserve adjacent to Phoenix Road are to have buildings constructed which are designed to address the internal subdivision road. The facades of buildings and any masonry walls located on the Phoenix Road boundary shall be designed to add interest and a high standard of development.

4.2 Setbacks

Buildings shall be setback to the front boundary (internal subdivision road) a minimum of 15 metres. Where a corner lot is applicable, the front or primary setback shall be a minimum of 15 metres with a secondary street having a minimum setback of 3 metres.

Side and rear setbacks shall be in accordance with the requirements of the Building Code of Australia.

A nil setback is permitted to the northern boundary (adjacent to the POS Reserve along Phoenix Road). Where a nil setback is not proposed to the northern boundary of Lots 1-8 inclusive (adjacent to the POS Reserve along Phoenix Road), a solid masonry wall is required to be constructed on the boundary, to a height of no less than 2.5m in a texture and colour complimentary to any walls or buildings on an adjoining lot.

Any walls or buildings on the northern boundary shall be painted with an anti graffiti coating.

4.3 Building Height

Where a nil setback is proposed, the height of walls on the northern (Phoenix Road) boundary are to be no greater than 7.5 metres; plus the height of a building to be no greater than 7.5 metres for the 10 metres adjacent to the northern boundary of each site (Lots 1-8 and 64).

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4.4 Access

Lots are to be accessed via the internal subdivision road as depicted on the approved Phoenix Business Park Structure/Concept Plan.

4.5 Built Form

Particular emphasis shall be placed on the appearance of the Phoenix Road boundary façade. Buildings shall be designed to address both the primary street and the secondary street frontage (in the case of corner blocks) with an emphasis placed on the impact of the building from the street at the point of entry into the site. The main entry into the site should be clearly visible or marked with signage.

A high standard of building design is required. The facades of buildings shall be designed to add interest to the development. The use of colour, built form and materials should be complimentary and consistent.

- Walls erected along the Phoenix Road POS are to be finished in the colour known as Colourbond® Wilderness® or equivalent to the satisfaction of the City and treated with an anti-graffiti coating.
- No signage is permitted along the northern boundary of lots abutting the Phoenix Road POS.

All signs shall be designed as an integral part of the building design and shall be built to a standard equal to and consistent with the building design.

4.6 Fencing

Uniform fencing (Visually Permeable) is to be constructed along the common boundary of the proposed Lot 660 (as depicted on the Concept Plan) with the proposed Reserve for Recreation.

5.0 Sudlow Road Allotments

The following guidelines are specific to the Dual Frontage Lots abutting Sudlow Road. The General Design Guidelines shall apply in addition to the following criteria.

5.1 Site Layout

Lots which front Sudlow Road are to have buildings constructed which are designed to orientate towards and address Sudlow Road. Corner lots which abut Sudlow Road are encouraged to have buildings constructed which address Sudlow Road in addition to the internal subdivision road.

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5.2 Setbacks

Buildings shall be setback to the primary boundary (internal subdivision road) a minimum of 15 metres with a secondary street boundary having a minimum setback of 3 metres.

For the dual frontage lots, a minimum setback of 3m shall be provided to Sudlow Road.

Side and rear setbacks shall be in accordance with the requirements of the Building Code of Australia.

5.3 Access

No access is permitted to Sudlow Road. All access is to be from the internal subdivision road(s) as depicted on the approved Structure/Concept Plan.

5.4 Landscaping

A continuous 2 metre wide landscaping strip is to be provided along the Sudlow Road frontage in addition to the internal subdivision road(s) which shall, as a minimum, incorporate two (2) trees.

5.5 Built Form

Buildings shall be designed to address both the primary street and the secondary street frontage with an emphasis placed on the impact of the building from the street at the point of entry into the site. The main entry into the site should be clearly visible or marked with signage.

Particular emphasis shall be placed on the appearance of the Sudlow Road façade. Buildings shall be designed to address the street with an emphasis placed on the impact of the building from the street. A high standard of building design shall be provided.

The following principles shall guide the development of an appropriate building design:

- A contribution to the streetscape.
- Unrelieved expanses of wall or roof should be avoided.
- The facades of buildings shall be designed to add interest to the development.
- The front elevation shall address the street and provide an inviting entrance.
- The use of colour, built form and materials should be complimentary and consistent. In particular the Sudlow Road façade should be

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consistent in appearance to the façade at the internal subdivision road.

- All signs shall be designed as an integral part of the building design.

6.0 Aspiration Circuit Allotments

The following guidelines are specific to the Lots abutting Aspiration Circuit to the east of the subject site. The General Design Guidelines shall apply in addition to the following criteria.

6.1 Site Layout

Buildings shall be designed to front either the internal subdivision road or Aspiration Circuit. Where a lot has its primary frontage (access) to the internal subdivision road, buildings are to be designed to also address Aspiration Circuit, and vice versa.

6.2 Setbacks

For dual frontage lots, buildings shall be setback a minimum of 15 metres to each frontage. For Lot 16 a primary street setback of 15 metres is required with a secondary street boundary having a minimum setback of 3 metres.

Side and rear setbacks shall be in accordance with the requirements of the Building Code of Australia.

6.3 Access

Access is permitted to either the internal subdivision road(s) as depicted on the approved Concept Plan or from Aspiration Circuit.

6.4 Landscaping

A continuous 2 metre wide landscaping strip is to be provided along the Aspiration Circuit frontage in addition to the internal subdivision road(s) which shall, as a minimum, incorporate two (2) trees.

6.5 Built Form

Buildings shall be designed to address both street frontage(s) with an emphasis placed on the appearance of the building from the street at the point of entry into the site. The main entry into the site should be clearly visible or marked with signage if more than one (1) street frontage is to be used for vehicular movement.

The following principles shall guide the development of an appropriate building design:

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- A contribution to the streetscape.
- Unrelieved expanses of wall or roof to be avoided.
- The facades of buildings shall be designed to add interest to the development.
- East and West elevations at or in the vicinity of the designated setback shall address the street and provide an inviting entrance.
- The use of colour, built form and materials should be complimentary and consistent. In particular the Aspiration Court façade should be consistent in appearance to the façade at the internal subdivision road.
- All signs shall be designed as an integral part of the building design.

7.0 BUILT FORM

7.1 General

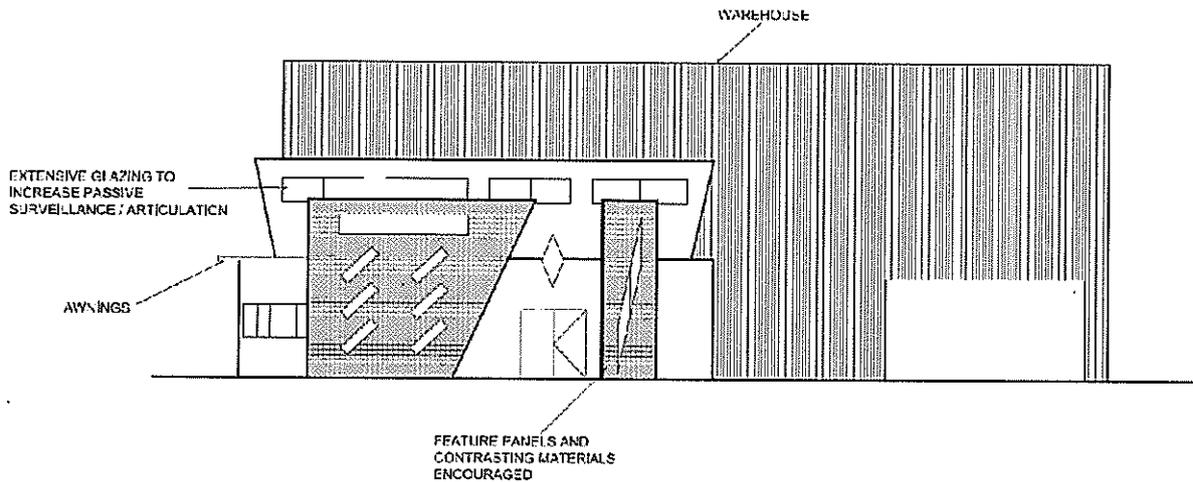
Buildings shall be designed to address the street with an emphasis placed on the impact of the building from the street at the point of entry into the site. The main entry into the site should be clearly visible.

The following principles are encouraged to be applied in the design of the development to achieve a high standard of development and building design.

- Front elevation to be designed to address the street and provide an inviting entrance. Awnings or similar are to be provided above the major entrance.
- Both elevations for corner lots shall address both street frontages.
- Buildings are not to have large unrelieved expanses of wall or roof where they address the street.
- The entrance points of buildings are encouraged to be focal points to the development and provide protection for pedestrians from the elements.

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Figure 4 – Articulated Street Facade



7.2 Colours and Finishes

The facades of buildings shall be designed to add interest to the development. The broad principles applying to the finish of the buildings are as follows:

- Broad facades are to be broken down into separate sections to create variety and interest. This can be undertaken by girding, colour contrast and material variation or the use of bracing, roller doors, etc.
- Combination of one or two complimentary base colours with shade variations.
- Simple building structures should be broken up with the use of elements such as louvres, bracing and the placement of roller doors, the use of grids such as jointing within precast tilt up panels or compressed sheet metal and brick banding rendered panels.
- Coordination of elements where the colour of architectural details and trims, for example, fascia, columns, window frames, louvres are integral to the building design.
- Application of a colour scheme to achieve uniformity.

7.3 Roofline and Pitch

- Gables, pitched roofs and saw tooth roofs shall be pitched between 15° and 30° .
- A parapet, creating a visual top to the building façade, is to be provided where flat, skillion or similar roofs are used.

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7.4 Plant Equipment

All plant equipment shall be screened from public areas, in particular all plant equipment shall be screened from view from the street.

7.5 Other Structures

Where separate buildings on site are proposed (e.g. outbuildings), the design of each should take into consideration the whole of site planning so that all buildings present as an integrated development. Further expansion and staging should be considered to integrate future buildings. The use of colour, built form and materials should be complimentary and consistent.

7.6 Signage

Signage is to be in accordance with the provisions of TPS 3 including the following:

- Signage is to be integrated into the built form and shall not exceed a total area of 5% of the street front elevation.
- Only one free standing pylon or composite sign is permitted per lot. Where multiple occupancies are proposed the composite sign may have one panel per occupancy.
- Signage is not permitted on the roofs or parapets of a building.
- All signs shall be designed as an integral part of the building fabric and shall be built to a standard equal to and consistent with the building design.

Details of signage shall be included in the Development Application plans submitted to Primewest Management prior to lodgment with Council and are to be to the satisfaction of Primewest Management or its appointed consultant.

8.0 CRIME PREVENTION

Crime prevention techniques/design elements are encouraged to be incorporated in all developments. In this regard the following principles are encouraged.

- The main entry point and staff entry shall be well lit.
- Storage and loading areas shall be well lit.
- Access points to public parking areas shall be well defined.
- Building materials shall be anti graffiti coated where possible, in particular for boundary walls which adjoin the Phoenix Road Public Open Space reserve.
- Car parking areas are to be well lit.

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9.0 MANDATORY REQUIREMENTS

NOTE : This is not an exhaustive list of requirements. The Design Guidelines must be read in their entirety.

Building Setbacks

- Front boundary setback 15m minimum.
- Corner lots or dual frontage lots secondary street boundary setback 3m minimum.
- Side and rear boundary setbacks shall be in accordance with the requirements of the Building Codes of Australia.

Development Area

- A minimum of 20% of the total site area is achieved.

Carparking

- Must comply with the requirements of the City of Cockburn's Town Planning Scheme No 3 unless varied by Council.

Access

- All vehicle access is to be provided via internal subdivision roads as depicted on the approved Structure/Concept Plan.

Storage/service Areas

- All service and storage areas to be setback behind the front building line and appropriately screened.

Fencing

- Fencing is to be located at the front building setback line as a minimum, but in any event, with on site landscaping located behind.
- The minimum standard of fencing shall be black PVC coated chain mesh with black support members and shall meet a height of 1.8 metres. Additional security may be provided through the provision of a maximum "3-Barb" wire on top of the chain mesh fence or equivalent. All gates, posts and fittings shall be black galvanized steel.
- Other fencing shall be designed to complement building and landscaping designs.

Landscaping

A landscaping plan shall be provided to the satisfaction of Primewest Management prior to submission to the City of Cockburn. To assist with providing a consistent high quality street frontage, landscaping within a lot is to consist of the following:

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- Shrub and tree planting within a two (2.0) metre wide strip across the lot frontage (for the purpose of screening/softening the appearance of parking);
- One (1.0) metre wide strip on each side boundary within the front setback area (i.e. the front 15m of a lot).
- Landscaping is to include the provision of trees (minimum 45 litres) at a rate of one per 20m² of landscaped area.
- Landscaping to be provided in front of car parking areas which abut the street.
- Those lots which have front and rear street frontage are to have the rear setback landscaped in accordance with the above.

Built form

- Buildings shall be designed to address the street with an emphasis placed on the impact of the building from the street at the point of entry into the site.
- The main entry into the site should be clearly visible or marked with signage.
- Awnings or similar are to be provided above the major entrance.
- Front elevations for corner lots shall address both street frontages. Buildings are encouraged to avoid large unrelieved expanses of wall or roof where seen from the street.
- For dual frontage lots the building shall be designed to address both frontages.

Colours/Finishes

- Broad facades are to be broken down into separate sections to create variety and interest.

Roofline and Pitch

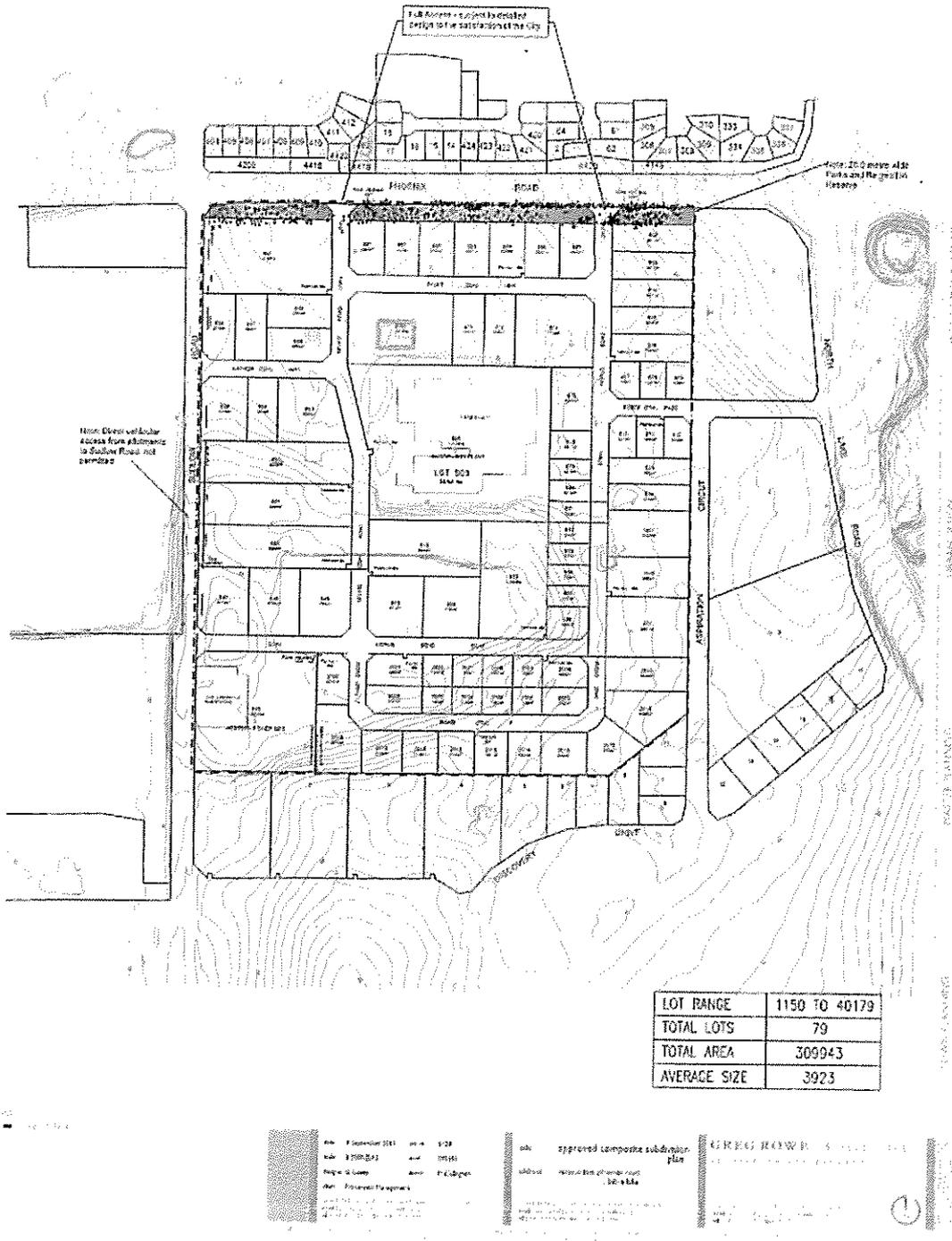
- Gables, pitched roofs and saw tooth roofs shall be pitched between 15⁰ and 30⁰.
- A parapet, creating a visual top to the building façade, is to be provided where flat, skillion or similar roofs are used.

Signage

- Signage is to be in accordance with the provisions of TPS 3 including the following:
 - Signage is to be integrated into the built form and shall not exceed a total area of 5% of the street front elevation.
 - One free standing pylon or composite sign only per lot.
 - Signage is not permitted on the roofs or parapets of a building.
 - All signs shall be designed as an integral part of the street front elevation and shall be built to a standard equal to and consistent with the building design.

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APPENDIX 1



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APPENDIX 2**Plant species for Bibra Lake West****Botanical Name****Common Name****Ground covers and climbers**

Anigozanthos manglesii	Kangaroo paw
Anigozanthos humilis	Cats paw
Burchardia umbellate	Milk maid
Kennedia prostrata	Running postman
Hardenbergia comptoniana	Native Wisteria
Conostylis aculeata	Spiny Cottonheads
Conostylis setigera	Bristly Cottonheads
Patersonia occidentalis	Purple flag
Pultenaea reticulata	* Hemiandra
pungens	Snake Bush
Dampiera linearis	Common Dampiera
Hakea prostrata	Harsh Hakea

Sedges

Lomandra caespitosa	Tuffed mat rush
Mesomelaena pseudostygia	*

Shrubs <1 m

Hypocalymma robustum	Swan river myrtle
Bossiaea eriocarpa	Common brown pea
Philotheca spicata	Pepper and salt
Gompholobium tomentosum	Hairy yellow pea
Acacia wildenowiana	Grass wattle
Melaleuca seriata	*
Dianella revolute	
Banksia lindleyana	Couch Honeypot (formerly <i>Dryandra lindleyana</i>)
Hibbertia hypericoides	Yellow Buttercups
Hibbertia racemosa	Stalked Guinea Flower

Shrubs 1 to 3 m

Eremaea pauciflora	*
Acacia pulchella	Prickly mooses
Xanthorrhoea preisii	Grass tree
Templetonia retusa	Cockie's tongues
Daviesia divaricata	Marno
Pimelea rosea	Rose banjine
Philotheca spicata	Pepper and Salt (prev. <i>Eriostemon</i>)
Scaevola canescens	Grey Scaevola

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Trees/ Shrubs 3 to 5m

Jacksonia furcellata	Grey stinkwood
Jacksonia sternbergiana	Green stinkwood
Acacia saligna	Golden wreath wattle/ Coojong
Acacia cochlearis	Rigid Wattle
Macrozamia riedlei	Zamia palm
Adenanthos cygnorum	Woollybush
Dodonaea hackettiana	Perth hop bush
Kunzea glabrescens	Spearwood
Viminaria juncea	Swishbush

Trees up to 15m

Allocasuarina fraseriana	Common sheoak
Banksia menziesii	Firewood banksia
Banksia attenuata	Candle banksia
Banksia grandis	Bull banksia

Trees 15m>

Eucalyptus marginata	Jarrah
Eucalyptus calophylla	Marri
Eucalyptus rudis	Flooded Gum

* no common name

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POLICY CODE:	APD60
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	8 July 2010
DATE LAST REVIEWED:	
ATTACHMENTS:	Yes
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

In order to facilitate a high quality and functional built environment for Development Area 19 (Muriel Court land precinct), the City of Cockburn has prepared the attached Design Guidelines.

Development Area 19 is a transit orientated development which aims to provide a range of dwelling types and maximise the number of people living and working near the Cockburn Central activity centre and train station. The design guidelines are important to create an attractive and well designed urban village, which readily allows the principles and intent of the adopted Structure Plan to be achieved.

Both the Structure Plan and Town Planning Scheme require design guidelines to be adopted for the precinct, to achieve some degree of uniformity in design outcomes notwithstanding the highly fragmented land ownership pattern.

PURPOSE:

To establish design guidelines for Development Area 19 in order to achieve high quality development based on good urban design principles. These design guidelines are to be read in conjunction with the adopted Structure Plan, the Town Planning Scheme and other adopted Local Planning Policies.

The design guidelines apply to all land use, subdivision and development within Development Area 19 as per the adopted Structure Plan.

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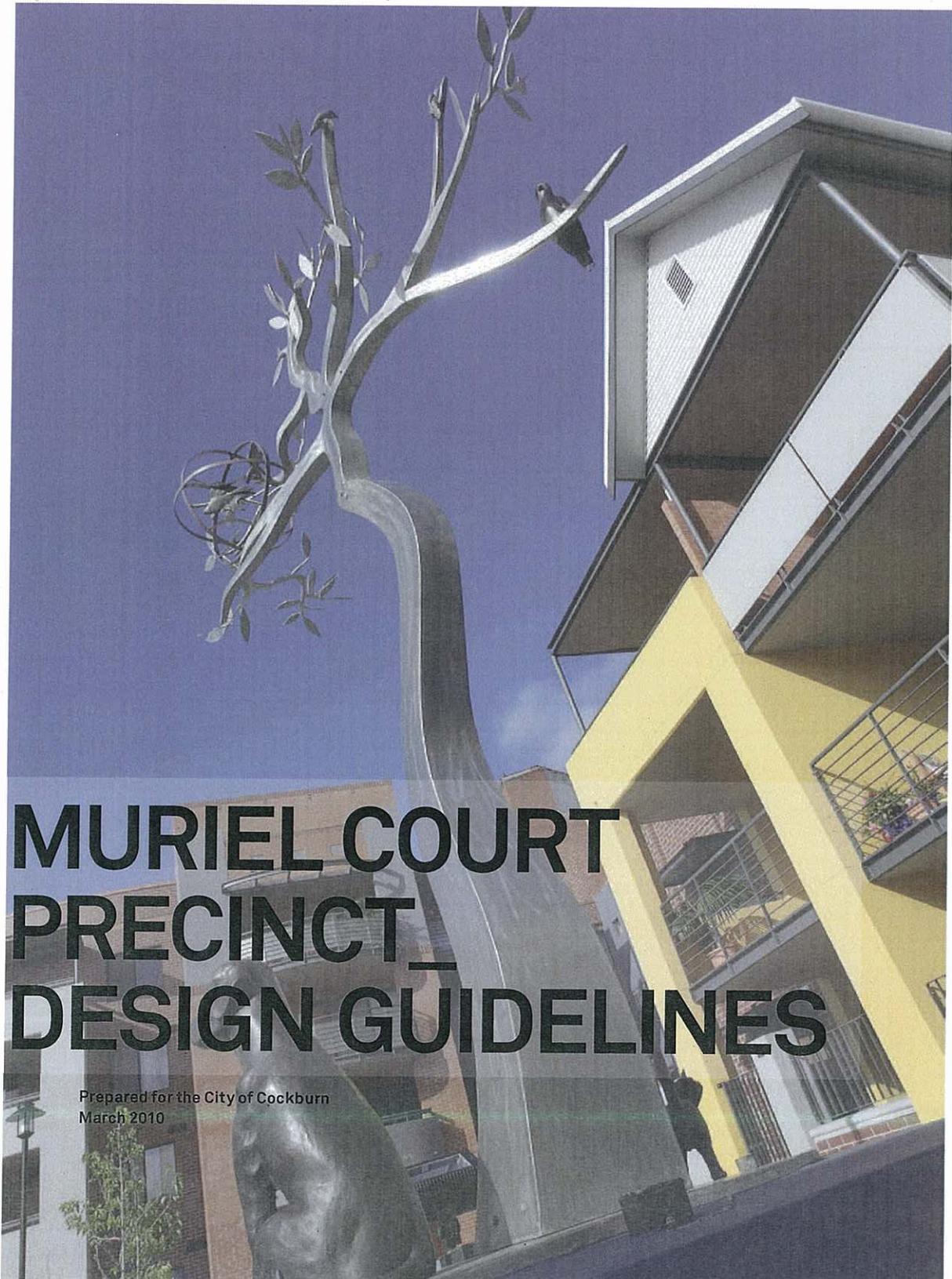
POLICY:

The vision for Development Area 19 is to be one of a high quality and vibrant urban village, contemporary in character which capitalises on and provides a sustainable extension to the Cockburn Central activity centre.

All subdivision and development applications shall be in accordance with the attached design guidelines.

Architecture
Interior Design
Landscape Architecture
Planning
Urban Design

Australia
PR China
Hong Kong SAR
Singapore
Thailand



MURIEL COURT PRECINCT_ DESIGN GUIDELINES

Prepared for the City of Cockburn
March 2010

HASSELL

Revision	Date	Reviewed By	Approved By	Sent To
A	21.12.09	SD	DM	Mario Carbone
B	16.02.10	SD, DM, MR	SD	Mario Carbone
C	09.03.10	SD, MR	SD	Mario Carbone
D	12.03.09	SD	SD	Mario Carbone
E	22.03.10	SD	SD	Mario Carbone
F	29.07.10	Changes following July 2010 Council Meeting		

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A mix of dwelling types and building forms will be located in the Muriel Court Structure Plan area.

01 Introduction

The Muriel Court Design Guidelines seek to establish the character of the streets, buildings and public spaces within the Muriel Court Structure Plan area. The Design Guidelines will guide subdivision and building development to respond to the intentions of the Muriel Court Structure Plan in order to create a comfortable and welcoming neighbourhood that complements Cockburn Central and maximises the population living and working within walking distance of the Cockburn Central train station.

These Design Guidelines are to be read in conjunction with the Muriel Court Structure Plan, Local Planning Policies and the City of Cockburn Town Planning Scheme No. 3 (the Scheme). Where the Guidelines are silent on any matter, the relevant provisions of the Residential Design Codes, the City's Local Planning Policies and Scheme will apply.

The Structure Plan area is divided into six neighbourhoods, as shown in Figure 1. Development proposals will be assessed against the principles and objectives set out in the Design Guidelines for each neighbourhood as well as the general standards and specific standards for each zone.

Applicants are advised that early consultation with the City of Cockburn is encouraged for subdivision/development and should include pre-lodgement meetings.

Arrangement of the Design Guidelines

Vision and Objectives

This document first describes the vision and objectives for the whole of the Muriel Court Structure Plan area. Collectively, all development should contribute to realising this vision and achieving the overall objectives.

Neighbourhood Character Statements

For each neighbourhood, a character statement describes the intended environmental qualities. Each neighbourhood will have a cohesive character, however no specific development standards are articulated in this section.

Subdivision

The Guidelines emphasise the relationship between built form and the surrounding streets and open spaces. Along with the use of each lot this will be key to achieving the desired character of each precinct.

This section outlines the requirements for subdivision within the Muriel Court Structure Plan area such that development is consistent with the structure plan and vision established by the design guidelines.

General Standards

The General Standards apply to all development across the Muriel Court Structure Plan area and guide the design of general building services.

Standards for Specific Zones

This section provides specific guidance on particular buildings envisaged for the Muriel Court Structure Plan area and is dependent on the residential density. The section is split into low, medium and high density and reference



A range of materials and high quality landscaping is promoted within the Muriel Court Structure Plan Area.

01 Introduction

should be made to the specific building type mentioned in each density sub section. For example, the low density sub section is concerned primarily with single dwellings, whereas the high density sub section deals with multiple dwellings in various building formats.

3

Streets

This section deals with the design of streets and laneways, including pavement widths, footpath requirements, lighting and medians. The Muriel Court Structure Plan sets the road alignments and widths for the area, however additional laneways will be required for some areas of the structure plan.

Variations to the Design Guidelines

The Muriel Court Design Guidelines are implemented as a Local Planning Policy under Part 2 of Town Planning Scheme No. 3. Development that varies from the requirements of the Guidelines can be approved if the variations are consistent with the objectives, Neighbourhood Character Statement and clause 5.6 of the Scheme.

02 Vision for Muriel Court

4



Development in the Muriel Court Structure Plan Area will be of a high quality that addresses the public realm and promotes the intended character and amenity.

02 Vision for Muriel Court

The Muriel Court Structure Plan area will be characterised as a high quality, vibrant urban village, contemporary in character that capitalises on and provides a sustainable extension to the Cockburn Central Town Centre.

5

The objectives of the design guidelines are:

Physical Objectives

- _ Promote a safe, comfortable and easily accessible environment for residents and visitors
- _ Ensure that buildings address and complement adjacent public spaces by providing transparent and engaging interfaces between the street and private realm
- _ Ensure that energy efficiency is employed in design and construction.

Social Objectives

- _ Promote a strong sense of place and community
- _ Promote walking, cycling and public transport through appropriately designed and easily accessible streets and buildings
- _ Provide for a mix of housing opportunities to cater for our diverse community
- _ Ensure ease of access to public open space for residents and visitors

Economic Objectives

- _ Promote a viable local centre that supplies for the daily needs of the community
- _ Facilitate a development intensity that complements the Cockburn Central town centre



01_



02_



03_

- 01_ Balconies and terraces are encouraged to overlook the street
- 02_ Safe and comfortable open spaces and pedestrian links
- 03_ High quality streets and parks

03 Muriel Court Structure Plan

6



Figure 1: The Muriel Court Structure Plan area, which is the subject of these design guidelines.

03 Muriel Court Structure Plan

The structure plan has been designed employing principles that promote a sense of place and community and well as providing a more legible and equitable urban environment that is robust enough to changing circumstances over time.

7

Key principles for the structure plan are:

Community Design

- _ Maximise densities within the walkable catchment of the Cockburn Central Regional Centre;
- _ Provide medium residential densities beyond the walkable catchment and adjacent areas of high amenity and high frequency public transport routes;
- _ Minimise the need for land exchanges between landowners whilst recognising the complexities associated with the highly fragmented development cell;
- _ Provide a balanced range of densities to provide a diverse range of housing opportunities.

Movement

- _ Create a strong east-west movement network that reflects constraints, maximises connectivity and efficiency of pedestrian/vehicular movement and simplifies subdivision design;
- _ Minimise traffic conflict and promote high quality streetscapes along Muriel and Semple Courts by promoting rear loaded lots (vehicle access from laneway);
- _ Provide a street and pedestrian network that enables direct, quick and safe pedestrian and cyclist access to and from the transit facility (Cockburn Central Train Station);
- _ Create a highly connected and permeable street network with an emphasis on Muriel and Semple Courts being the primary 'spine' roads;
- _ Maximise equity between landowners by sharing where possible, the placement of access streets, laneways and public open space.

Lots

- _ Within the constraints of existing lot configurations, develop a robust network of streets with street blocks which maximise efficient movement, the creation of regular shaped lots and maximise solar orientation for dwelling construction;
- _ Appropriate interfacing of residential lots with surrounding uses such as the Kwinana Freeway and mixed business zone;
- _ Maximise the ability for land owners to develop independently given the fragmentation of land ownership;
- _ Provide a range of densities to promote variety in lot product and ensure appropriate density targets are met.

Parkland

- _ Placement of public open space to preserve and enhance existing environmental features;
- _ Provide a suitable balance between active and passive recreation.

Centres and Employment

- _ Provide office and residential uses within the walkable catchment of the Cockburn Central activity centre to support and strengthen the centre as an origin and destination;
- _ Provide a local centre to provide for the day to day needs of the residents.

04 ___ Neighbourhood Character Statements

8



The landscape and open space system will engage with people and promote a high degree of amenity for each neighbourhood.

04 Neighbourhood Character Statements

The Muriel Court Structure Plan area will contain:

- _ contemporary design and a mix of materials;
- _ buildings that address the street and assist in its activation – this includes the promotion of courtyards, balconies and active habitable spaces that allow surveillance and 'ownership' of the adjacent streets;
- _ low density areas that have ample setbacks and landscaped front yards;
- _ higher density areas built closer to the street;
- _ apartment buildings have landscaped forecourts whilst active streets exhibit buildings constructed to the property line;
- _ building footprints (envelope) will increase as densities become higher; and
- _ a balance between permeable and paved surfaces to minimise stormwater runoff and assist in groundwater replenishment.

9

Although conceived as a cohesive area, the Muriel Court Structure Plan area will nevertheless be defined by a variety of neighbourhoods, each having qualities that differentiate them from one another. No locality is completely homogenous – the different characters of the Neighbourhoods combine to make the locality an interesting, dynamic and legible whole.

There are 6 recognised neighbourhoods within the Muriel Court Structure Plan Area that have discernible characters. The Neighbourhood Areas, as illustrated in Figures 2 to 7, are:

1. Muriel Court
2. Station Quarter
3. Local Centre
4. Northern Residential
5. Southern Residential
6. Mixed Business

There is a difference between the Neighbourhood Character Statements and the general and specific development standards for the various zones and density areas. The Neighbourhood Character Statements align the intent and aspirations for each area whilst the development standards provide guidance on subdivision and built form.

All developments within the Muriel Court Structure Plan area will contribute to the intent and character of the Neighbourhoods as outlined in the following statements.

04 Neighbourhood Character Statements

10

Muriel Court

Muriel Court (refer Figure 2) is the central spine of the locality. It provides key movement across the locality for all transport modes and will be characterised by:

- _A boulevard style road with central median, street trees, on street parking and high quality pedestrian environment.
- _The adjacent built form will frame Muriel Court and provide an intensity of residential development. Buildings immediately adjacent to the street will exhibit a pedestrian scale.
- _Dwellings will overlook Muriel Court enhancing feelings and perceptions of safety for pedestrians and engagement between the public and private realm for the purpose of community building, sense of belonging and place.
- _High quality architectural design will provide a visually interesting experience for pedestrians.

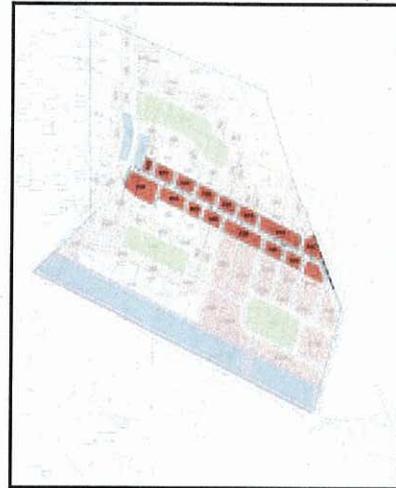


Figure 2: Muriel Court Neighbourhood

04____Neighbourhood Character Statements

Station Quarter

The area within the walkable catchment of Cockburn Central Station is the focus for the most intense residential development (refer Figure 3). It will be characterised by:

- _A scale and intensity of built form that complements pedestrian comfort at street level.
- _Seamless connection and integration of land uses between the Mixed Business and Residential areas.
- _The open space is a central focus to the Neighbourhood containing remnant vegetation, passive and active recreation opportunities.
- _Attractive tree lined streets that promote pedestrian movement through the Neighbourhood and to the Station.



Figure 3: Station Quarter

04____Neighbourhood Character Statements

12

Local Centre

The main shopping area of the locality serving the local population, the Local Centre Neighbourhood (refer Figure 4) is located around Semple Court, which will be developed over time to provide a street based shopping environment and other services that provide for the daily needs of residents. It will be characterised by:

- _A pleasant, slow speed environment that is comfortable for pedestrians and provides for public transport.
- _The buildings will contain ground floor active uses in a main street style. The ground floors of buildings will be adaptable through design and construction so that changes in use can be accommodated over time.
- _Some commercial and entertainment uses will extend activity beyond standard weekday business hours.

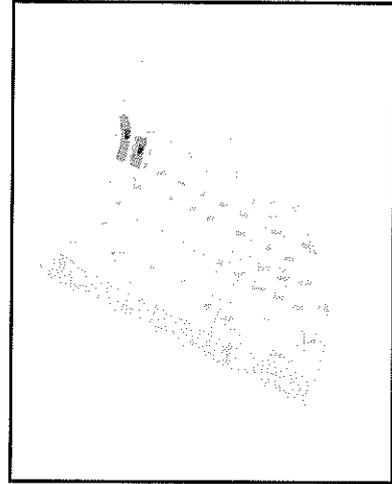


Figure 4: Local Centre

04 Neighbourhood Character Statements

Northern Residential

The Northern Residential Neighbourhood (refer Figure 5) will be a low to medium density residential area that takes advantage of the amenity offered by the new large public open space and the proximity to the Local Centre. It will be characterised by:

- _ High quality low to medium density residential buildings centred around the new park.
- _ Excellent accessibility to the Local Centre and associated activities via high quality, pedestrian friendly streets.

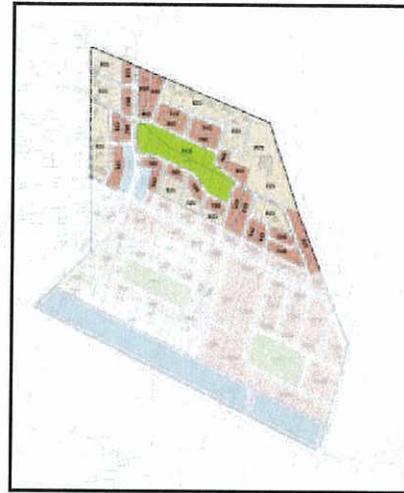


Figure 5: Northern Residential Neighbourhood

04____ Neighbourhood Character Statements

14

Southern Residential

The Southern Residential Neighbourhood (refer Figure 6) will be a low to medium density residential area centred around the central open space. It will be characterised by:

- _ High quality low to medium density residential buildings centred around the new park.
- _ A Mixed Business zone adjacent North Lake Road which is seamlessly integrated, yet distinctly separate from the residential development.



Figure 6: Southern Residential Neighbourhood

04 ____ Neighbourhood Character Statements

Mixed Business

The Mixed Business Neighbourhood (refer Figure 7) will serve as a buffer between the Southern Residential Neighbourhood and North Lake Road and will be characterised by:

- _Commercial buildings that benefit from the exposure to North Lake Road and provide employment opportunities within the locality.
- _A building with a high degree of architectural expression will act as a signifier at the corner of Semple Court and North Lake Road.
- _An appropriate interface will be provided between the Mixed Business Neighbourhood and the adjacent residential area with noise attenuation principles and a stepping down of scale.

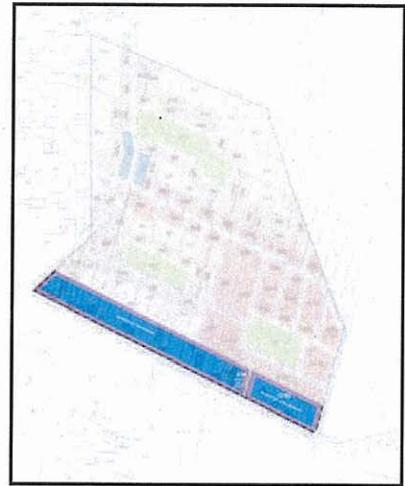


Figure 7: Mixed Business

05 Subdivision

16



Figure 8: Structure Plan

05 Subdivision

Subdivision and amalgamation of land holdings within the Muriel Court Structure Plan area will be required in order to develop the land. Subdivision and amalgamations are required to provide for development that is consistent with the structure plan and intended character and amenity for Muriel Court.

Subdivisions and amalgamations shall be consistent with the minimum and maximum lot width and the laneway locations outlined within these design guidelines.

The minimum and average lot sizes shall be used for creation of lots, particularly for the low density and medium density R-Code areas, as shown on the structure plan map.

Development over individual long, narrow lots is not permitted unless it can be demonstrated that such development is consistent with the intended character and amenity of the Muriel Court Structure Plan area and the provisions of these design guidelines.

The Muriel Court Structure Plan has been prepared to provide for development that addresses the street in a traditional manner. Subdivision applications that would create lots that result in low amenity levels, compromised streetscapes and poor built form shall not be permitted.

The City of Cockburn may require indicative development plans to be prepared to accompany subdivision and amalgamations in order to prove that development can occur on land consistent with the intent of the Muriel Court Structure Plan and the provisions of these design guidelines. Such plans shall include a site plan, floor plans and indicative elevation drawings.

Applicants are reminded of the Residential Design Code requirement for planning approvals to be awarded for development on lots of less than 350 square metres prior to subdivision applications being approved.

Laneways

Laneways shall be constructed as per the provisions of these Design Guidelines and as shown on the Muriel Court Structure Plan.

Vehicular access must be from laneways where they are provided. No direct vehicle access shall be permitted from Muriel or Semple Courts.

Battle-axe Lots

Battle-axe lots are not a preferred outcome for the Muriel Court Structure Plan area. All lots must allow for development that has a street presence and can contribute to the desired built form and character. Irregular shaped lots will generally not be supported.

05 Subdivision

18

	Minimum Lot Width	Maximum Lot Width
R20 and R25*	12 metres	20 metres
R40*	6 metres	10 metres
R60*	6 metres	8 metres
R80	24 metres	30 metres
R160 Low Rise	24 metres	30 metres
R160 Tower	30 metres	60 metres
Mixed Business/Restricted Office	A minimum lot width of 30 metres applies. Lots should comprise an adequate area to provide for the construction of residential apartment buildings, whilst maintaining adequate side setbacks.	The existing lot dimensions should be observed to provide sufficient area in which to develop mixed use buildings that are several stories in height. A maximum lot width of 60 metres shall be observed.
Local Centre	8m	A maximum lot width is not prescribed, however development should not be constructed such that long, flat facades are created. A maximum building segment should therefore not be more than 12 metres in length.

*Strata lot or green title lot containing a single dwelling.

Table 1: Subdivisional Lot Dimensions. The minimum and average lot sizes for residential lots must still comply with the Residential Design Codes.

06 General Standards

The General Standards are intended to establish a broad framework to influence and guide development within the Muriel Court Structure Plan Area. They apply across all of the Neighbourhoods and development will incorporate the intent of each of the standards established here.

Dwelling Mix

It is important to provide a range of dwelling sizes and type to meet the housing needs of the community. The Structure Plan has sought to address this through the provision of a range of residential densities from R20 through to R160. However, in mixed use and multiple dwelling developments where more than 5 dwellings are proposed, a minimum of 1 or 10% (whichever is the greater) 1 bedroom units shall be provided. This is to establish a range of housing types within an area that has easy access to frequent public transport.

Minimum Residential Densities

The City of Cockburn Town Planning Scheme No. 3 requires that development accommodate a minimum density of 75% of the density code applicable to an area.

As a minimum, the following areas are required to achieve grouped and multiple dwellings at the equivalent of 75% the density code applicable to an area where more than one (1) dwelling is proposed. For example, an owner or developer seeking to arrange land for subdivision (assemble and subdivide, or subdivide) providing for the development of (5) or six (6) grouped or multiple dwellings in an area coded R60 needs minimum lot sizes of 1,110 or 1,332 square metres respectively. Lot sizes are to represent a multiple of the land areas below, particularly in the case of proposals where a minimum 75% yield is proposed. In all instances, the minimum land areas required are to be considered in conjunction with other subdivision considerations, most notably minimum and maximum lots widths. The City also recommends consideration be given to 'development' requirements detailed elsewhere in these Guidelines to ensure suitably developable lots are created.

Density	Min. Land Area (Lot) to Yield 75%	Land Area to Yield 100%
R40	293m ²	220m ²
R60	222m ²	167m ²
R80	167m ²	125m ²
R160	83m ²	62.5m ²

Building Expression

It is important that buildings present well from all angles as some may be visible from a considerable distance. It is also important that buildings are appropriately detailed at ground level so that they create an attractive, safe and interesting environment for occupants and pedestrians alike.

Buildings should incorporate a mix of high quality materials that contribute towards the intended character of each Neighbourhood. Articulation, fine grain detail and glazing elements will help to achieve the desired outcomes and contribute to a high degree of amenity. Long building facades should be broken up with changes in materials, balconies, windows and setback changes to create an interplay between light and shade.



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- 01_ Building articulation and expression
- 02_ Shading elements improve a building's energy efficiency

06 General Standards

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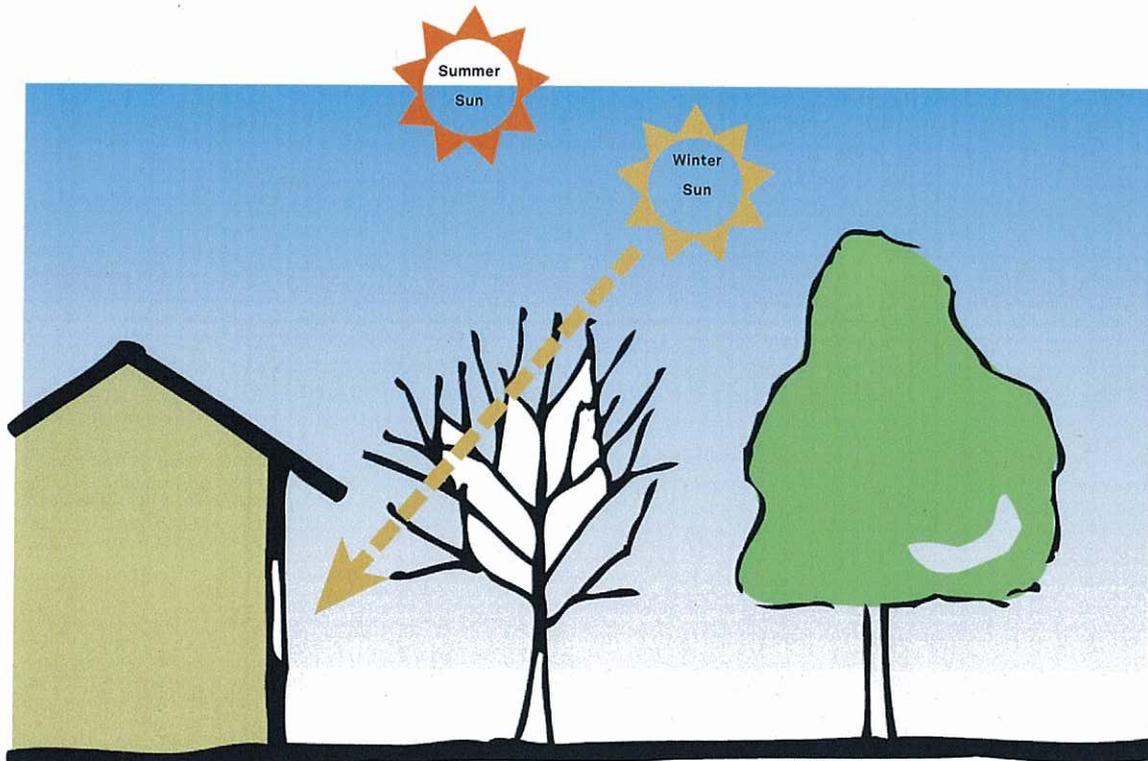


Figure 9: Buildings should incorporate environmentally sustainable design principles, such as shading from eaves, appropriate orientation of buildings, provision for cross ventilation and appropriate location of thermal mass.

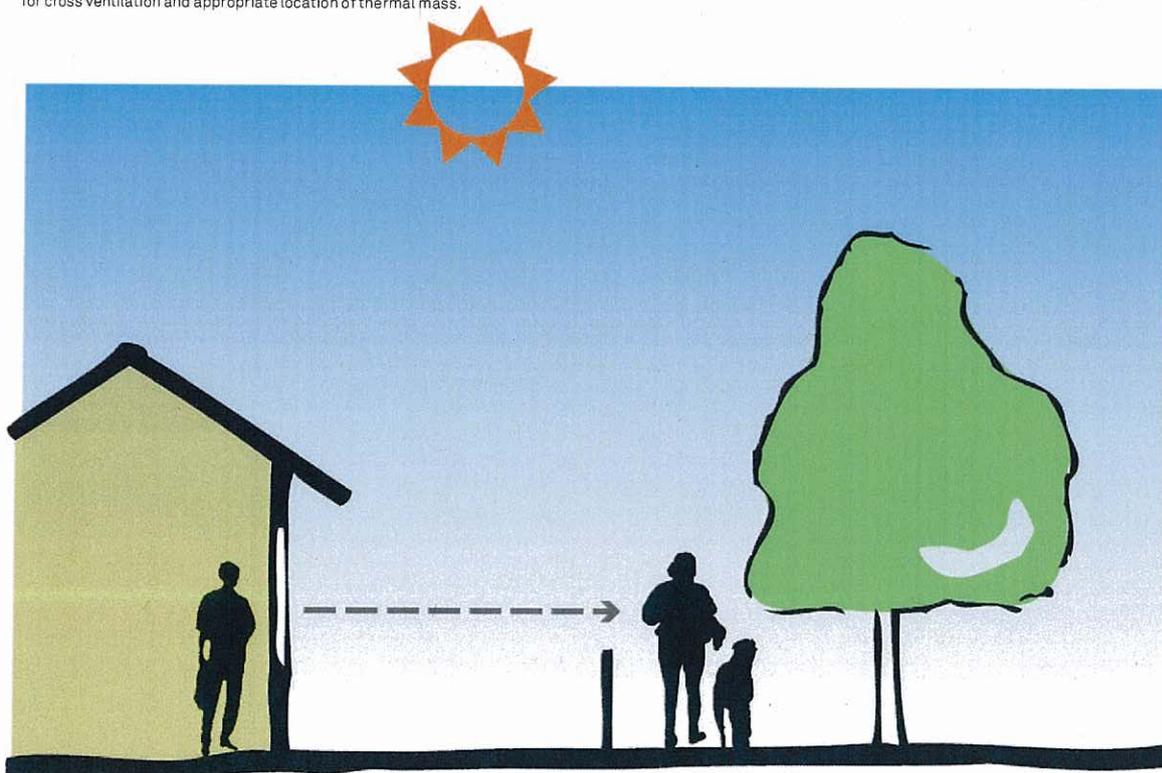


Figure 10: All development is to provide passive surveillance of the street and public places from a habitable room (other than a bedroom) at the front of the dwelling, adjacent to the street environment.

06 General Standards

At a minimum, any exposed parapet wall must have the same level of finish as the primary façade. Significant portions of wall that are likely to be exposed for prolonged periods should be avoided, however where they exist they are to incorporate detailing to the satisfaction of the City of Cockburn, to add visual interest.

Addressing the Street

All developments must address and respond to all adjacent streets including rear laneways to enhance safety and security. This requirement seeks to ensure that all frontages are attractive and safe for pedestrians, including drivers once they leave their vehicles. Building entrances should be clearly identifiable and easy to access.

All components of podiums relating to tower development should relate to the street. Active street interfaces are encouraged through the provision of courtyards and outdoor living areas located within the front setback area; windows from active habitable rooms and individual entries to ground level units are strongly encouraged.

Corner Treatments

Buildings on corner sites must address both streets through the provision of windows, a mix of materials and legible entry features.

For single dwellings on corner sites, side fences must be visually permeable above a height of 1.2m for 50% of the secondary street boundary. For all other developments, fencing to secondary streets should be visually permeable for the entire boundary length, unless approved by the City of Cockburn for screening purposes.

Solid walls and fences shall not dominate any street frontage.

For R60 sites along Semple Court and R80 to R160 development, nil street setbacks may be allowed for corner sites where a landmark corner feature can be achieved and the intended character of the neighbourhood is maintained.

Safety in Design

Buildings are to be designed to allow passive surveillance of communal areas and adjacent public spaces, and should have at least one active habitable room (other than a bedroom), window or balcony overlooking any adjacent street, public space or communal open space.

Loading and storage areas are to be well lit and/or lockable after hours. Pedestrian entries to all buildings are to be visible from the primary street frontage and be clearly delineated and legible. Measures to ensure the safety of people entering buildings is to be demonstrated in the application for planning approval.

Ground floor non-residential frontages are to be designed as shop fronts with no less than 70% of the shop front glazed with clear glass. Not only does the ability to see in and out of commercial premises at street level contribute to creating an interesting pedestrian environment, it also enhances safety through passive surveillance.

The Western Australian Planning Commission's Planning Bulletin 79 Designing Out Crime Planning Guidelines should be consulted in the design of developments throughout the Muriel Court Structure Plan area.



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01_ Windows and balconies allow surveillance of the street.

02_ Buildings can incorporate a mix of dwelling sizes whilst presenting a unified form to the street.

06 General Standards

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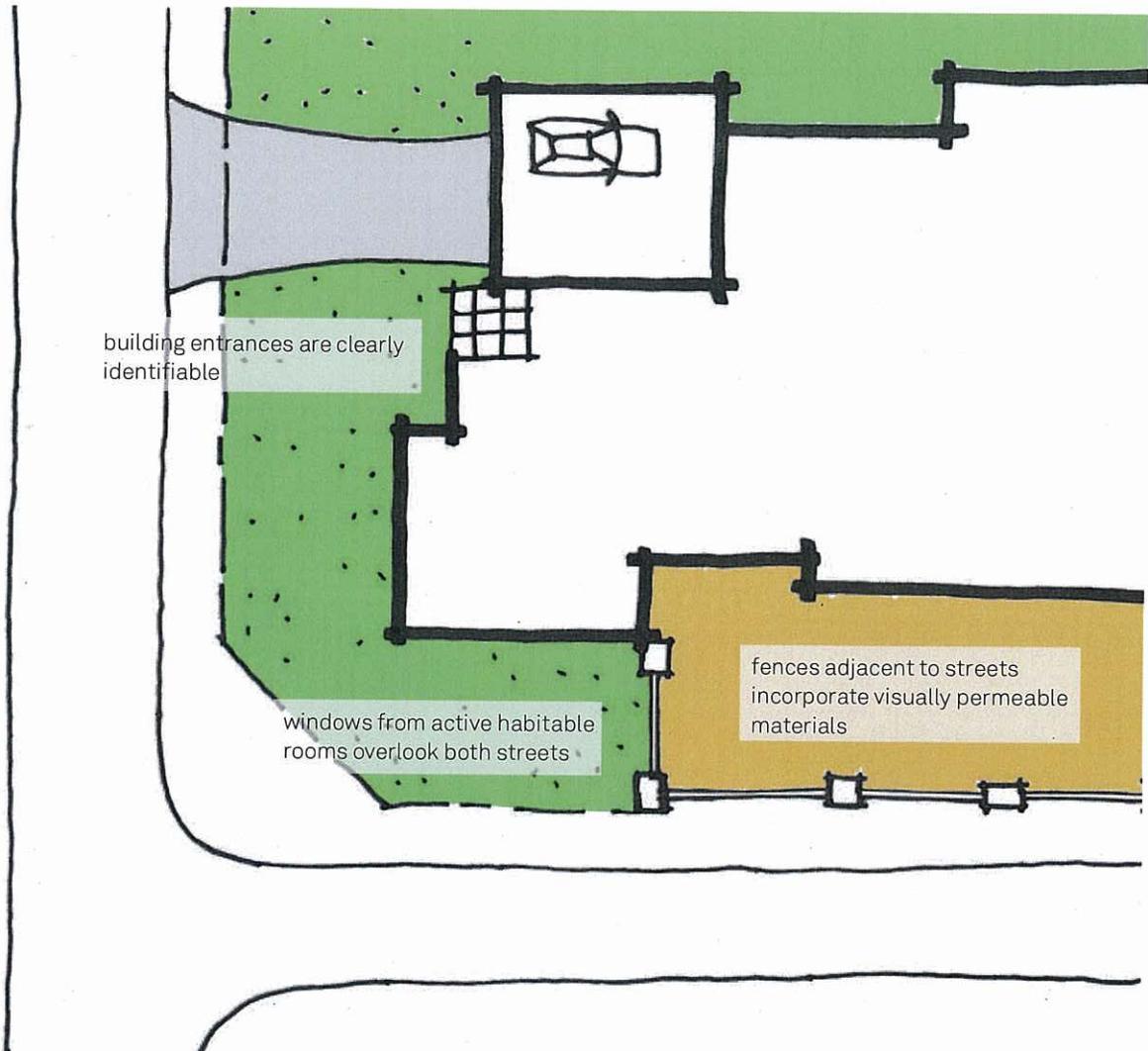


Figure 11: Dwellings and other development on corner site should address both streets, as demonstrated in this diagram.

06 General Standards

Sustainability and Energy Efficiency

The Guidelines seek to achieve a high standard of architectural design that is responsive to the environment in which it is built. The City of Cockburn seeks development that implements current best practice in sustainable design, construction and management for the benefit of the environment, the community and the local economy.

Buildings should be designed to help minimise operational energy consumption and greenhouse emissions.

Tenancy sub-metering and energy demand reduction measures are to be included in new mixed use and multiple dwelling residential developments. This enables each tenancy to identify their energy consumption and implement measures to reduce demand.

All mechanical devices installed as part of the development such as air conditioners and hot water systems are to have a minimum 5-star energy rating from the Department of the Environment and Water Resources Australian Greenhouse Office. Solar or gas hot water systems are encouraged rather than electric hot water systems.

Proposals for new development (with the exception of single and grouped dwellings) should be accompanied by a report prepared by a suitably qualified Sustainability Consultant, outlining the design and management elements (including financial and environmental costs of operating buildings after construction) proposed to be implemented to optimise sustainability performance.

Multiple dwellings must be designed and constructed to a minimum energy efficiency rating of 5 stars as measured against a rating system that complies with the Australian Building Code Board protocol for Housing Energy Rating Software. The qualified Sustainability Consultant should identify the energy efficiency rating of dwellings within the required report.

The heat loading effect of the summer sun on windows should be minimised. Techniques such as external sun shading devices must be considered and dark or reflective tinting should be avoided.

Direct natural lighting should be provided to all living, dining and sleeping areas of each dwelling (not limited to the BCA minimum requirements). However, where reliance on borrowed light is demonstrated to be unavoidable, only non-habitable rooms and kitchens shall be designed with access to borrowed light.

The use of low embodied energy materials including recycled materials in building construction is encouraged. Native vegetation is also encouraged within landscaping areas.

Noise Attenuation

The Kwinana Freeway and North Lake Road are major traffic carriers and generate significant traffic noise. Development, particularly for residential purposes, should therefore be designed to minimise the potential for unacceptable levels of noise generation and intrusion. Similarly, where residential development is located adjacent to mixed use areas or within



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- 01_ Residential Terrace home.
- 02_ Solid walls should not dominate the street.
- 03_ Front fences must promote surveillance of the street.

06 General Standards

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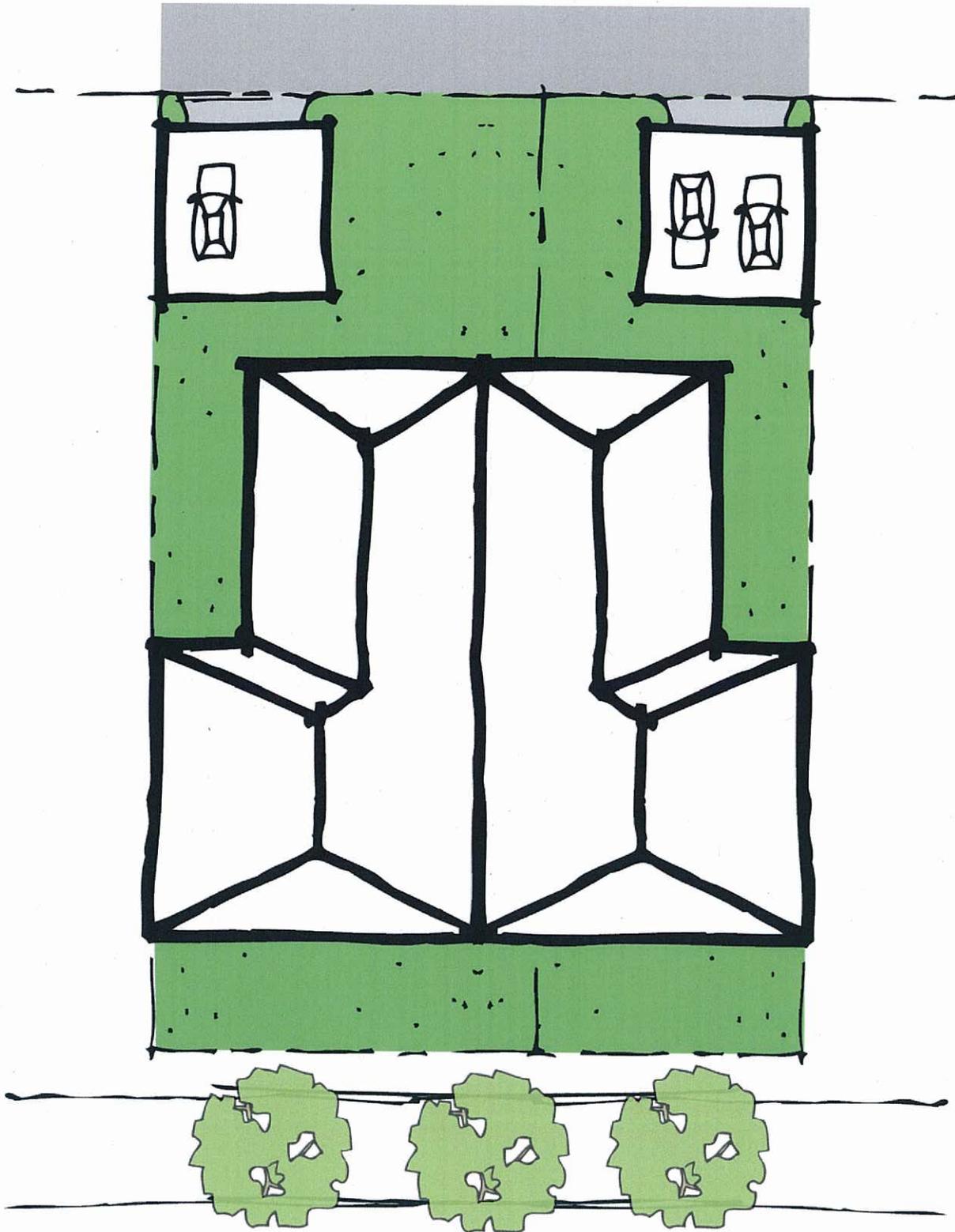


Figure 12: Access to lots must be from laneways where they are provided.

06 General Standards

mixed use developments, noise attenuation measures must be provided within the design. An acoustic consultants report should inform all design and be provided along with applications incorporating residential uses for approval in the following locations:

- _All development adjacent to the Kwinana Freeway;
- _All development adjoining to the Mixed Business zone;
- _All development that incorporates a mix of commercial and residential uses; and,
- _Any development that incorporates residential uses adjacent to North Lake Road.

The Western Australian Planning Commission Policy on Road and Rail Transport Noise should be consulted in the preparation of acoustic reports and design of development adjacent to the Kwinana Freeway.

Generally, non residential development will not require an acoustic consultants report to be prepared, unless the City considers a proposed use will cause negative impacts on surrounding residential uses.

Fences

Any solid fence fronting onto a street is not to exceed 1.2 metres in height. If a fence is higher than 1.2 metres, infill sections between piers of the fence must be 70% visually permeable.

No at-grade boundary fence may exceed 1.8m in height above finished foot path level.

Fences above basement or retaining walls more than 800mm above footpath level shall not extend more than 1m above the finished floor level. Any component of the fence more than 1.2m above the footpath shall be 70% visually permeable.

Water

Buildings are to be designed to reduce water consumption by occupants through such measures as sub-metering of water use, alternatives to water based building cooling systems, grey water use, rainwater capture and re-use, water efficient fittings and fixtures (e.g. taps, toilets and shower heads) and water sensitive landscaping design.

Servicing

Bin and service enclosures will have to be screened and located away from visually prominent parts of the site.

Services should be designed to visually integrate into buildings, rather than be a separate element. No services should protrude above the specified maximum height of the building and should be screened from view. Development will need to conform to the City's policy that deals with waste management.

Stores and Amenities

All grouped and multiple dwellings will be required to have individual storage accessible from outside the dwelling. A minimum area of 4 square metres applies, with a minimum internal dimension of 1 metre. Where 4 square



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01_ Private open space, such as balconies, must be of a useable area.

02_ Balconies provide good opportunities for surveillance and enjoyment of the neighbourhood.

06 General Standards

26



Building entries should be legible. Individual entries to ground floor dwellings in apartment buildings are encouraged.

06 General Standards

metres is not achieved, the applicant is to demonstrate the needs of residents will be met.

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Private Open Space

Private open space must be provided for each multiple dwelling that is of a useable size (10 sqm for balconies and 12 sqm for ground floor courtyards) and dimensions (3m). Consideration will be given to smaller areas and dimensions but this must be justified to the satisfaction of the City of Cockburn.

For other dwellings types, private open space must be provided in accordance with the acceptable development provisions of the Residential Design Codes.

Private open space, particularly upper floor balconies, are to be sensitively located or screened to avoid any potential visual privacy impact between dwellings within the lot or on adjacent lots. If screening is necessary, it should be integrated into the building design and must not unduly add to the building bulk.

Balconies shall not extend into any road reserve.

If communal open space is provided within development, then its location and facilities provided within it should be such that they will not be the source of noise or other nuisance for occupants of the development or those on immediately adjoining properties.

Garages and Access

Vehicle access from laneways is mandatory for lots where a rear laneway is present.

Where secondary street access is available, access shall not be from the primary street in order to improve traffic flow and pedestrian amenity. Where access for developments is not available from secondary streets and laneways, the primary street may be used. However, garages and car ports shall not dominate the front setback area or the primary elevation of the building.

Reciprocal Access from North Lake Road

Reciprocal access way arrangements and shared vehicular access points are specified for lots fronting North Lake Road. Refer to the City of Cockburn policy for access to sites on North Lake Road and DA19 provisions of Schedule 11 of the City's Town Planning Scheme.



Vehicular access to lots must be from laneways where they are provided.

07 Standards for Specific Zones

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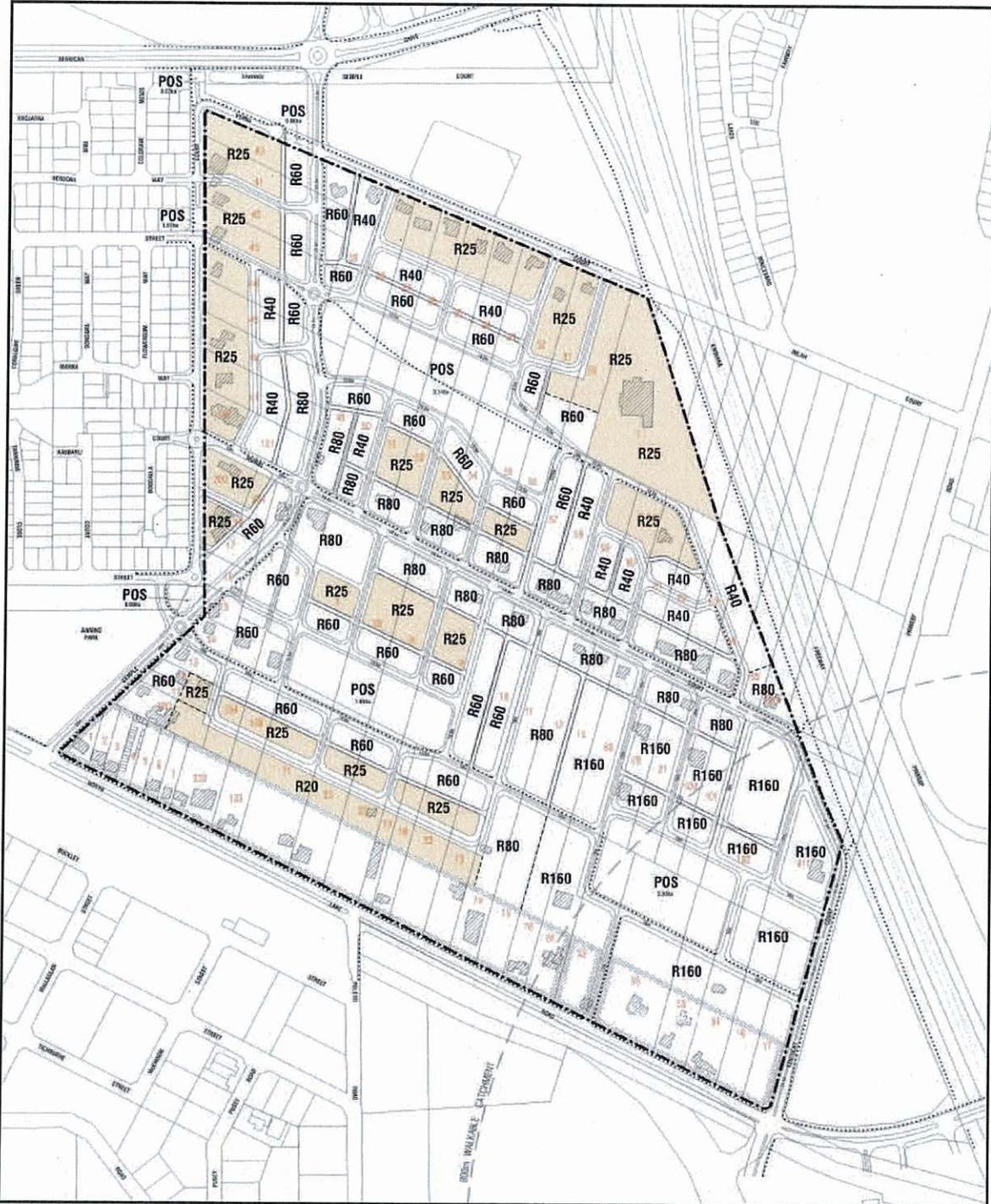


Figure 13: Low density residential areas.

07 Standards for Specific Zones

Low Density

The low density areas, which are those coded R20 and R25, are located throughout the Muriel Court Structure Plan area, but are generally away from major movement corridors and the Station Neighbourhood.

Generally, development within low density areas will be single or grouped dwellings between one and two storeys.

Dwellings shall be constructed to a consistent building line along the street which will create an open streetscape. Street trees within the road reserve and landscaping within the residential lots will create a leafy character.

Build to Line

The main building line of the dwelling shall be constructed between 3 metres and 4.5 metres from the street alignment.

Garages shall be setback behind the main building line.

Setbacks

Side, rear and secondary street setbacks shall be in accordance with the provisions of the Residential Design Codes or the City's Planning Policy APD49.

Boundary walls may be constructed as per the provisions of the Residential Design Codes and the City's Boundary Wall Policy.

Maximum Building Height

The maximum building height for buildings within the areas coded R20 to R25 shall be no higher than two storeys with potential for useable loft space. The height of the external walls shall be no higher than 6 metres and the maximum height of any pitched roofs shall be no higher than 9 metres.



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01_ A typical house form in low density areas.
02_ One and two storey homes can be built in low density areas.

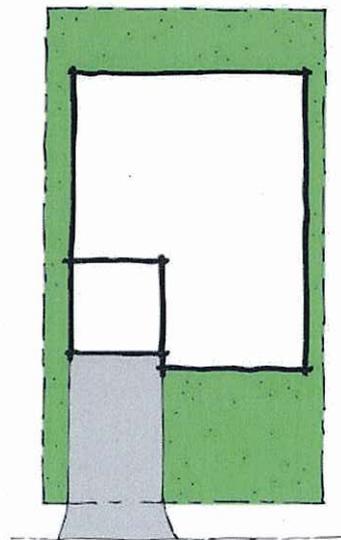


Figure 14: Garages shall not be set forward of the main building line.

07 Standards for Specific Zones

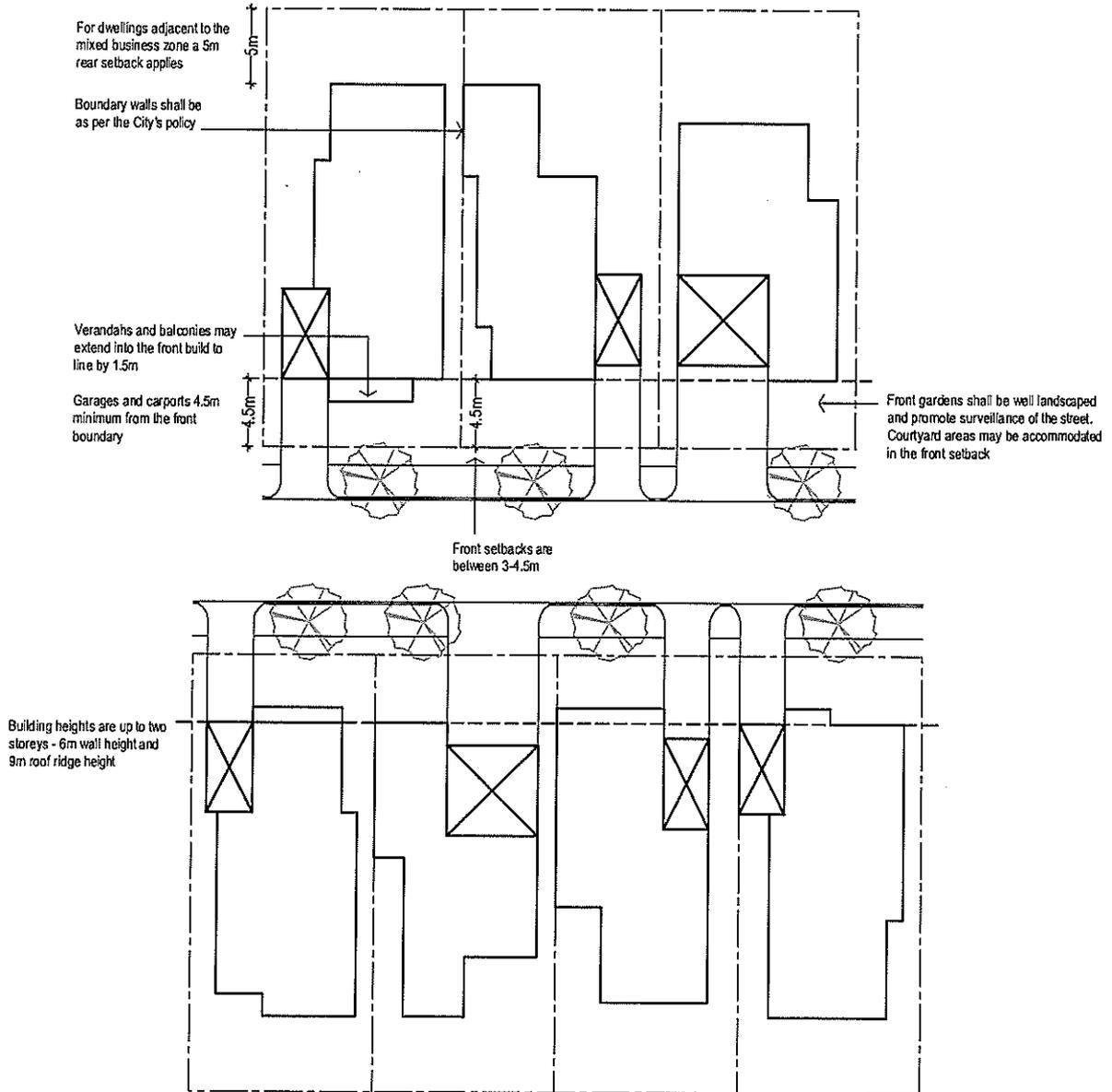


Figure 15: Low density area block plan

07 Standards for Specific Zones

Description of Loft Requirements

Any development within the loft space shall appear as part of the main roof and not an additional level.

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Ground Floor Finished Level

Finished ground floor levels must be within 0.3 metres of the finished level of the lot at the front setback alignment of the proposed building footprint.

Maximum Building Depth

There is no maximum building depth for buildings within the R20 to R25 coded areas. However, buildings must be designed to provide for natural sun light penetration to all habitable rooms and cross ventilation.

Car Parking

Garages and car ports must be setback behind the main building line, at a minimum 4.5 metres, in order to minimise visual impact and to allow visitor parking.

All car parking areas should be screened from view of the street.

Verandahs and Balconies

Verandahs and balconies provide amenity for residents and assist in articulating the building line of dwellings.

Verandahs and balconies may extend into the front building line area by 1.5 metres.

Any verandahs or balconies not on the front face of the dwelling are to comply with the setback provisions of the Residential Design Codes.

Setback to Mixed Business Zone

Dwellings adjacent to the mixed business zone must be setback 5 metres from the shared boundary.

Minimum Building Height

There is no minimum building height for the low density areas coded R20 to R25.

Building Interface and Junctions

Where two boundary walls are located adjacent to one another, their junction should be complementary.

This will require the wall ends adjacent to the street to coincide, or alternatively, show a discernable difference of at least 600mm.

Where the boundary walls meet at the roof line or top of wall, the top-of-wall height shall match or show a discernable difference of 300mm.

07 Standards for Specific Zones

Medium Density Development

The medium density provisions apply to those areas coded R40 and R60. The medium density areas form a large proportion of the developable area within the Muriel Court Structure Plan and so are important in ensuring the dwelling density is achieved.

The medium density areas will comprise single dwellings, grouped dwellings and some multiple dwellings, especially within the R60 coded areas. The predominant housing forms are therefore likely to be terraces and attached dwellings over two to three levels.

Due to denser housing form and smaller lot sizes, the streetscape and quality of parkland will be particularly important to provide a high level of amenity for residents. Streets will be tree-lined and provide attractive links to parks and the local centre.

For the purposes of these guidelines, the provisions of some elements have been separated by R-Code Density:

- _R60 coded sites; and
- _R40 coded sites.

Generally, development on R60 coded sites will be attached dwellings (single or multiple dwellings), similar to a terrace, row apartment or walk-up apartment form. A strong, continuous built form creates a consistent street edge.

On R40 coded sites, development will be less dense, being attached, semi detached or detached. The form will vary, from single detached dwellings, to town houses, terraces and walk-up apartment buildings.



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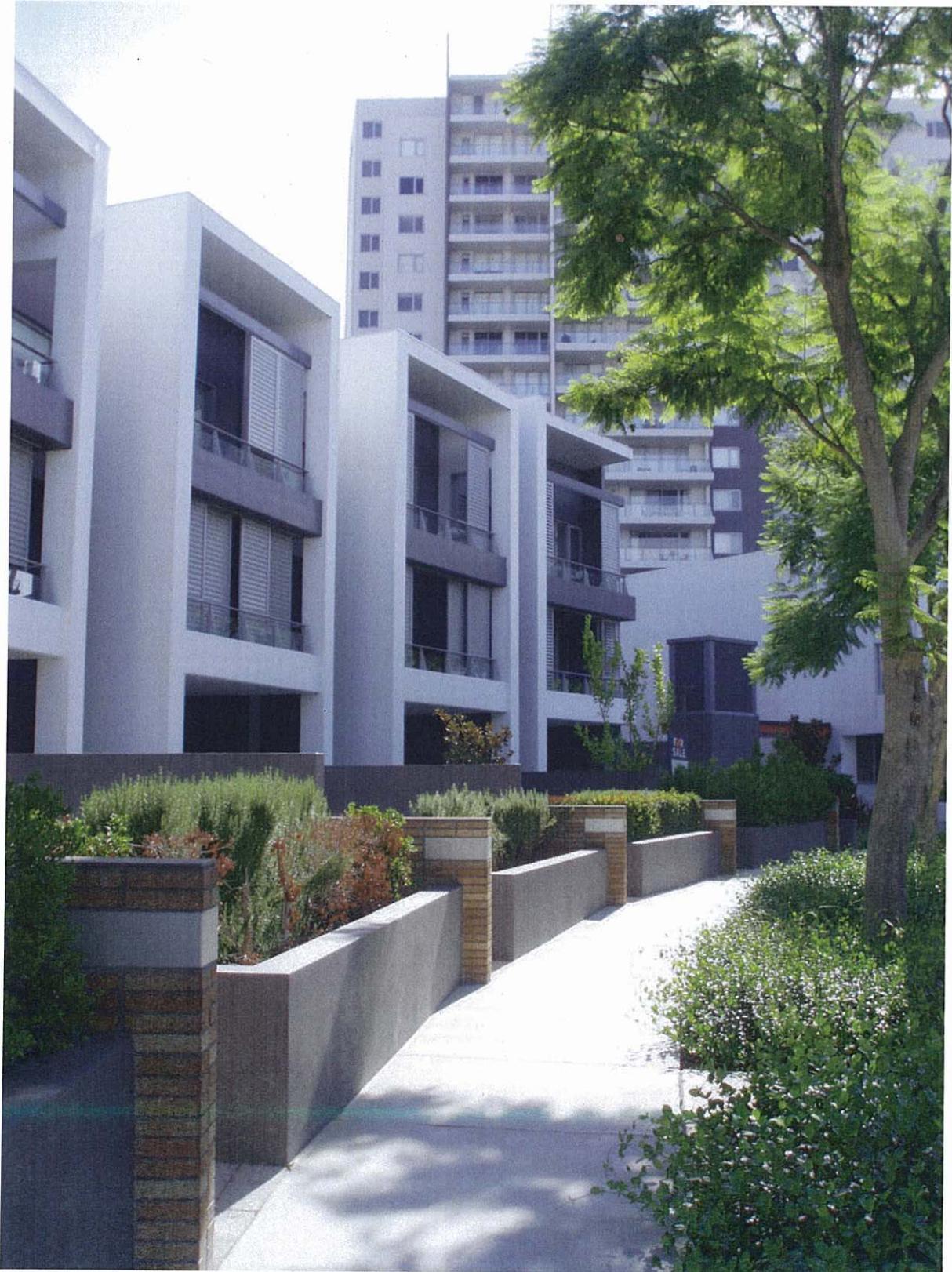


03_

- 01_ Typical medium density terrace development.
- 02_ Terraces and other dwelling types should have a consistent setback to the street
- 03_ Terrace houses with balconies overlooking the street.

07 Standards for Specific Zones

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07 Standards for Specific Zones

	R40	R60
Build to Line	Buildings must be constructed between 2 and 4 metres from the street alignment. Upper level balconies and verandahs can protrude beyond the build to line by 1 metre. Where a balcony projects 1 metre it needs to be at least 2.5 metres in depth. Garages are accessed from the primary street must be setback 4.5 metres from the front boundary.	
Setbacks	Side setbacks shall be applied as prescribed by the Residential Design Codes, except that boundary walls may be constructed to two side boundaries. Buildings may be constructed to 2 metres from the secondary street, up to a length of 9 metres. Any wall length greater than 9m must be setback 4 metres from the secondary street.	Nil side setbacks may be applied to those areas where terrace houses are to be constructed (R60 coded areas). Buildings may be constructed to 2 metres from the secondary street, up to a length of 9 metres. Any wall length greater than 9m must be setback 4 metres from the secondary street.
Boundary Walls	Boundary walls shall be constructed as per the provisions of the City's policy, except that boundary walls may be constructed to two side boundaries. Upper levels shall be setback from the boundary as per the Residential Design Code. Garages may be built to the boundary separate to the main dwelling.	Boundary walls may be constructed to both side boundaries to a maximum height of 6 metres and for two thirds of the length of the boundary. Upper levels more than 6 metres above ground level will need to be set back from the boundaries as per the Residential Design Codes. Garages may be built to the boundary separate to the main dwelling.
Rear Setbacks	Rear setbacks will be as per the Residential Design Codes. Where there is a rear laneway, garages may be constructed to the laneway boundary.	
Minimum Building Height	There is no minimum building height for R40 coded areas.	The minimum building height in R60 areas shall be two storeys and 5.4 metres to the top of the external wall.
Maximum Building Height	The maximum building height shall be 9 metres to the top of the external wall and 12 metres to the top of any roof ridge line.	The maximum building height shall be 12 metres to the top of the external wall and 15 metres to the top of any roof ridge line.
Car Parking	Single Bedroom (up to 60m ²) – Minimum and maximum of 1 bay; Two or more bedrooms – Minimum 1 bay and maximum 2 bays. All car parking areas should be screened from view of the street. Visitor car parking bays shall be provided in addition to, rather than inclusive of the required car parking rate and may incorporate on street parking. Visitor parking bays shall not dominate the front setback area. Vehicle access must be from the rear laneway where provided.	
Building Interface and Junctions	Where two boundary walls are located adjacent to one another, their junction should be complementary. This will require the wall ends adjacent to the street to coincide, or alternatively, show a discernable difference of at least 600mm. Where the boundary walls meet at the roof line or top of wall, the top-of-wall height shall match or show a discernable difference of 300mm.	

Table 2: Medium density development standards.

07 Standards for Specific Zones

36

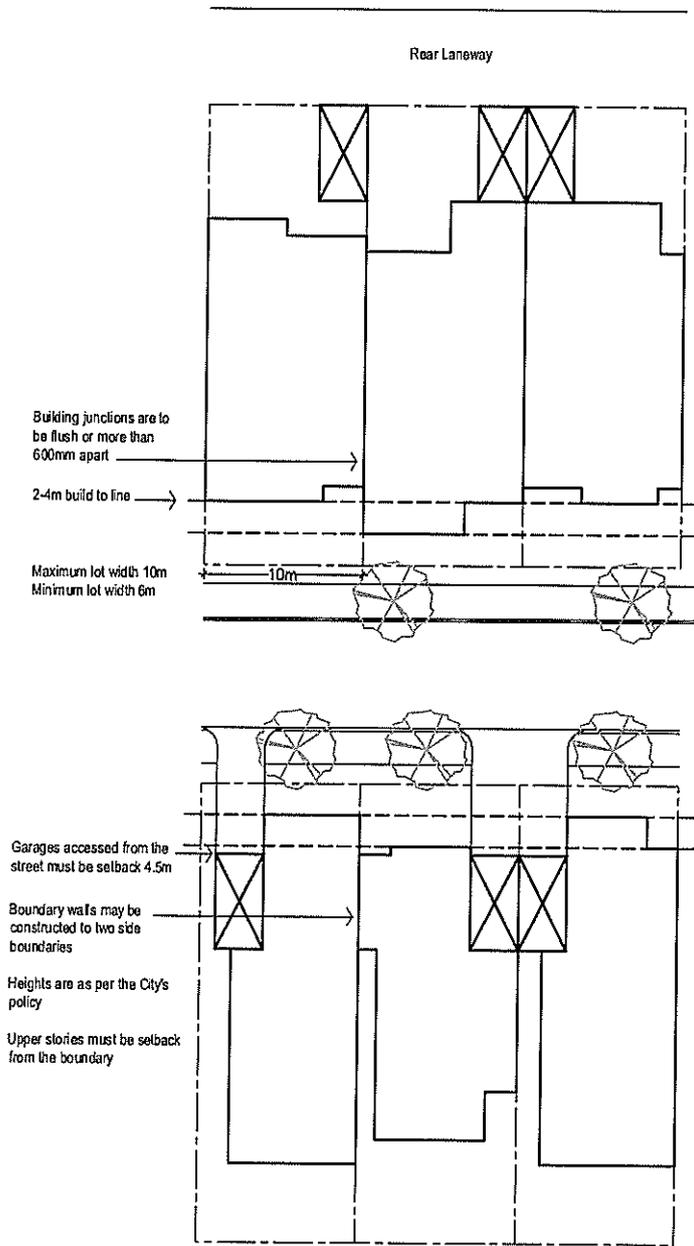
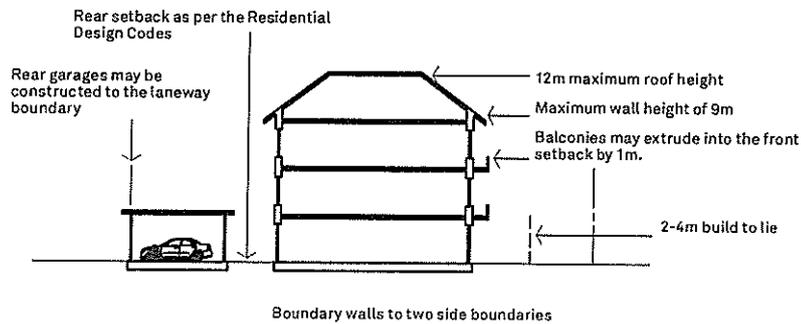


Figure 17: R40 Medium density area block plan

Figure 18: R40 Medium density section



07 Standards for Specific Zones

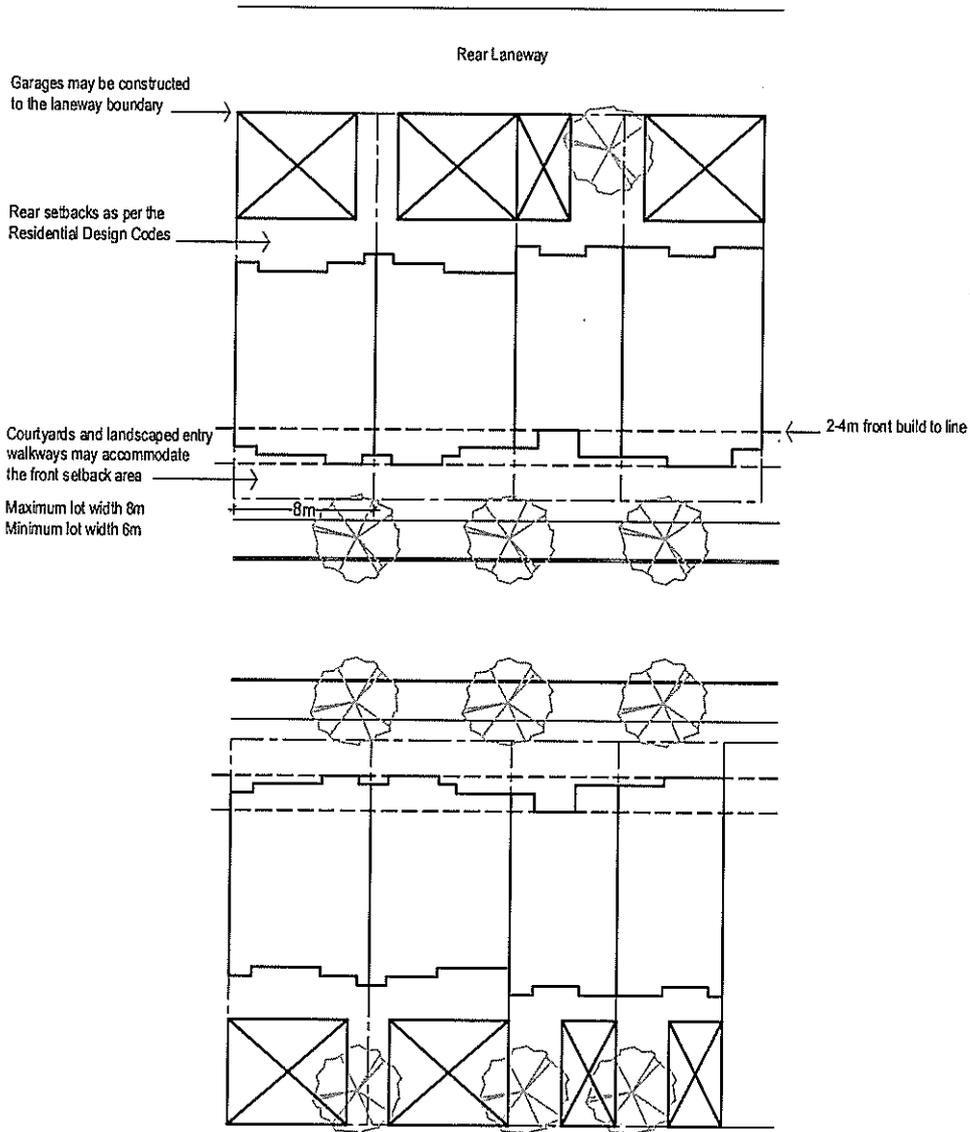
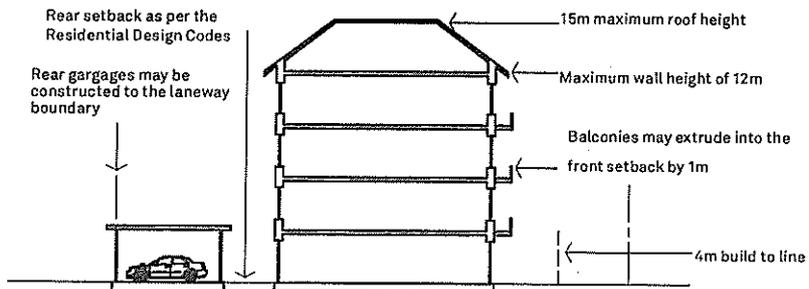


Figure 19: R60 Medium density area block plan

Figure 20: R60 Medium density section



07 Standards for Specific Zones

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Figure 21: High density residential areas.

07 Standards for Specific Zones

High Density Residential Development

All of the high density areas, those coded R80 and above, are located within the Station or Muriel Court neighbourhoods. This is to promote the use of public transport by providing a high number of dwellings within a walkable catchment of the Cockburn Central Train Station and along future key public transport routes. All development will incorporate active edges to the street, with courtyards, easily identifiable entries and windows from active habitable rooms overlooking the street from all levels of the building.

Within the area between buildings and the property line, the area is to incorporate courtyards, front entryways and be landscaped to a high quality with in-ground planting. Hard paving may be used where vehicles access ways and pedestrian paths cross this area, but must not dominate the soft landscaped quality of this space.

Within the high density areas of the Station and Muriel neighbourhoods, densities of R80 and R160 apply. Within those areas, however, the blocks shown within the Muriel Court Structure Plan will provide for different building types. Larger blocks will provide for residential towers supported by a podium, akin to development on the South Perth peninsula or Burswood Peninsula, around the open space, whereas narrower blocks will provide for terrace style housing and walk-up apartments akin to development throughout East Perth.

In this regard, two development categories have been identified for the Station neighbourhood. These are:

- _ Residential Towers (on R160 sites); and
- _ Low rise housing (which may include walk-up apartments, terraces and other attached dwelling types) of a low-rise scale (on R80 and R160 sites).

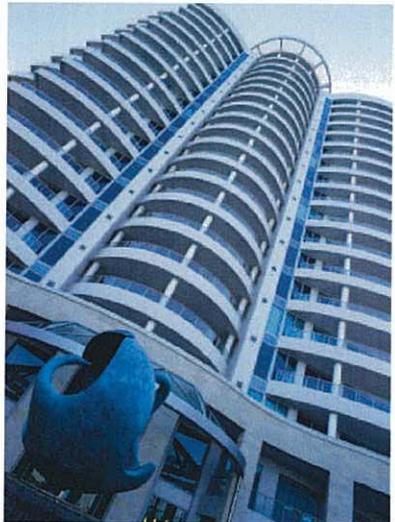
Residential towers will only be located adjacent to the central public open space and residential terraces will be located in the other areas.



01_



02_



03_

- 01_ Typical high density development.
- 02_ Terraces style housing incorporating walk-up apartments
- 03_ Towers need to be well articulated and address the public realm.

07 Standards for Specific Zones

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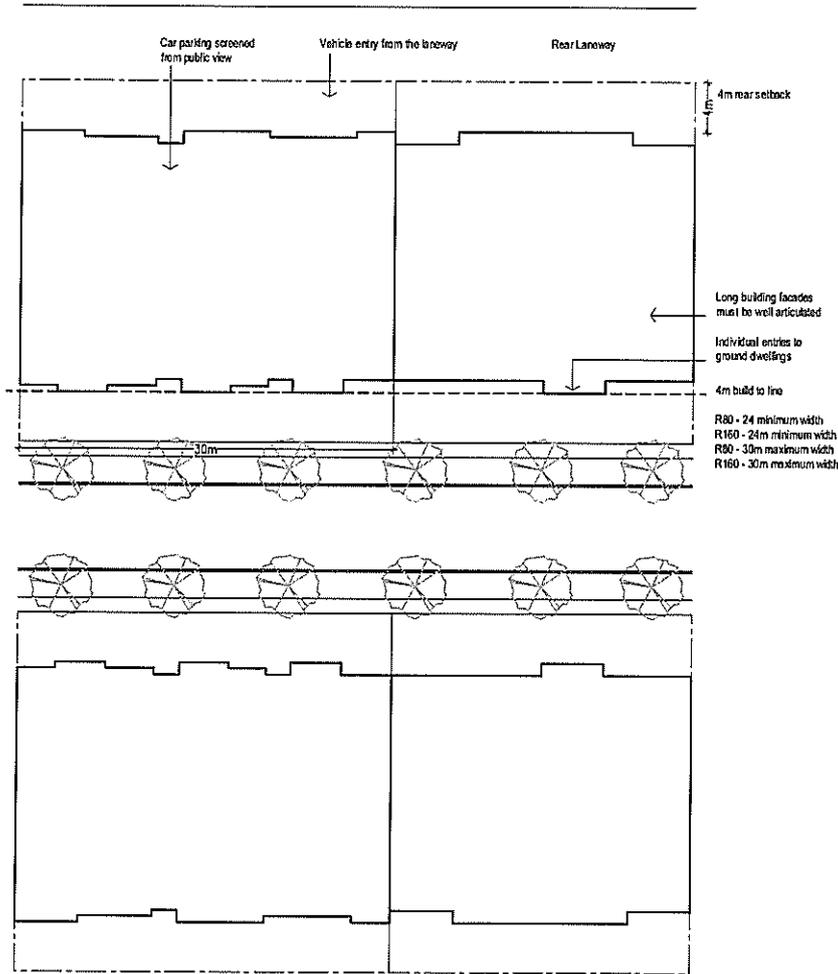


Figure 22: High density Low Rise plan.

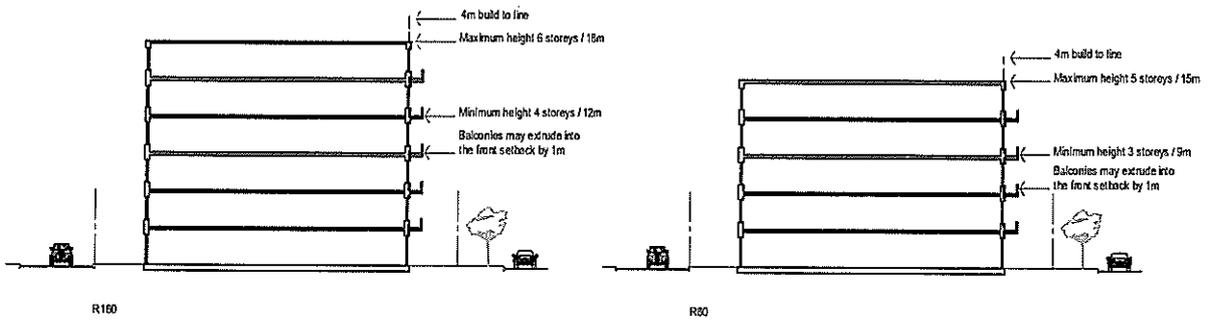
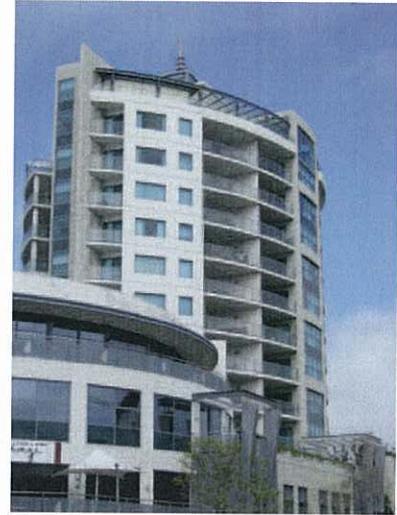


Figure 23: High density Low Rise section

07 Standards for Specific Zones

	Residential Towers	Low Rise
Build to Line	Podiums must be constructed 4 metres from the street boundary to a height of three storeys or 10 metres. Tower elements must be setback from the podium by 4 metres (8 metres from the street). Balconies may protrude beyond the build to line by 1.5 metres. Balconies must be a minimum depth of 2.5 metres. Building entry structures such as porticos and awnings may protrude beyond the build to line by 2 metres.	Buildings must be constructed 4 metres from the street boundary. Upper level balconies, verandas, porches and porticos can protrude beyond the 4 metre build to line by 1.5 metres. Balconies must be a minimum depth of 2.5 metres.
Rear Setback Rear setbacks must be sufficient to provide for open space area to the rear of apartment buildings and allow for high quality landscape treatments.	A minimum rear setback of 5 metres shall apply to the podium and 9 metres to the tower.	For the main residential building a minimum rear setback of 4 metres applies. Garages may be constructed to the laneway.
Side Setback	A minimum side setback of 5 metres shall apply to the podium and 8 metres to the tower.	Nil side setbacks apply to residential terrace sites.
Secondary Street Setback	The podium shall be setback 4 metres from the secondary street. The tower shall be setback 7 metres from the secondary street. Balconies may protrude into the setback area by 1.5 metres. Balconies must be a minimum depth of 2.5 metres.	A setback to the secondary street boundary of 2 metres shall apply on corner residential terrace sites for the first three levels; upper levels are to be set back 4 metres. This setback area shall contain high quality landscaping or courtyard space. Upper level balconies may protrude into this setback area by 1 metre. Balconies must be a minimum depth of 2.5 metres.
Boundary Walls	Not permitted	Boundary walls to both side boundaries are permitted, except where a site is adjacent to a secondary street. The height of the boundary wall shall be consistent with the height of the building and shall not incorporate unnecessarily tall and unsightly parapets. A nil setback is permitted for side boundary walls for a length of up to two-thirds the length of the boundary up to a maximum length of 20 metres from the front build to line.
Minimum Building Height	A minimum building height of 18 metres shall apply for residential tower sites inclusive of the podium. The podium shall be three storeys and 10 metres.	A minimum building height of 3 storeys or 10 metres shall apply for residential terrace sites on R160 sites. Low rise building types on R80 sites shall have a minimum building height of 3 storeys or 9 metres.
Maximum Building Height	A maximum building height of 29 metres shall apply for residential tower sites inclusive of the podium. The podium shall be three storeys and 10 metres. Lift over runs and building services may extend to a height of 31 metres, however they shall be designed to appear as minor building elements.	A maximum building height of 6 storeys or 18 metres shall apply for Low rise buildings on R160 sites. Lift over runs and building services may extend to a height of 20 metres, however they shall be designed to appear as minor building elements. Low rise building types on R80 sites shall have a maximum building height of 5 storeys or 15 metres. Lift over runs and building services may extend to a height of 17 metres, however they shall be designed to appear as minor building elements.

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01_

01_ Typical residential tower form.

Table 3: High density development standards.

07 Standards for Specific Zones

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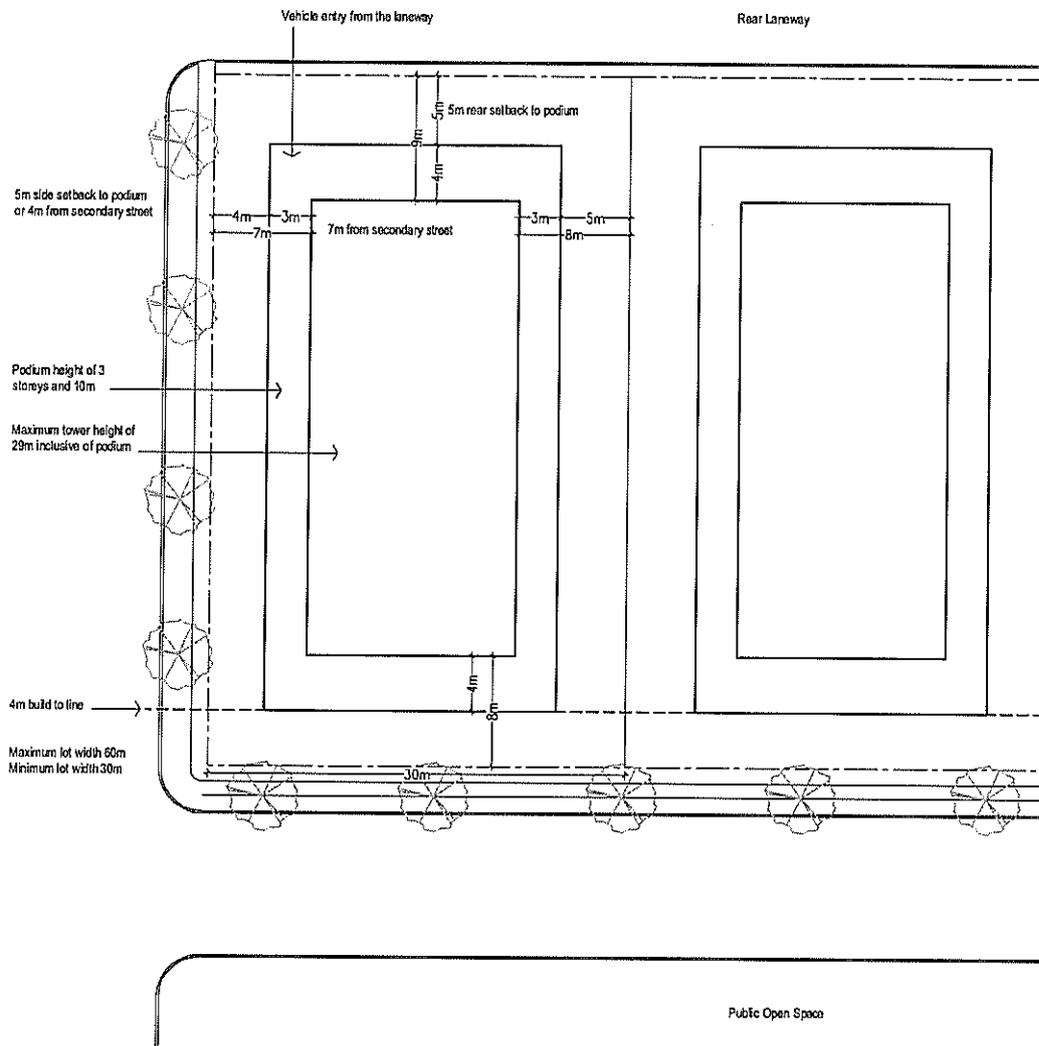
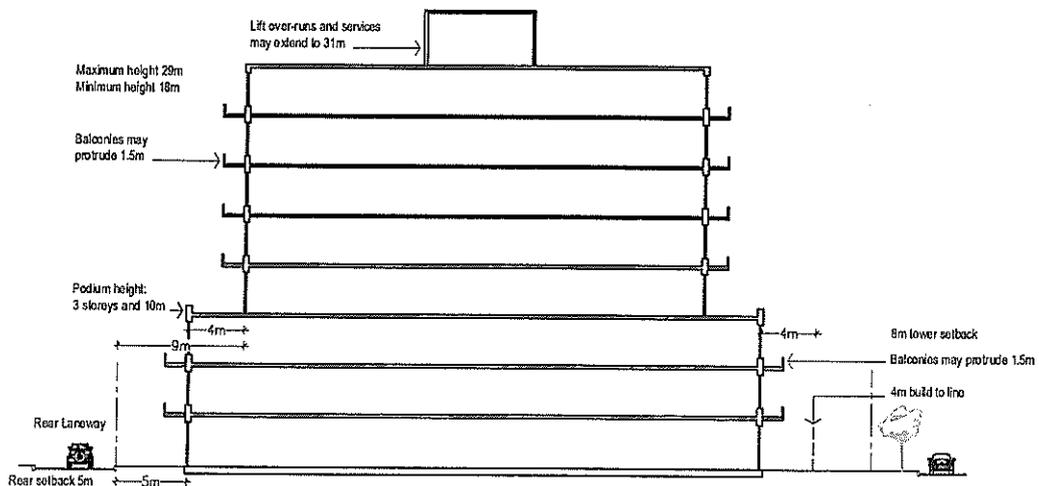


Figure 24: High density Tower housing plan.

Figure 25: High density Tower housing section.



07 Standards for Specific Zones

	Residential Towers	Low Rise
Vehicular Access	<p>Vehicular access shall be from the provided laneways as shown in the Muriel Court Structure Plan.</p> <p>Where vehicle access can be obtained via an alternative access to the primary street, garages and parking areas shall be accessed in the following order – laneway (1st), secondary street (2nd). Vehicle access is not permissible directly from Muriel or Semple Courts.</p>	
Ground Floor Finished Level	<p>The ground floor finished level shall not be more than 1.2 metres above the footpath level of the street. The raised ground level can provide for semi-basements to be provided where they do not detract from the amenity of the area.</p> <p>Any semi-basement car park is to be screened from view of the street and appear as an integral part of the overall building fabric.</p>	
Minimum Ground Floor Ceiling Height	<p>For both the residential tower and low rise sites, a minimum ground floor ceiling height of 2.7 metres in order to provide for potential changes in use over the long term to small scale commercial businesses.</p>	
Building Articulation	<p>Buildings with long front facades should be appropriately detailed and articulated in order to break up building bulk and ensure a friendly, responsive presentation to the street. Facade elements longer than 12 metres should incorporate window treatments, balconies or changes in setback to provide appropriate articulation.</p>	
Site Coverage	<p>Site coverage shall be as prescribed by the Residential Design Codes but may be varied where the proposed development meets the objectives outlined in the Design Guidelines and is contained within the prescribed building envelope.</p>	
Car Parking	<p>Single Bedroom (up to 60m²) – Minimum and maximum of 1 bay Two or more bedrooms – Minimum 1 bay and maximum 2 bays</p> <p>All car parking areas should be screened from view of the street.</p> <p>Visitor car parking bays shall be provided in addition to, rather than inclusive of the required car parking rate. Visitor parking bays shall not dominate the front setback area.</p> <p>Generally, provision will be made within the road reserve for on-street parking. The provision of on-site visitor car parking should take into account car parking demand within the neighbourhood and the need to promote a high quality landscaped environment.</p> <p>Large areas of open car parking should be avoided, with car parking generally provided within building basements or internally.</p>	
Entrance Location	<p>Individual dwellings and individual and communal entry ways should be clearly defined and able to be identified from the street.</p> <p>Ground level dwellings should incorporate individual front entrances from the street and be supported by complementary courtyard spaces.</p>	
R20 Interface	<p>Where Lot 73 and 74 North Lake Road (as shown on the structure plan) transition from the R80 to R20 code, side setbacks are required to be as per the R-Codes for the R80 section of land.</p> <p>Boundary walls are not permitted to a height greater than one storey along this part of the lot.</p>	

Table 3: High density development standards.



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02_

- 01_ Building entries should be easily identifiable.
- 02_ Landscaping should soften building forms and promote a comfortable pedestrian environment.

07 Standards for Specific Zones

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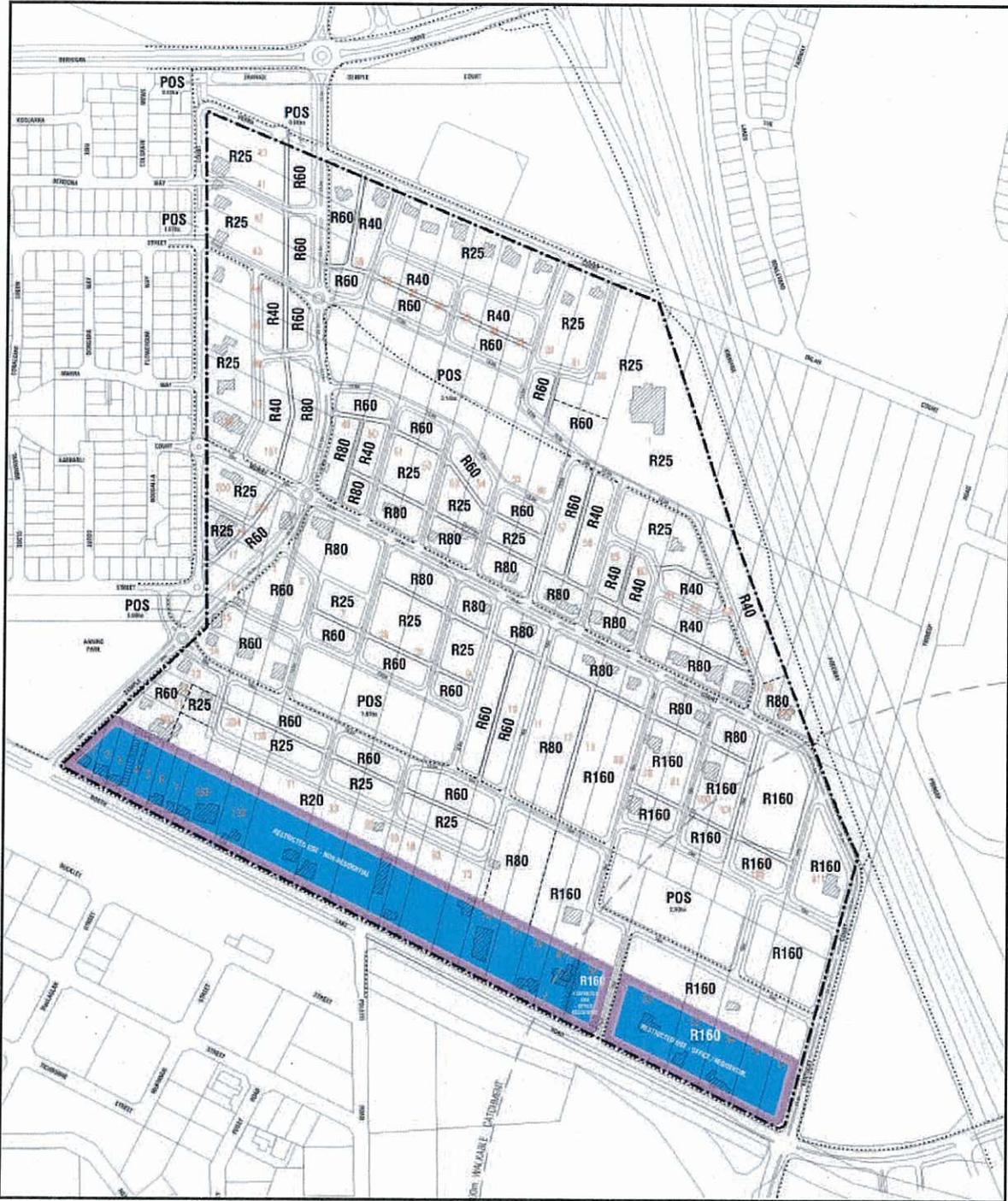


Figure 26: Mixed Business areas.

07 Standards for Specific Zones

Mixed Business/Restricted Office Neighbourhood

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The mixed business/restricted office neighbourhood is an extension of the Station neighbourhood, being within the walkable catchment of the Cockburn Central train station and an area of high residential density.

The form of the mixed business/restricted office neighbourhood will take a similar form to the Station neighbourhood, but with a greater emphasis on commercial uses. In particular, office uses are preferred by the City of Cockburn, mixed with residential uses. Additionally, as buildings are setback a greater distance from the street, podiums are not required.

Residential uses in the mixed business/restricted office neighbourhood should expect a different level of amenity to that available in a residential area.

Relationship to the Street

Developments should incorporate non residential lower floor uses (and in particular, non residential ground floor uses) that promote activity and informal surveillance of the street and have facades that add interest and vitality to the public domain.

Upper levels should be designed to promote informal surveillance of the street through the use of balconies and/or large windows.

Buildings should address the street in the traditional manner. In this regard, windows should face the street, entry points should be clearly visible from the street, entrances should not be obscured by columns, planting or other features.

Buildings should be designed to be adaptable to allow for future use changes. All floors should be clearly defined through the use of colours, materials and details.

Blank or screen walls, roller shutters and air vents on walls facing the street are not permitted. Building service areas shall be located away from public view from the street.

Rationalisation of Crossovers

The width and number of crossovers onto a site should be minimised. Vehicle access to developments should be designed in a way which minimises potential pedestrian/vehicle conflict, or alternative pedestrian access should be provided if necessary. Crossovers shall comply with the City of Cockburn's North Lake Road Vehicle Access Policy.

Location and Design of Car Parking

Where car parking levels (including undercroft levels) are visible from a street or public space, high quality architectural detailing should be incorporated into the facade to minimise obtrusion.

Generally, the majority of car parking for sites should be provided to the rear of buildings or internally within buildings (for example, within basement levels). However, a small proportion of car parking may be accommodated at the front of buildings in order to provide for visitor car parking and allow for vehicles to access adjoining sites.

07 Standards for Specific Zones

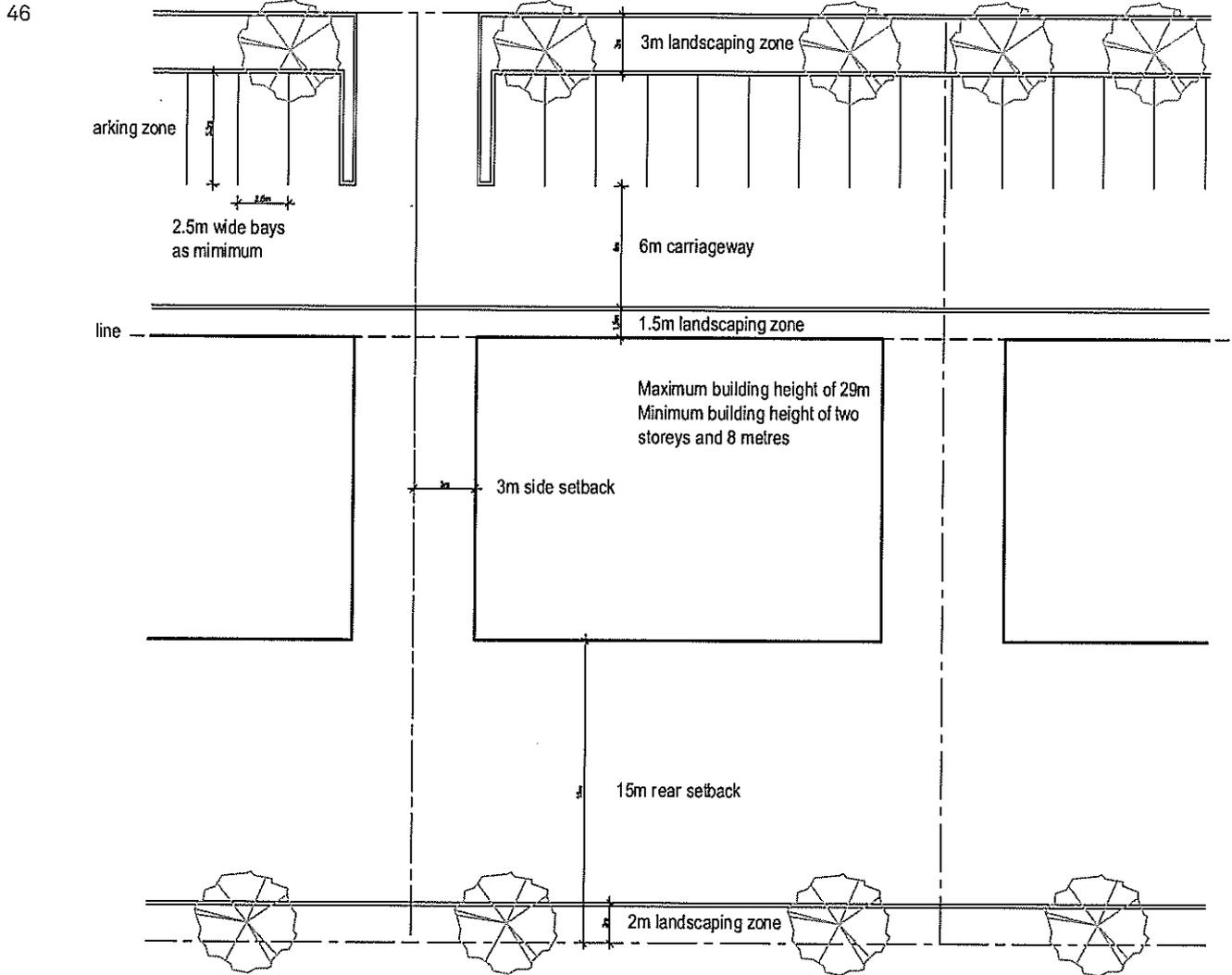


Figure 27: Mixed business indicative lot layout.

07 Standards for Specific Zones

Car parking within the front setback area of buildings shall be landscaped to provide shade and assist in visual screening from above. One shade tree shall be provided for every four car parking bays.

Car Parking Allocation

Single Bedroom (up to 60m²) – Minimum and maximum of 1 bay

Two or more bedrooms – Minimum 1 bay and maximum 2 bays

Non residential car parking shall be provided as per the provisions of the town planning scheme.

Car parking areas not part of the shared parking arrangement as provided for by the North Lake Road Vehicle Access Policy should be screened from view of the street.

Visitor car parking bays shall not dominate the front setback area and may be shared with commercial parking at the front of buildings. The provision of on-site visitor car parking should take into account car parking demand within the neighbourhood and the need to promote a high quality landscaped environment.

Large areas of open car parking should be avoided, with car parking generally provided within building basements or internally.

Separation of Uses

To ensure the amenity and security of residents and commercial tenants in a mixed use development, commercial uses will be required to be separated from residential uses by being located on separate floors of a building.

Building Entries

Mixed use developments shall provide separate entrances for commercial tenants and permanent residents. Entrances for the commercial tenancies and residential apartments shall be readily identifiable.

Waste Management

All necessary rubbish bin areas, letterboxes, drying areas and similar facilities and services must be separately provided for residential uses.

A waste management plan will be required for all development within the Mixed Business/Restricted Office neighbourhood.

Build to Line

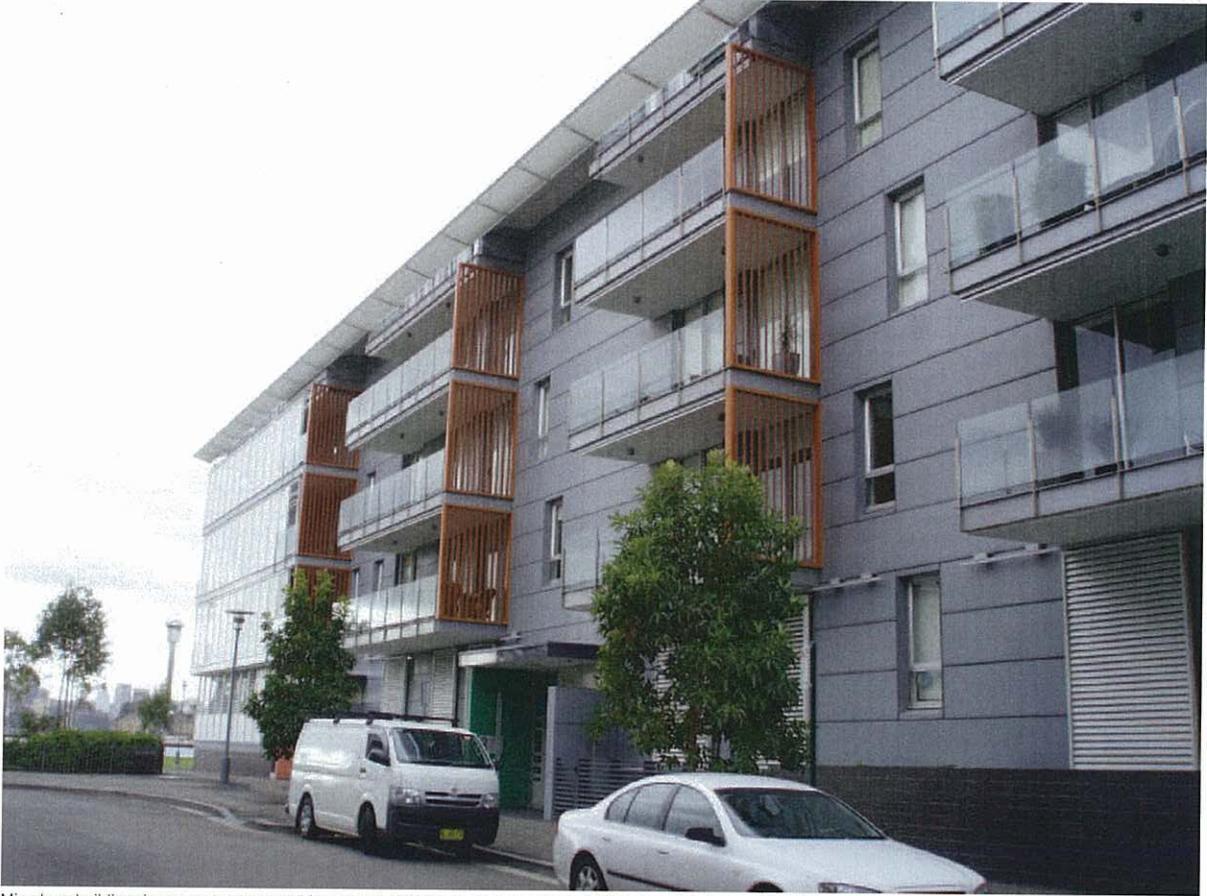
Within the area between buildings and the property line, the area is to be landscaped to a high quality with in-ground plantings. Hard paving may be used where vehicles access ways and pedestrian paths cross this area, but must not dominate the soft landscaped quality of this space.

Buildings must be constructed 16 metres from the street boundary. This allows for a three metre landscape zone, one row of car parking, an access aisle and 1.5 metres of landscaping or walkway adjacent to the building.

Upper level balconies may protrude beyond the build to line by 1.5 metres.

07 Standards for Specific Zones

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Mixed use buildings incorporate commercial and residential or other uses and are designed to minimise conflicts between those uses.

07 Standards for Specific Zones

Setbacks

Rear setbacks must be sufficient to provide for an adequate communal open space area to the rear of apartment buildings and allow for high quality landscape treatments.

Rear Setback: A minimum rear setback of 15 metres shall apply. For corner sites, this may be reduced to 10 metres where it can be demonstrated that a high quality design outcome can be achieved through the provision of high quality landscaped surrounds, minimal intrusion of car parking areas and provision of open space facilities.

Side and Secondary Street Setback: A minimum side setback of 3 metres shall apply.

Minimum Building Height

A minimum building height of two storeys and 8 metres shall apply.

Maximum Building Height

A maximum building height of 29 metres shall apply.

Minimum Ground Floor Ceiling Height

The minimum ground floor ceiling height shall be 3.8 metres above the finished ground floor level.

Rear Landscaping

As a minimum, a 2 metre wide landscaping zone shall be established along the rear boundary and continually maintained to a high standard. The landscaping zone is required to assist in separating the mixed business uses from the adjacent residential uses.

07 Standards for Specific Zones

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07 Standards for Specific Zones

Mixed Business Neighbourhood

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The provisions of the Mixed Business/Restricted Office neighbourhood shall apply except where outlined below. Reference to residential development should be ignored as it is not a permitted use within this neighbourhood.

Minimum Building Height

No minimum building height applies.

Setbacks

Rear setbacks must be sufficient to provide for high quality landscape treatments.

Rear Setback: A minimum rear setback of 15 metres shall apply. For corner sites, this may be reduced to 10 metres where it can be demonstrated that a high quality design outcome can be achieved through the provision of high quality landscaped surrounds, minimal intrusion of car parking areas and adequate provision of communal open space facilities.

Side Setback: Refer to the scheme provisions for side setbacks in the Mixed Business Neighbourhood.

Boundary Wall Heights

Boundary wall heights shall be as prescribed by the Scheme for the Mixed Business zone.

Rear Fences

Fences to adjoining residential development must be of masonry construction and 2.2 metres in height.

07 Standards for Specific Zones

Local Centre Development

The local centre, at the intersection of Muriel Court and Semple Court, will provide for the daily needs of residents within the precinct. Due to the precinct's close proximity to Cockburn Central, which is a Regional centre, the local centre will be small in scale. However, the local centre has an important role to play in providing amenity for residents and ensuring that the area develops not just as a dormitory suburb.

The local centre will develop over time, and so the mix of initial uses may be relatively limited. Therefore, buildings that can adapt to change over time to allow more commercial activity will be required. The activities that are envisaged for the local centre are local retail shops, cafes, small offices and possibly community uses. These activities will be complemented by residential development.

Generally, active non-residential ground floor uses will be required within the Local Centre zone. Upper floors may be a mix of commercial and residential uses, though adequate separation of uses will be required so that resident amenity can be maintained. Where ground floor commercial floorspace or tenancies are not commercially viable in the short term, they shall be designed such that they can be easily modified in the future.

Buildings will be a minimum of two storeys and up to four storeys in height. This will allow a critical scale to be developed within the local centre to act as a definable meeting point.

Interactive Frontage

Development must provide an interactive street frontage to reinforce Semple Court as a vital and attractive pedestrian environment.

Pedestrian Amenity

Continuous and consistent awnings/verandahs shall be provided, where practicable, on buildings fronting Semple Court within the Local Centre zone. Awnings shall be constructed as per the Local Government (Miscellaneous Provisions) Act 1960 requirements and City of Cockburn local laws.

Build to Line

Buildings shall be constructed up to the street alignment within the Local Centre zone in order to create an interactive street frontage.

Setbacks

Nil setbacks are permitted within the Local Centre zone.

Building Segment Width

A maximum lot width is not prescribed, however development should not be constructed such that long, flat facades are created. A maximum building segment should therefore not be more than 12 metres in length.

Minimum Building Height

The minimum building height shall be two storeys and 8 metres to the top of the external wall.



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02_

01_ Typical local centre development.

02_ Buildings promote activity on the street.

07 Standards for Specific Zones

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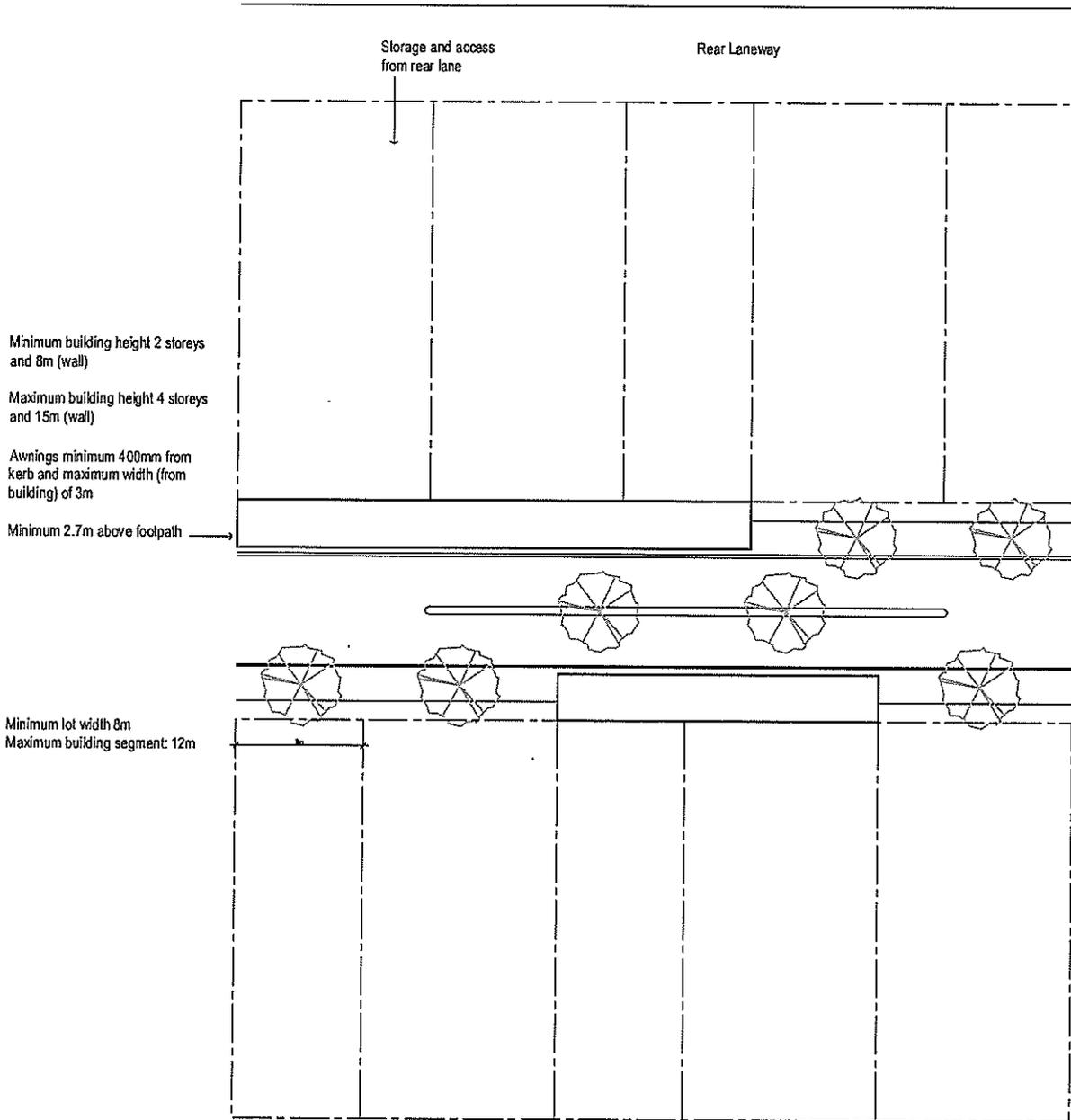


Figure 29: Local centre development configuration.

07 Standards for Specific Zones

Maximum Building Height

The maximum building height shall be four storeys and 15 metres to the top of the external wall.

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Ground Floor Finished Level

The ground floor finished level shall be constructed such that seamless access can be provided from the pedestrian footpath into each commercial tenancy. Generally, the finished level of the tenancy should match that of the adjacent footpath.

Minimum Ground Floor Ceiling Height (and adaptable building design)

The minimum ground floor ceiling height shall be 3.8 metres above the finished ground floor level.

Maximum Ground Floor Tenancy Width

The maximum ground floor tenancy width shall be 12 metres.

Maximum Building Depth and Service Areas

There is no maximum building depth, however building design should allow service areas and storage spaces to be accommodated within the main facade of the building and not appear as a separate element.

Car Parking

For non residential land uses, car parking shall be as per the provisions of the town planning scheme.

Single Bedroom (up to 60m²) – Minimum and maximum of 1 bay

Two or more bedrooms – Minimum 1 bay and maximum 2 bays

Car parking areas should be screened from view of the street and not impact on the visual amenity or pedestrian character of Semple Court.

Servicing

'Back of house' services must be located away from the street and towards the rear of the site to minimise impact on the pedestrian environment. Consideration must to be given to the inclusion of 'back of house' services in the design and documentation of development proposals to be assessed and determined by the City. 'Back of House' services include items such as ducting and vents allowing for the mechanical ventilation of kitchen areas, and 'grease traps' for waste storage and disposal purposes.

08 Streets

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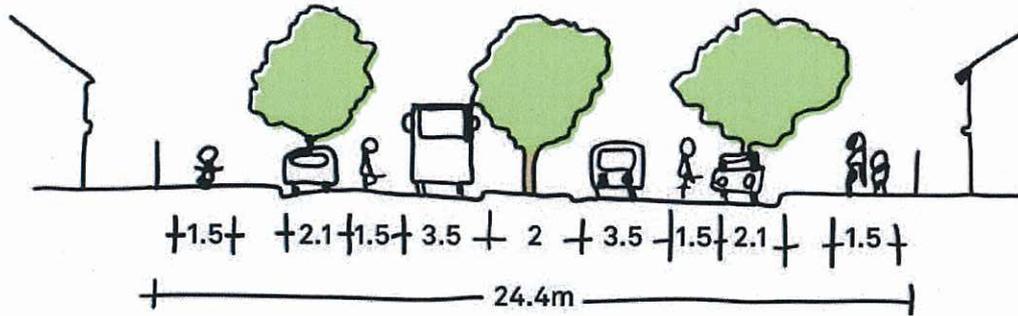


Figure 30: Muriel Court section

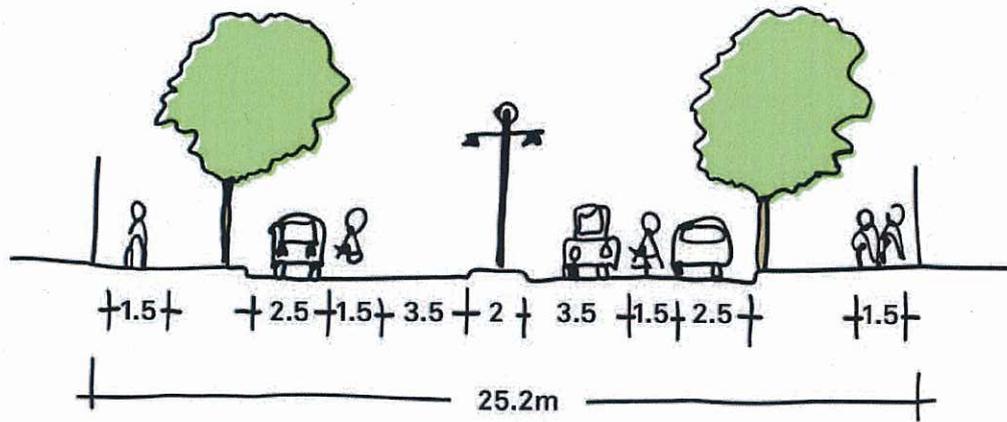


Figure 31: Semple Court Section

08 Streets

The landscape design for the Muriel Court structure plan area will create a vibrant, pedestrian friendly community that promotes use of public spaces and responds to the medium to high density development that will occur. The design of streets and public open spaces will allow users and residents to connect to the local environment.

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Key drivers that should influence landscape design within the structure plan area are:

- _ Site context;
- _ Site topography and geotechnical conditions;
- _ Site drainage and hydrology;
- _ Local environmental constraints;
- _ Existing vegetation;
- _ Ensure that pedestrians and cyclists are respected such that traffic movements do not impinge upon use of public spaces by pedestrians.

Key sustainability issues that must influence the landscape design include:

- _ Sustainability water quality and management;
- _ Sustainable public infrastructure;
- _ Connectivity and accessibility between lots, streets and public open spaces; and
- _ Maintaining or transplanting existing trees where possible.

The following guidelines direct the design of new roads and associated infrastructure within the precinct.

Street Profiles

Sample Court (25.2m)

- _ Sample Court will be designed within an Integrator B Road, as defined by Liveable Neighbourhoods, with a 25.2 metre road reserve.
- _ The design speed will be between 40 and 50 km/hr and provide for up to 15,000 vehicles per day.
- _ Road pavement widths will be 7.5m, which will provide for a traffic lane, bicycle lane and on-street parking.
- _ 1.5m wide footpaths which are adjacent property boundary (0.3m offset).
- _ Within the local centre, the footpaths will be wider and constructed between the property boundary and the kerb.
- _ Street lighting in central median, with a minimum width of 2m.

Muriel Court (24.4m)

- _ Muriel Court will be designed as a Neighbourhood Connector A Road, as defined by Liveable Neighbourhoods, within a 24.4 metre road reserve.
- _ 1.5m wide footpaths which are adjacent property boundary (0.3m offset).
- _ Street lighting in central median, with a minimum width of 2m.

08 Streets

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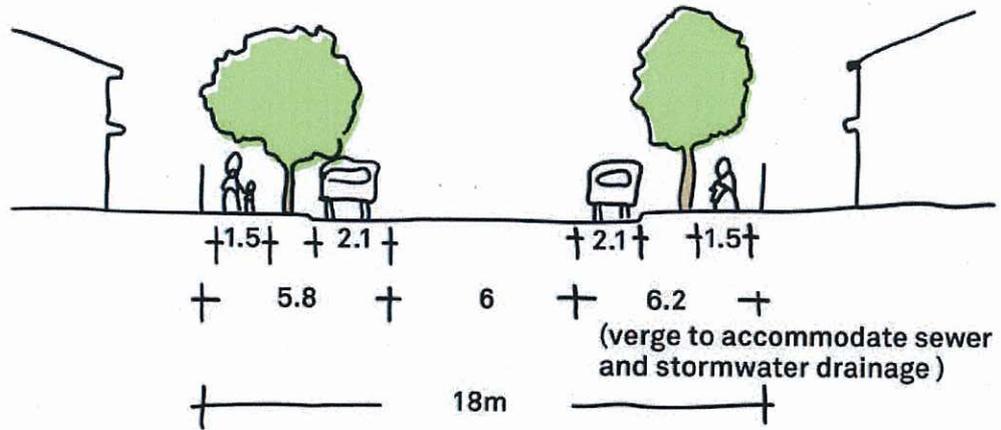


Figure 32: 18m residential streets.

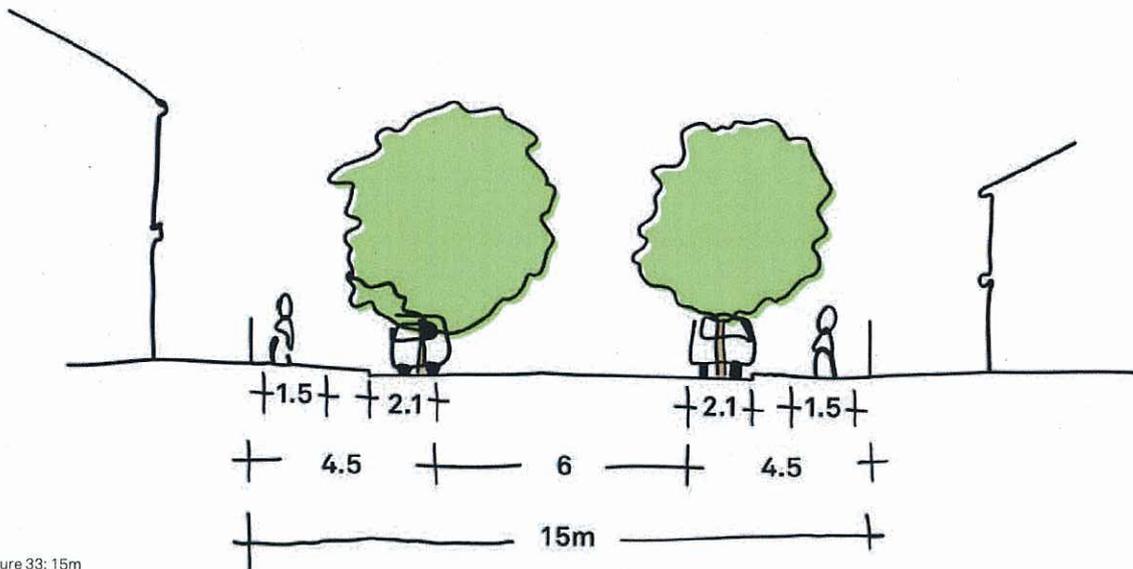
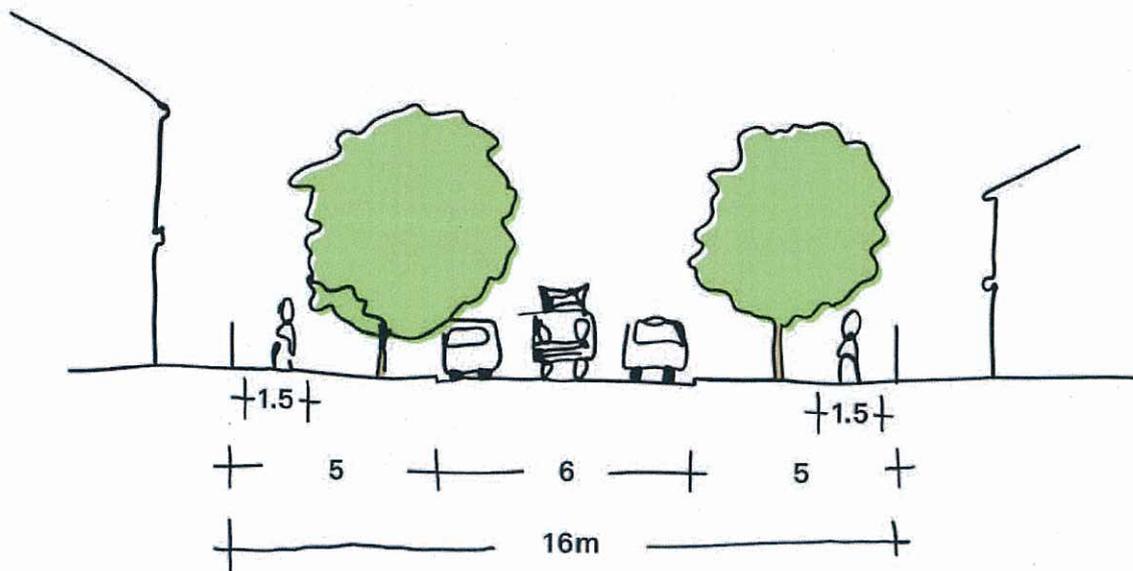


Figure 33: 15m residential streets



08 Streets

18m wide roads

- _ These roads are designed as wide access streets suitable for higher density residential areas and provide for on street parking and street tree planting.
- _ Street pavement 6.0m with one verge 6.2m and the other 5.8m. The wider verge on one side will accommodate sewer and stormwater drainage.
- _ 1.5m wide footpaths which are adjacent property boundary (0.3m offset).
- _ 2.1m wide on street car parking bays.

For lots that abut public open space, the road reserve width is 16m. The street profile is the same, except on the public open space side the verge is only 3.8m and contains a DUP (2.1m) and no parking.

15m wide roads

- _ These roads are for lower density residential areas and some on street parking (on the pavement), which provides for speed control.
- _ 4.5m verges and 6.0m pavement.
- _ Street trees are to be provided in the road reserve.
- _ 1.5m wide footpaths which are adjacent property boundary (0.3m offset).
- _ 2.1m side on street car parking bays.

For lots that abut public open space the road reserve is 13.5m. The street profile is the same, except on the public open space side the verge is only 3m and contains a DUP (2.1m) and no parking.

16m wide roads

As per 15m verges, except that the verges are 5.0m wide each.
For lots that abut public open space the road reserve is 14.5m. The street profile is the same, except on the public open space side the verge is only 3.5m and contains a DUP (2.1m) and no parking.

12m wide roads

Low speed intimate street. Street pavement and footpath to be at the same level and same pavement style and separated by bollards. Six metre wide road pavement and three metre wide verges. Street trees are to be provided within the verge.

Laneways

New laneways may be required to provide access to new lots created through subdivision. Within the Station Quarter, where higher densities apply, new lanes should be constructed as indicated in Figure 1. Alternative patterns may be considered by the Council where they integrate appropriately with the surrounding development.

Footpaths

Footpaths to be provided on both sides of all roads and a minimum of 1.5m wide. All footpaths to be adjacent property boundary (0.3m offset).

08 Streets

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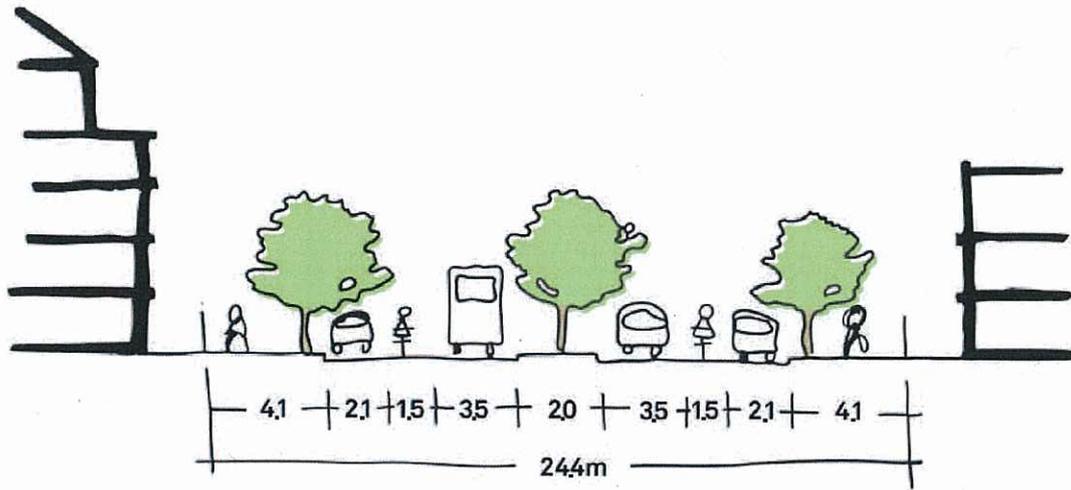


Figure 34: 24.4m street section

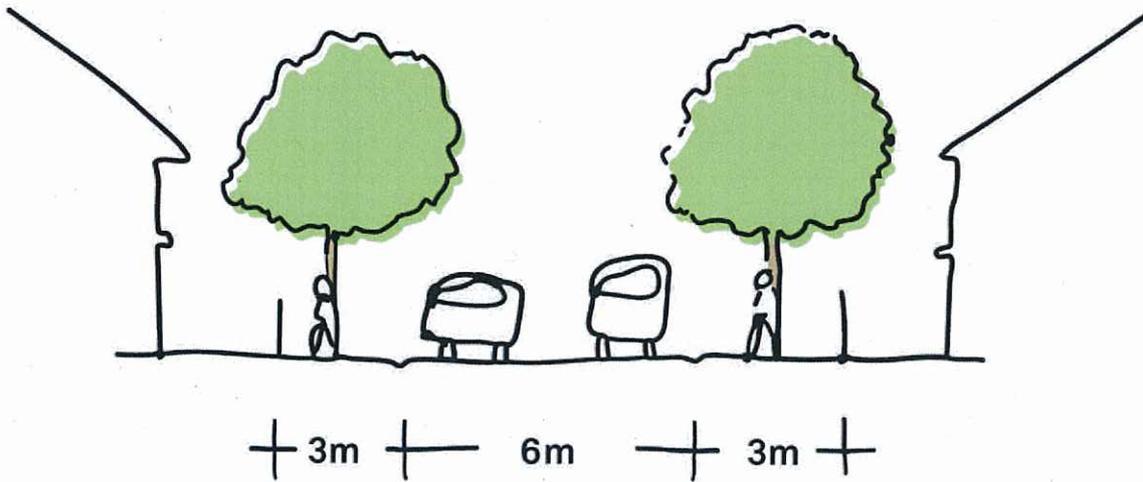


Figure 35: 12m intimate street section

08 Streets

Street Trees

Street trees to be 2.7m from the property boundary.

Street tree spacing and species to be determined by the City's Parks Department taking into consideration the street profile of the specific street.

Road Construction

- _ Road pavement - black asphalt,
- _ Bike lanes for Muriel and Semple Courts - red asphalt with white line,
- _ internal roundabouts and road intersections - grey interlocking brick paving with concrete beam,
- _ bus embayments - grey interlocking brick paving with concrete beam at interface with asphalt,
- _ Standard semi mountable concrete kerb to parking embayments,
- _ Median to Semple and Muriel Courts - to be determined in consultation with the City's Engineering Department
- _ 1.5m wide Footpaths to be exposed aggregate finish - cream colour and 100mm thick adjacent property boundary.

Street Lights

Street lights to be from Western Power's standard decorative range; street lighting should be consistent throughout the structure plan area (matching pole colour, type and fixtures). Street lighting to be the most energy efficient option available. Applicant's should consult with Western Power and the

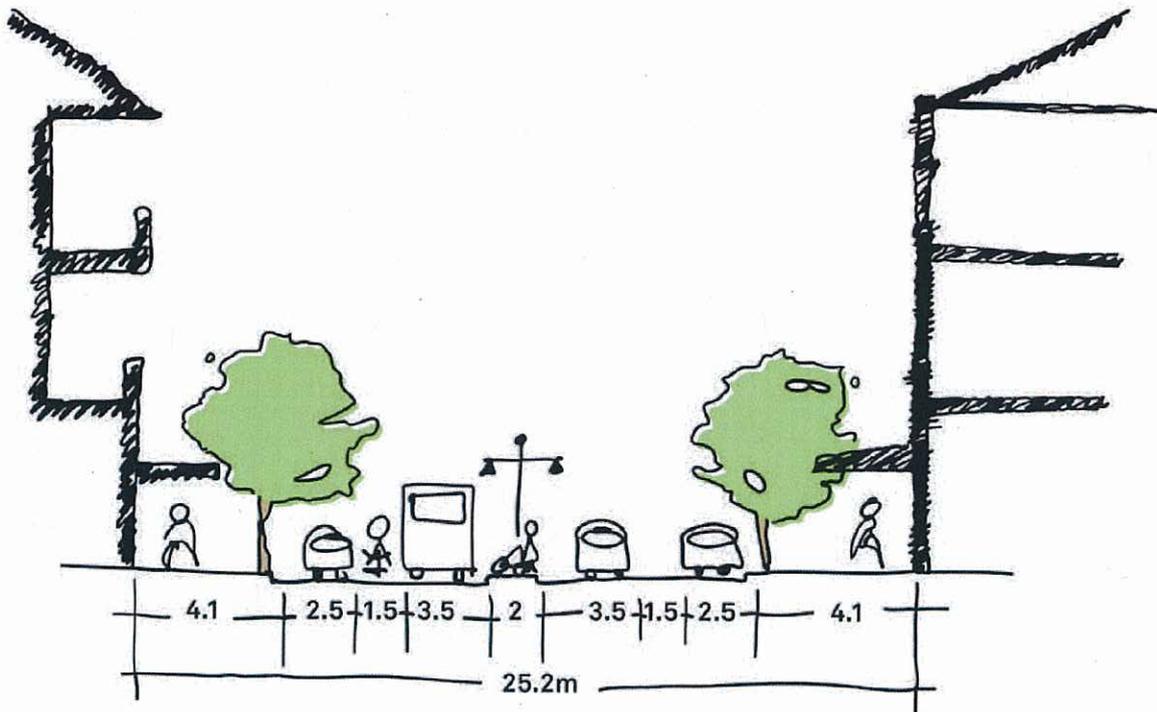


Figure 36: Semple Court section showing additional building height.

09 Residential Development Standards Table

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	Low Density	Medium Density		High Density		
	R20 + R25	R40	R60	R80 Low Rise	R160 Low Rise	Tower
Build to line	3-4.5m	2-4m	2-4m	4m	4m	Podium: 4m Tower: 8m
Side setback	R-Codes	R-Codes	0m	Nil **	Nil	Podium: 5m Tower: 8m
Rear setback	R-Codes	R-Codes	R-Codes	4m	4m	Podium: 5m Tower: 9m
Minimum lot width	12m	6m	6m	24m	24m**	30m
Maximum lot width	20m	10m	8m	30m	30m	60m
Minimum height	-	No minimum	Two storeys* 5.4m wall	3 storeys and 9m	3 storeys and 10m	18m
Maximum height	Two storeys 6m wall 9m roof	9m wall 12m roof	12m wall 15m roof	5 storeys and 15m	18m	29m

* In R60 coded areas only

** Except where adjacent to a secondary street, where 2m applies

** For R160 coded areas only

For all other development standards, please refer to the Design Guidelines text.

Note: For the R20 to R60 zone, the above lot dimensions apply to strata lot or green title lot containing a single dwelling.

10 Interpretation

Build to Line

The build to line is a line parallel to the property line where the primary facade of the building is required to be located. The intent is to provide a consistent building plane or defined edge to the street. Parts of the front facade may be setback from the build to line in order to provide articulation and visual interest.

Main Building Line

The main building line is the primary edge of the building that addresses the street.

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POL	NEWMARKET PRECINCT DESIGN GUIDELINES	APD61
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POLICY CODE:	APD61
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	12 August 2010
DATE LAST REVIEWED:	
ATTACHMENTS:	
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

The Cockburn Coast District Structure Plan ("District Structure Plan") sets a framework for future redevelopment of the Cockburn Coast area as an intensive, mixed use urban environment. It provides a framework for guiding development, and furthering local level planning and decision-making, including provisions relating to the desirable character of identified Precincts, such as land use mix, height and built form elements.

The Newmarket Precinct is located within the District Structure Plan area, and is bound by Rockingham Road to the north, Cockburn Road to the west and the 'Primary Regional Roads' reservation to the south and east (shown in Appendix A).

The Newmarket Precinct is the only land within the District Structure Plan area and the City of Cockburn which has current urban development opportunities, given that it is zoned 'Urban' under the Metropolitan Region Scheme ("MRS").

The Newmarket Precinct is an emerging residential area characterised by commercial development on Cockburn and Rockingham Roads. The District Structure Plan identifies the opportunity for the Precinct to develop as a small village with a local activity node as a focal point.

PURPOSE:

The Policy aims to ensure that new developments within the Newmarket Precinct have regard to the District Structure Plan. The intent of this Policy is to support development that conforms to the general Newmarket Precinct provisions outlined in the District Structure Plan, however with the important requirement that the designation of gateway

POL	NEWMARKET PRECINCT DESIGN GUIDELINES	APD61
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and landmark elements (which have significant height allowances) must be undertaken in a comprehensive manner.

This Policy applies to all land contained within the Newmarket Precinct as indicated in Appendix A, and applies to all envisaged land uses.

Objectives:

- (1) To encourage a diverse population that contributes to the interest and vitality of the Precinct and the District Structure Plan area generally by providing a genuine mix of dwelling types to cater for a range of living options.
- (2) To promote the redevelopment of the Cockburn coast into a vibrant and sustainable environment that integrates living, working and leisure opportunities.
- (3) To encourage a residential and mixed use focus, with ground floor office and commercial opportunities along Cockburn Road and Rockingham Road, and to encourage mixed use development in areas where it is considered that the market could, at some time, sustain some commercial use.
- (4) To encourage lower level of car dependence for those travelling to and within the Cockburn Coast area by promoting public and non-motorised transport options.
- (5) To encourage the foundation for a highly connected, legible, and active street environment that is safe, and weather protected.
- (6) To ensure that any development that occurs within the Newmarket Precinct deals with both the designation and distribution of height across the Precinct in a comprehensive manner.
- (7) To promote innovative, high quality development that contributes to a lively streetscape.
- (8) To ensure the efficient and effective upgrade of infrastructure to support orderly development and meet the demands arising from new development.

POLICY:

1. Land Use

1.1 Residential Development

- 1.1.1 Proposals that include residential development should demonstrate diversity in dwelling types, through the incorporation of different sized and designed dwellings (as part of the one project). It may be the case that not all dwelling types will be presented as part of one proposal; however there is an expectation that a number of different types (size and design) comprise every proposal. In this

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regard, the following examples of different dwelling types are provided:

- 1-2 bedroom dwellings <60m² and <90m²;
- 2-4 bedroom dwellings 80m² - 150m²;
- 2-4 bedroom high end/luxury dwellings with larger floor areas.

1.1.2 As a minimum, 3.6m floor to ceiling heights at the ground floor level of new residential development should be provided to assist in facilitating the conversion of ground floor (street) frontage to non-residential use when the demand arises for such product as Cockburn Coast develops. Other considerations to be contemplated in the design and development of new buildings include:

- a. 'Back of house' access for servicing to enable conversion to active 'lifestyle' type use (food and beverage establishments);
- b. Making provision for future mechanical services (flues and exhaust vents) to enable active use;
- c. The design, location and/or size of wet areas and toilet facilities (public building requirements);
- d. Non load bearing walls to allow future changes to internal floor layouts;
- e. Internal layouts which facilitate self containment of the ground floor for independent use; and
- f. Potential future changes in use taken into consideration in the provision of parking.

1.2 Mixed Use

1.2.1 In order to ensure that mixed use potential is created even at the early stages of development when the market might not yet support non-residential use, buildings that front a public street should be constructed in a robust way that will allow for retrofitting to occur at a later date (e.g. residential capacity on the ground floor with the ability to retrofit into the future to intended commercial uses).

1.2.2 Mixed use developments adjacent to Cockburn Road should provide for commercial use and/or home based business 'designed in' to developments, particularly at the ground floor. In this regard the design measures outlined in 1.1(ii) should be considered.

1.3 Local Activity Node

1.3.1 It is intended that the local activity nodes will contain the majority of Cockburn Coast's retail space in a street based form, and large mall based retail with large expanses of car parking will not be supported.

- 1.3.2 Built form within the local activity node will be expected to have a strong interface with Cockburn Road through nil to minimum setbacks to the lot boundary.



Figure 1: Example of main street with active frontages at ground floor level and residential / office development at upper levels. *Source: <http://www.ourrouse.com.au/Images>*

2.0 Transport

2.1 Road Network

- 2.1.1 The higher order road layout should be in accordance with the District Structure Plan.
- 2.1.2 Any development seeking alterations and/or additions to the lower order road network must be supported by detailed design work as would normally take place in preparing a local structure plan. This detailed design work should demonstrate that proposed alterations and/or additions are consistent with best practice planning outcomes, and align with the intent of the District Structure Plan. This detailed design work should have regard for the function of Cockburn Road and the primary regional road (Cockburn Coast Drive), and ensure both the higher and lower order road networks are not prejudiced in any way.
- 2.1.3 To ensure appropriate permeability, development on Lot 2 Bellion Drive, Hamilton Hill (Vol 1300 Folio 625) will require the ceding of land and construction of an additional road network connection between Boyd Crescent and Bellion Drive at the time of

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development or following the construction of Cockburn Coast Drive (whichever comes first). It is expected that the land and construction of this road would be provided by the landowner.

2.1.4 Provision of a traffic impact assessment may be required in support of development applications.

2.2 Pedestrian and Cyclist Movement

2.2.1 Development should provide a positive contribution through pedestrian-oriented uses at ground level, with consideration for non-motorised transport options, particularly along Cockburn Road.

2.2.2 Development should facilitate close interaction with the pedestrian activity along footpaths. Buildings should be designed to focus on pedestrian and cyclist amenity and safety, while accommodating on street parking and slow vehicle speeds in certain locations.

2.3 Car Parking and Access

2.3.1 In response to the objective for multimodal transport, developments will be encouraged to provide cash-in-lieu payments for a reduction in onsite parking.

2.3.2 Provision of cycling end-of-trip facilities is encouraged.

2.3.3 Where possible parking should be located in a basement or part basement arrangement (depending on the topography of the land).

2.3.4 Onsite parking should be provided behind building frontages or screened from public view.

2.3.5 Grade level car parking areas should be suitably landscaped, and this is particularly relevant where adjoining buildings look into or across the rear of a development site.

2.3.6 Access to onsite parking should be easily identifiable and suitably signed.

2.3.7 Consideration should be given to onsite servicing and waste management at the development application stage.

3.0 Built Form

All development should take into account and sufficiently respond to the key elements of the District Structure Plan and exhibit appropriate design outcomes. The following criteria are provided for this purpose:

3.1 General Requirements

- 3.1.1 All development should be 'urban' in form where it meets the public domain, characterised by nil street setbacks.
- 3.1.2 Private open space is encouraged behind buildings for passive recreational uses such as courtyards and gardens.
- 3.1.3 Active building frontages are encouraged, and the number of doors and windows open to the street should be maximised.
- 3.1.4 Awnings and street trees should be provided for weather protection wherever possible.
- 3.1.5 To further assist the function of the pedestrian environment, all building and tenancy entrances should be well located and clearly defined through the use of elements distinctive to the architectural style of the development.
- 3.1.6 Development should express strong architectural themes, demonstrating variation, distinctiveness, high visual interest, sustainability and climate responsiveness.
- 3.1.7 Development should address public streets and other public areas, and should be an attractive and functional component of the Precinct and Cockburn Coast area as a whole.



Figure 2. Example of active ground floor and residential apartments above with a variety of windows and balconies to create interest and reduce the bulk of the building. Source: <http://www.ourrouse.com.au/Images>



Figure 3. Example of four storey building with a café at street level and residential apartments above. Source: <http://www.rs.realestate.com.au/objects>

- 3.1.8 Development should maintain consistent street setbacks and street edge configurations.

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3.1.9 All visible walls should be articulated, or otherwise architecturally treated, in order to create visual interest and to avoid a broad expanse of featureless wall.

3.1.10 Development should reinforce the desired future character of the Cockburn Coast area. In this regard, development should promote the theme of a modern, exciting, glamorous, cosmopolitan and proud coastal oriented destination for the whole Perth metropolitan area. This will be achieved through the development of high quality structures of architectural and environmental merit which contribute to a lively streetscape, and which will complement developments on adjoining sites.

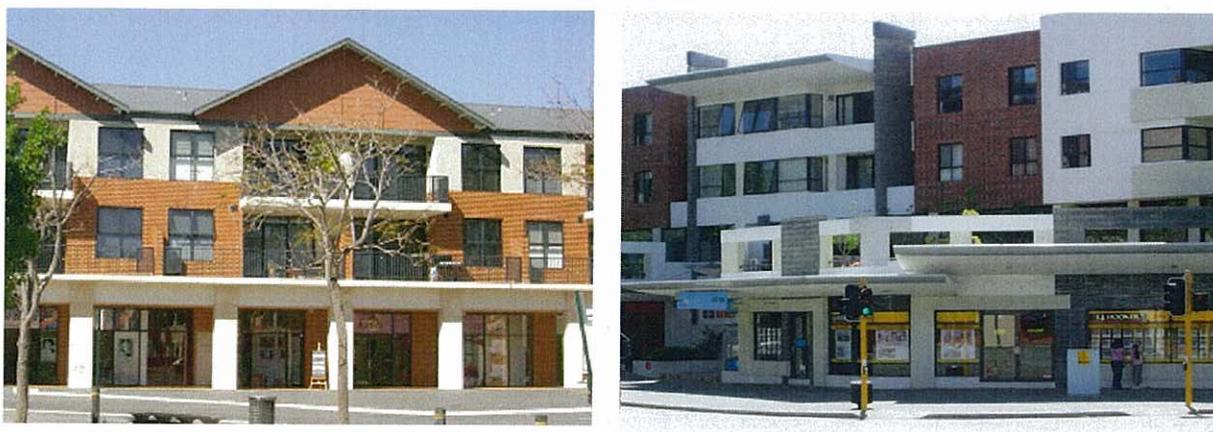


Figure 4. Examples of mixed use buildings that have active ground floor frontages incorporating pedestrian canopies; and also demonstrating a variety of materials and colours and varied rooflines to create visual interest and reduce bulk.



Source: <http://www.architectsajc.com/projects/bullecourt-place>



Source: <http://www.cessnock.nsw.gov.au/resources/file/BuildingDevel>

3.2 Development Abutting Cockburn Coast Drive and Rollinson Road Link

3.2.1. Cockburn Coast Drive and the Rollinson Road link (east of Cockburn Road) will not accommodate direct road access,

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however buildings should be oriented and designed to provide an outlook to the road and Beeliar Regional Park.

- 3.2.2 Use of balconies at upper levels is encouraged to provide surveillance of Beeliar Regional Park, while providing residents with access to the views and vistas of the scenic surrounds.

3.3 General Heights

- 3.3.1 The District Structure Plan provides for heights along Cockburn Road and Rockingham Road of four storeys (and not exceeding 17m in height), with a maximum of five storeys (and not exceeding 21m in height) if a 3m terrace setback or loft level is provided.

- 3.3.2 The height of buildings on secondary streets throughout the Precinct should be three to four storeys (and not exceeding 17m in height).

Note: Maximum heights (metres) are the total heights of the physical building (including services such as lift over-runs, water tanks and heating/cooling equipment that may add to the building height). Calculated as 3.5m for each floor (floor-to-floor measurement) and an additional 3m for buildings above 12m in height (buildings above 12m may need to provide services such as lift over-runs, water tanks and heating/cooling equipment that should be factored into the total height of the building).

3.4 Location of Landmark and Gateway Sites

The following location specific provisions should be satisfied in relation to identifying the landmark and gateway sites for the Precinct:

- 3.4.1 Only a single landmark site and one gateway site will be considered within the Precinct.
- 3.4.2 The landmark site should be located at the south western corner of the intersection the Cockburn Coast Drive and Rockingham Road as an entry statement to the project area. at a strategic location focussed along the prominent ridgeline which forms the visual backdrop to the Precinct and broader Cockburn Coast area.
- 3.4.3 The gateway site should be located on the northeast side of the intersection between Cockburn Road and future Rollinson Road extension to Cockburn Coast Drive. This road link will form one of the key entrances into the Cockburn Coast area.

3.5 Provisions for Landmark and Gateway Sites

The following height and built form specific provisions should be satisfied in relation to development of the landmark and gateway sites for the Precinct:

- 3.5.1 The landmark site development is permitted to be up to 16 storeys (and not exceeding 49m in height).
- 3.5.2 The gateway site development is permitted to be up to eight storeys (and not exceeding 32m in height).
- 3.5.3 Notwithstanding the timing of development, the appropriateness of the design of development will be assessed in the context of the ultimate streetscape it will form part of.
- 3.5.4 To achieve variety in the built form development should comprise a base (i.e. low rise podium), main body and coronation (top), articulated by architectural elements.
- 3.5.5 Gateway development located on the northeast side of the intersection between Cockburn Road and the future Rollinson Road extension should address that intersection in an appropriate manner.
- 3.5.6 Development should endeavour to incorporate an area for public benefit, such as plazas, arcades or public viewing platform, providing a demonstrable benefit to the general public as a result of the development.
- 3.5.7 Development should ensure neighbouring sites are not adversely compromised in relation to any of the following:
 - Access to daylight;
 - Access to natural ventilation;
 - Visual privacy and acoustic privacy;
 - Private open space;
 - A pleasant microclimate.

Figure 5. Example of a mixed use building that is designed to address and give emphasis to the corner, and includes an integrated pedestrian canopy.

Source: <http://www.architectsajc.com/projects>



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3.6 Signage

- 3.6.1 Signage and other appropriate forms of advertising are accepted as elements that are integral to mixed-use locations such as the Newmarket Precinct and acceptability will be based on the successful integration of signage in a manner that contributes to, and reinforces 'built' and streetscape environments. The underlying objective with respect to signage is moderation; the general proliferation of signage will not be supported. In addition, wherever possible signage should be incorporated into the building.
- 3.6.2 The following will be considered in assessing a proposal for signage:
- The character envisaged for the location within which the signage is to be erected;
 - The merits of the signage relative to the style and scale of the building or place;
 - The relevance of the signage to the use of a building or site. General advertising signage is not supported;
 - The prominence of a building or site;
 - The impact of signage on the safety of the public realm, including pedestrian and vehicular movement; and
 - The extent to which signage already exists in the locality.
- 3.6.3 Proposals for new development should include details regarding the location and design of signage, and this information should be presented at the time of application.
- 3.6.4 The design and erection of signage is to be guided by the following:
- The most appropriate location in a building elevation taking into account proportions in a façade (vertical or horizontal) and architectural features;
 - The extent of signage necessary (area/m²) relative to the function of this element (taking into account the above point);
 - The visibility of the signage dependent on the nature of the use and the location of a building in the streetscape;
 - The need for illumination (internal or external);
 - The potential for shared signage;
 - The need to protect sight lines and provide for minimum clearance.
- 3.6.6 Preferred types of signage include the following:
- Under awning/veranda signage;
 - Signage attached to the front or side parapet of a building;

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- Shared pylon signs;
- Window signage.

3.6.7 Generally the following signage will not be supported (other than in exceptional circumstances):

- Roof signs;
- Fence signage;
- Multiple pylon signs (per property);
- Billboard signage;
- Novelty signage (balloons or similar).

4.0 Standards of Development

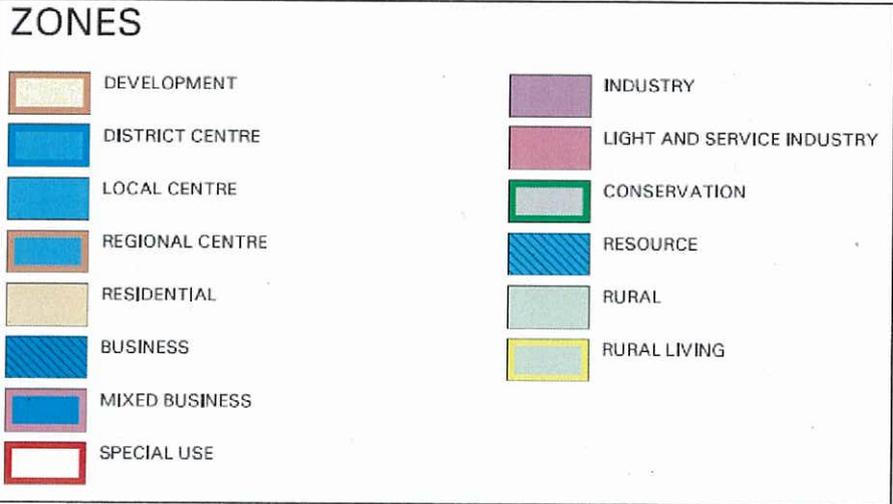
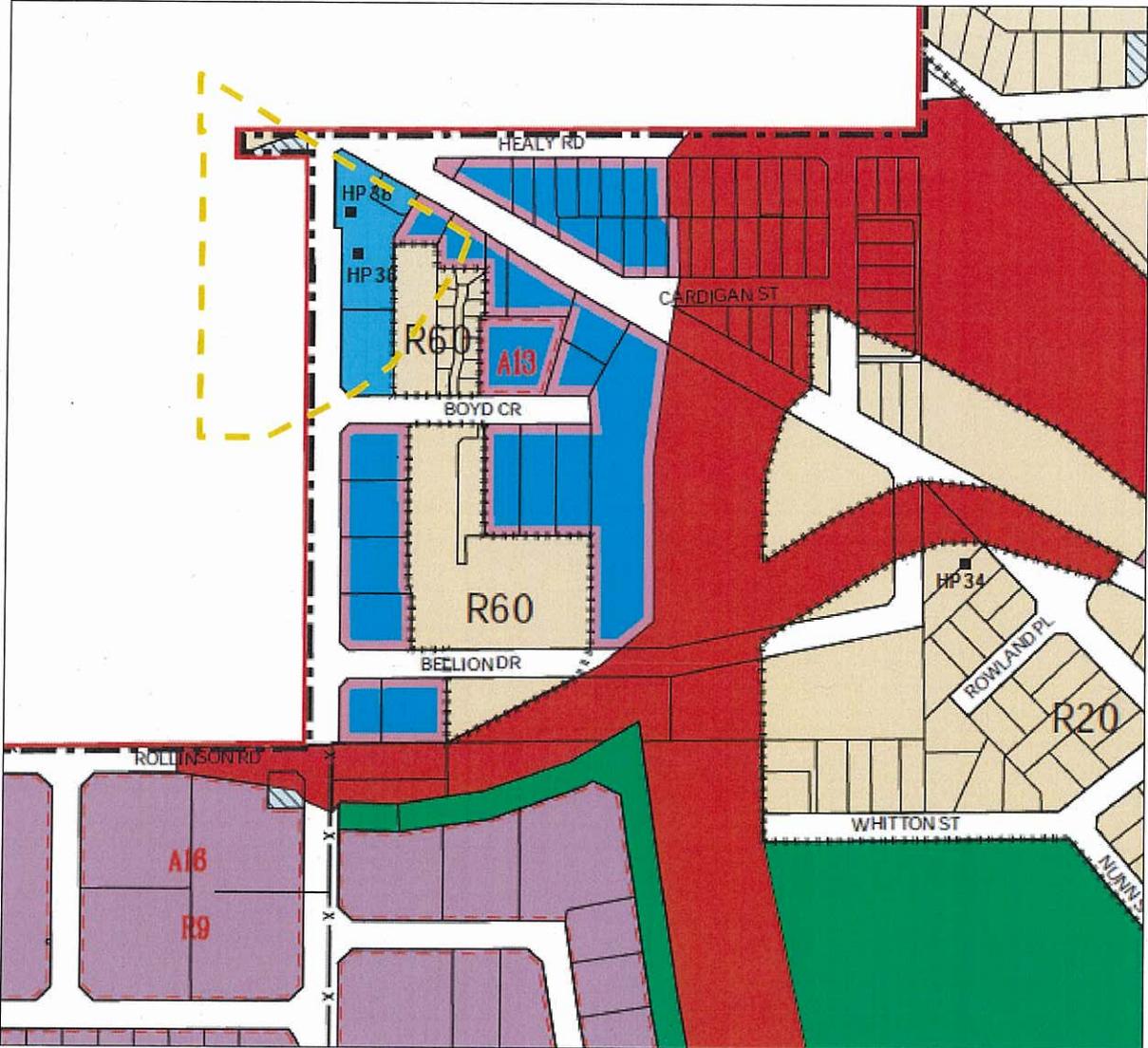
4.1 It is envisaged that conditions will be imposed on subdivision and development within the Newmarket Precinct requiring proponents to undertake upgrades to infrastructure and streetscapes in accordance with the City's Engineering guidelines and standards. This will typically include (where relevant) the following works as they relate to the development:

- Streets/roads (including kerbing, draining and resurfacing);
- Service, utility and drainage upgrades;
- Streetscape elements (such as pavement, lighting, trees, furniture);
- Footpaths and dual use-paths;
- Traffic management devices;

5.0 General

The City of Cockburn and the Western Australian Planning Commission reserve the right to require determination of landmark and gateway development applications by the Western Australian Planning Commission if the matter is considered to be of State or regional significance.

APPENDIX A – NEWMARKET PRECINCT LOCATION PLAN



Newmarket precinct area

POL	RENEWABLE ENERGY SYSTEMS	APD63
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POLICY CODE:	APD63
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	13 October 2012
DATE LAST REVIEWED:	12 April 2012
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	22 September 2011 22 March 2012 27 September 2012
OCM:	13 October 2011 12 April 2012

BACKGROUND:

Recent developments in renewable energy systems and Federal and State Government policy in Australia has seen increased investment in and proliferation of renewable energy systems. The application of these systems has been both for commercial and domestic purposes, namely as a result of government subsidies and rebates.

The City of Cockburn has been at the forefront of these developments with the installation of both wind and solar energy systems on Council facilities. New technologies and incentives for renewable energy systems will continue to create increasing levels of interest in the development of renewable energy systems in Cockburn.

Renewable Energy Systems both domestic and commercial can be visually intrusive and therefore may have an impact on the amenity of an area. In some circumstances that impact may be undesirable. It is therefore important that the City is positioned to manage the development of Solar Energy and Wind Energy Systems with a clear position on the form and function of these systems within the district.

PURPOSE:

The purpose of this Policy is to provide guidance on the development of renewable energy systems in the City of Cockburn whilst minimising any impacts on the streetscape and amenity of nearby properties and natural environment.

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POLICY:

The City supports the installation of renewable energy systems and all renewable energy system installations must be compliant with the relevant Australian Standards.

It should be noted however that development which may impact on the operation or efficiency of an existing renewable energy system will not be modified to eliminate or reduce that impact where the development occurred prior to or is compliant with the applicable development standards.

For example a proposal for a compliant dwelling which overshadows an existing solar energy system on a neighbouring site will not be modified to reduce or eliminate overshadowing.

To this effect the City makes the following disclaimer:

"The City of Cockburn accepts no responsibility for, and will not prevent, disrupted wind or solar resource access with regard to approval of neighbouring developments."

Definition:

Solar energy system: A system which converts energy from the sun into useable electrical energy, heats water or produces hot air or a similar function through the use of solar panels and heat exchangers.

Total height: The vertical distance from natural ground level to the tip of a wind generator blade when the tip is at its highest point.

Wind energy system: Equipment that converts and then stores or transfers energy from the wind into usable forms of energy. This equipment includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries or other component used in the system.

Examples

Conventional wind turbines have the turbine axis in the horizontal plane, but a number of innovative designs are being developed employing a vertical axis turbine, and some with more aerodynamic features or shrouded blades to improve the performance of small horizontal axis machines.

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Figure 1: Horizontal Axis Wind Turbine

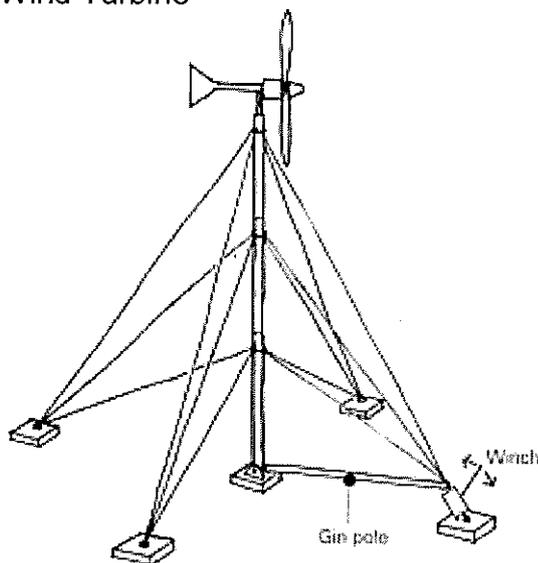
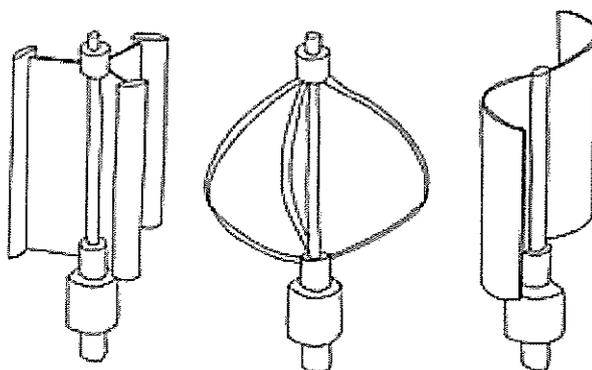


Figure 2: Vertical Axis Wind Turbine



(1) Solar Energy Systems

1. Development approval is not required for domestic solar energy systems located on residential dwellings and structures in accordance with the Residential Design Codes Section 6.10.2 External Fixtures.
2. Development approval is required despite the above clause for the installation of solar energy systems on any listed heritage structure or within a Heritage Area or Precinct or were subject to control under a Scheme Provision, Structure Plan, Policy, or the like.
3. Development approval is required for all free standing (ground mounted) solar energy systems.
4. Development approval is required for all commercial power generation solar energy systems. A commercial system is a system that is not

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designed to supplement a primary land use. It is a use on its own generating power to directly supply the integrated power network.

5. Development Approval is not required for roof mounted solar energy systems on Commercial, Industrial and Rural buildings provided that the system does not adversely impact on the streetscape or amenity of the area.
6. A building licence is not required for solar energy systems unless the structure of the building is being altered.
7. It is the property owner's duty of care to ensure that a solar energy system does not impact on the structural integrity of the building on which it is installed or any other structure.
8. Grid connected solar energy systems must comply with the requirements of relevant public authorities.

(2) Wind Energy Systems

1. Development Approval is required for all wind energy system installations within the City of Cockburn.
2. Consultation with abutting landowners will generally be undertaken for all wind energy systems. This will comprise written notification to adjoining landowners for domestic and small commercial systems. Larger wind turbines or arrays (including wind farms) may be advertised to a wider area and may include notices on site and in a locally circulating newspaper.
3. Wind energy systems shall be set back from a boundary a distance equal to or greater than the total height of the system. The total height of the system is taken from the existing ground level below the system. For example a turbine (including blade height) that has a height of 8m above the existing ground level where it is to be positioned, requires a minimum setback of 8m from a lot boundary.
4. Wind turbines may be permitted in association with residential dwellings subject to the height of the structure not exceeding 6m. Horizontal axis turbines on lots less than 2000m² will only be considered where the blade diameter is 2m or less. A greater height may be permitted on sites over 2000m².
5. Wind energy systems will generally not be supported within a street setback of a residential dwelling or commercial building, nor on the planes of a roof structure facing a public street or the like.

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6. A building licence may be required for a wind energy system.
 7. All wind energy system installations must comply with the Environmental Protection (Noise) Regulations. . A noise impact assessment shall be submitted with all applications demonstrating the system's compliance with the Regulations.
 8. Non compliance with the Environmental Noise Regulations or the terms of a Development approval will result in enforcement action being initiated by the City.
 9. Grid connected wind energy systems must comply with the requirements of relevant public authorities.
 10. Wind energy systems shall be finished using non reflective materials and colours which compliment the context of the immediately surrounding area.
 11. Applications for wind energy systems will provide and assessment of the impact of light flicker on adjoining properties.
- (3) Other Renewable Systems

Development Approval and a Building Licence may be required for other renewable energy system installations within the City of Cockburn. Contact the City of Cockburn for advice prior to any works.

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POLICY CODE:	APD64
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	14 July 2011
DATE LAST REVIEWED:	
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	APD54/APD55
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

The City of Cockburn Local Government Inventory ("LGI") identifies places within the City of Cockburn that have cultural heritage significance. The compilation of a Local Government Inventory is a requirement of Clause 45 of the Heritage of Western Australia Act 1990. Those places on the LGI with the greatest heritage significance are also included on the Heritage List pursuant to the Scheme.

The City of Cockburn's LGI includes a significant tree list, and these trees are protected under the City of Cockburn Town Planning Scheme No. 3 ("the Scheme").

PURPOSE:

The purpose of this Policy is to:

1. Set out development control principles for places on the Heritage List established pursuant to the Scheme, and the City of Cockburn Local Government Inventory.
2. Provide further direction on the development control principles contained within State Planning Policy 3.5 Historic Heritage Conservation (2007).
3. Provide improved certainty to landowners and the community about the development control principles for heritage conservation and protection.
4. Set out guidelines for modifications to trees included on the Significant Trees List.

The key objectives of this Policy are:

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1. To ensure that works, including conservation, restoration, alterations, additions, changes of use and new development, respect the heritage significance associated with heritage places;
2. To encourage opportunities for interpretation where it can enhance understanding and enjoyment of heritage places, and strengthen the relationships between the community and its heritage.
3. To ensure that any works to trees included on the Significant Tree List do not endanger the trees survival.

This policy applies to places entered on the Heritage List pursuant to the Scheme, and places on the City of Cockburn LGI where specified.

Definitions:

In this Policy the following definitions apply, in addition to those terms defined in the Scheme and Residential Design Codes of Western Australia:

Conservation Plan means a document that details how to identify and look after the significant cultural values of a place. Its preparation involves systematic consideration, recording and monitoring of actions and decisions relating to all aspects of managing a place. The Heritage Council of WA provides guidelines for the preparation of conservation plans.

Heritage place means a building, structure, site, area of land or other physical element valued for its cultural (or historic) heritage significance together with its associated contents and surrounds, and that is included on the State Register of Heritage Places, the City of Cockburn Heritage List, and/or the City of Cockburn LGI.

Heritage significance means the aesthetic, historic, social and scientific values of a place for past, present or future generations.

Interpretation means all the ways of presenting the heritage significance of an item. Interpretation may be a combination of the treatment and fabric of the item; the use of the item; the use of interpretive media, such as events, activities, signs and publications, or activities, but is not limited to these.

Setting means the area around a heritage place, which may include the visual catchment.

Significant Fabric means all the physical material of the place including components, fixtures, contents, and objects that contribute to the heritage significance of the place.

Significant Trees means trees that are included on the Significant Tree List (contained within the LGI) for their significance, which includes characteristics such as outstanding aesthetic significance, horticultural value, historic value, and/or unique location or context.

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POLICY:

- (1) Development Control Principles for Places on the Heritage List (Management Category A and B)

Places on the City of Cockburn Heritage List are those of highest heritage value, and the following policy provisions shall apply to these places:

1. External Alterations and Extensions

(a) General Provisions

- (i) Alterations and additions to a heritage place should not detract from the heritage significance and should be compatible with the siting, scale, architectural style and form, materials and external finishes of the place.
- (ii) Alterations and additions to a heritage place should involve the least possible change to the significant fabric.
- (iii) Alterations and additions should sit well within the significant fabric rather than simply copying it, and new work that mimics the original should be avoided.
- (iv) New work should be easily distinguishable from the significant fabric, except where the proposal constitutes restoration work of original fabric.
- (v) Alterations and additions should respect the original roof pitch and roof form.
- (vi) Alterations and additions should not obscure or alter elements that contribute to the heritage significance of the place.
- (vii) Walls and fences in the front setback should be complementary to the heritage place in terms of materials, finishes, textures and colours and appropriate to its architectural style.
- (viii) Where there is a Conservation Plan for a heritage place all proposed development should address the policies contained within the Conservation Plan.
- (ix) Substantial modifications to the place may require an archival record (as a condition of development approval), to be prepared in accordance with the Heritage Council of WA guidelines.

(b) Upper Storey Additions and Modifications

- (i) Upper storey additions should generally be sited and massed so they are visually recessive from the place's main frontage to ensure that the heritage place is the dominant element in the streetscape. On corner sites the visibility and impact of additions will be assessed from both streets.

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- (ii) Upper storey additions or modifications should be designed to minimise the impact on the original roofline, and to retain an appreciation for the original form of the building.
 - (c) Openings and Doors
 - (i) New openings in the principal elevation (addressing the primary street) that will be visible from the street should be avoided. If openings are proposed they should be proportional in size relative to original openings of the heritage place and consistent in terms of materials, finishes, textures and colours (appropriate to its architectural style).
 - (d) Landscaping Elements
 - (i) Where landscape elements such as plantings or hard landscape treatments form part of the heritage significance of a place, or are important to its setting, all proposed extensions and modifications should be designed and sited to minimise the impact on these elements.
 - (ii) All new landscaping, external works and site elements should be well considered and respectful to the heritage significance of the place.
2. Internal Alterations
- (a) Alterations to the interior of a heritage place to suit a current and compatible future use will be supported where the proposal does not compromise the heritage significance of the place, as follows:
 - (i) Ideally the original internal layout should be retained, however where original internal walls or features are proposed to be removed or modified these changes should be managed to allow evidence of the original layout to be read (for example by retention of wall "nibs" as evidence of the location of a former wall), to retain a sense of the original use of the space(s).
 - (ii) Where new internal finishes are proposed there should be careful consideration given to retaining evidence of original materials and finishes.
 - (b) Internal alterations that are reversible without compromising the heritage significance of the place will generally be acceptable, and the onus rests with the applicant to demonstrate that this reversal is achievable.
3. Change of Use
- (a) Adaptive reuse of heritage places may be supported provided:

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- (i) The proposed use(s) will not impact negatively on the amenity of the surrounding area.
 - (ii) Any required modifications do not substantially detract from the heritage significance of the place and are consistent with the provisions of this policy.
 - (iii) The use is consistent with the Scheme and other relevant Council policies.
- (b) Where there is a Conservation Plan for a heritage place any proposed new use(s) will be assessed on the basis of the recommendations contained within the Conservation Plan.
 - (c) Where possible, evidence of the original use of a building should be retained, and in some circumstances interpretation may be appropriate to help understand the former use where it is not readily apparent (refer to 7.0).

4. New Buildings/Structures

New buildings, structures and other features that are located within the curtilage of a heritage place have the potential to impact on the heritage significance. Accordingly the following provisions are applicable:

- (a) Any proposed buildings, structures or hardstanding (including car parking) should not detract from the setting of the heritage place.
- (b) Where new buildings or structures are proposed and they are visible from the street and/or other public places, they should take into account the character of the existing streetscape by having regard to the rhythm, orientation, setbacks, height, and proportions of existing buildings.
- (c) Where possible existing views of a heritage building(s) from the street should be preserved to acknowledge the contribution heritage places make to the streetscape.
- (d) New buildings or structures should be designed and located in a way that does not overwhelm or dominate the heritage building(s) which should remain the dominant building(s) on the site, and they should be understated relative to the existing heritage building(s).
- (e) Wherever possible, new buildings, structures or hardstanding areas (including car parking) should be designed and sited to avoid having a negative impact on original mature landscaping, garden areas, driveways and other landscaping features where they are considered to form part of the setting of the heritage place, and/or contribute to the heritage significance.
- (f) New buildings should not directly copy the style and design of the heritage buildings, and should not attempt to look like old buildings. Rather they should complement the original fabric and design characteristics of the heritage building(s) in terms of its bulk, style,

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materials, colour scheme and form, which could include contrasting, contemporary building(s).

- (g) Where there is a Conservation Plan for a heritage place any proposals for new buildings, structures or hardstanding areas (including car parking) should address the policies contained within the Conservation Plan.

5. Demolition

- (a) Demolition of a whole building on the Heritage List will generally not be supported.
- (b) Consideration of a demolition proposal for a place on the Heritage List will be based on the following:
 - (i) The heritage significance of the place.
 - (ii) The feasibility of restoring or adapting it, or incorporating it into new development.
 - (iii) The extent to which the community would benefit from the proposed redevelopment.
- (c) Where structural failure is cited as justification for demolition the onus rests with the applicant to provide a clear justification for demolition, and evidence should be provided from a registered structural engineer that the structural integrity of the building has failed to the point where it cannot be rectified without the removal of a majority of its significant fabric and/or prohibitive costs.
- (d) Partial demolition of a building on the Heritage List may be supported provided that:
 - (i) The part(s) to be demolished do not.
 - (ii) The proposed demolition will not have a negative impact on the significant fabric of the place.
 - (iii) Sufficient fabric is retained to ensure structural integrity during and after development works, and the onus rests with the applicant to demonstrate that this is achievable.
- (e) If demolition of a heritage place is considered appropriate an archival record will be required as a condition of development approval, to be prepared in accordance with the Heritage Council of WA guidelines.
- (f) Demolition of ancillary buildings or structures that do not relate to the heritage significance of the place will generally be acceptable.
- (g) Where full or partial demolition is supported this may be subject to appropriate interpretation to acknowledge the cultural heritage significance of the heritage place (refer to 7.0).

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6. Relocation of Buildings/Structures

- (a) In the majority of cases the physical location of a place is an important part of its heritage significance, therefore the relocation of a building or other component of a place on the Heritage List is generally unacceptable except in the following circumstances:
- (i) This is the sole practical means of ensuring its survival.
 - (ii) It can be demonstrated that these components of the heritage place already have a history of relocation, or were designed to be readily relocated.
 - (iii) Its relocation forms part of a proposal for a new use or development on the site, and is fundamental to retention of the place on the same site.

7. Minor Works, Repairs, and Restoration

Pursuant to the Scheme all development affecting a place on the Heritage List requires development approval, and this includes minor works such as replacement of roofing, gutters, downpipes. This is to ensure that these works do not have a negative impact on the heritage significance of the place, and accordingly the following policy provisions apply:

- (a) Where there is a Conservation Plan for a heritage place all restoration works will be guided by the Conservation Plan.
- (b) Where proposals include the replacement of materials it should be "like for like", matching the original as closely as possible with regard to the materials, colours, and textures.
- (c) External repainting should match the original paint colours wherever possible, or should reflect a complementary palette of colours from the same era from which the property derives its heritage significance.
- (d) Replacement of materials should take into consideration the original method of fixing.
- (e) Where restoration is being carried out, works should be based on historic photographs, plans or other records that indicate the former state of the building or place during the era identified in the LGI as of most importance to the heritage significance of the property.
- (f) Routine maintenance does not require development approval. This includes the following:
 - (i) Cleaning gutters and downpipes (as opposed to replacing deteriorated gutters and downpipes).
 - (ii) Repainting previously painted surfaces in the same colour scheme.
 - (iii) Refixing existing loose roof sheeting using a "like for like" method of fixing (as opposed to installing new or different roof

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sheeting), with the exception of emergency repairs that are temporary in nature.

NB: If there are any questions regarding what constitutes routine maintenance, the City's Planning services should be consulted.

(2) Development Control Principles for Management Category C Places

The following policy provisions apply to places included on the LGI and identified as management category C (Significant).

1. Alterations, Extensions or Changes of Use
 - (a) Where alterations or extensions are proposed consideration should be given to ensuring these modifications do not detract from the heritage values of the place, and retention of original fabric is encouraged where feasible.
 - (b) Substantial modifications to the place may require an archival record (as a condition of development approval), and the archival record should be prepared in accordance with the Heritage Council of WA guidelines.
2. Demolition
 - (a) Retention of the building or place is encouraged, however demolition may be supported, subject to the consideration of heritage significance together with other relevant planning issues.
 - (b) An archival record will be required as a condition of development approval for demolition, and the archival record should be prepared in accordance with the Heritage Council of WA guidelines.
 - (c) Consideration should be given to the inclusion of interpretation of the heritage place (refer to 7.0).

(3) Development Control Principles for Management Category D Places

The following policy provisions apply to places included on the LGI and identified as management category D (Some significance).

1. Demolition
 - (a) Retention of the building or place is encouraged; however, demolition may be supported subject to the preparation of an archival record which will be required as a condition of development approval for demolition. The archival record should be prepared in accordance with the Heritage Council of WA guidelines.

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(4) Significant Trees

Under the Scheme planning approval is required prior to the removal, destruction of and/or interference with any tree included on the Significant Tree List, and as such the following policy provisions apply:

1. Significant Trees may be pruned as part of routine maintenance in accordance with the International Society of Arboriculture standards, provided the pruning would not reduce the tree's height or crown or diameter, alter the trees general appearance, increase the tree's susceptibility to insects or disease, or otherwise increase its risk of mortality.
2. The removal of a Significant Tree will only be supported where it is necessary to protect public safety or private or public property from imminent danger and the onus is on the applicant to demonstrate that this is the case. This may require the submission of a report prepared by a suitably qualified arborist.
3. Proposals for substantial pruning to a Significant Tree may require the submission of an arborist report prepared by a suitably qualified consultant demonstrating that the proposal is acceptable and will not endanger the tree's survival or fore-shorten its life expectancy.

(5) Structure Plans and Subdivision Proposals

1. Subdivision proposals for heritage places should be designed to retain an appropriate setting for any elements which contribute to its heritage significance. This includes the retention of original garden areas, landscaping features or other features that are considered essential to the setting of the heritage place or its heritage significance.
2. Subdivision proposals that indicate the required demolition, partial demolition or modification to a place on the Heritage List or State Register of Heritage Places will not be supported without a Heritage Impact Statement accompanying the subdivision proposal. This is to be prepared in accordance with the Heritage Council of WA guidelines.
3. Where a structure plan is proposed for land that includes a heritage place(s) the structure plan should demonstrate how matters of heritage significance will be appropriately addressed.
4. Where a structure plan area includes more than one heritage place, or includes a heritage place that comprises a number of buildings or features the City may require the preparation of an overall heritage strategy to be included with the structure plan report. This should demonstrate how heritage issues will be addressed; outline principles to

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be addressed in later planning stages; and include recommendations for interpretation (refer to 7.0).

5. Consideration should also be given to how future development of the subdivided land is likely to affect the identified heritage significance of the heritage place, particularly its setting.

(6) Applications for Planning Approval for Places on the Heritage List

1. In addition to the information required by the Scheme, the following provides a guide for accompanying material and information that may be required to be submitted with planning applications for places on the Heritage List.
2. For larger and more complex development proposals, a Heritage Impact Statement should be submitted that identifies how the heritage significance of the place will be affected by the proposed works or future use. The statement should be prepared by a heritage professional, and should be consistent with the Heritage Council of WA's guidelines.
3. If a proposal affects a place that is entered on the State Register of Heritage Places the City may require the preparation of a Conservation Plan, which is to be prepared by a qualified heritage professional, and consistent with the Heritage Council of WA's guidelines.
4. Where proposed extensions and alterations involve modifications to external areas and features of a place that form part of its heritage significance or are important to its setting a site landscaping plan may be required, demonstrating how the impact will be managed, and this should be included in the Heritage Impact Statement where relevant.
5. Where a Conservation Plan exists for a Heritage place, the development application should include information regarding how the conservation policies and any urgent works identified in the Conservation Plan will be addressed.
6. Where structural failure is cited as justification for demolition of a place on the Heritage List the onus rests with the applicant to provide a clear justification for demolition, and evidence should be provided from a registered structural engineer that the structural integrity of the building has failed to the point where it cannot be rectified without the removal of a majority of its significant fabric and/or prohibitive costs.

(7) Interpretation and Interpretation Plans

Interpretation can enhance understanding and enjoyment of heritage places, and it can strengthen and sustain the relationships between the community and its heritage. Interpretation can be an integral part of the experience of a

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heritage place, particularly where the heritage significance of the place is not readily apparent. Accordingly the following policy provisions are applicable:

1. Opportunities for the interpretation, commemoration and celebration of significant associations between people and a place should be investigated and implemented wherever possible. In particular, the City may require the preparation of interpretative material as a condition of development approval for the following proposals:
 - (a) Major redevelopment that involves substantial modifications to a heritage place or modifications that will negatively impact on the heritage significance of the place.
 - (b) Changes of use for a heritage place, particularly where the original use will no longer be readily apparent.
 - (c) Proposals that will result in the heritage significance of the place not being readily apparent, and which could be explained and enhanced by interpretation.
 - (d) Proposals where there is the opportunity for the re-use of hardware or artefacts that are associated with the former use in interpretive material.
 - (e) Proposals that will substantially impact on the heritage significance of the place.
 - (f) Demolition (full or partial) of a heritage place.
2. An interpretation plan may be required where the proposal involves the substantial redevelopment of a major site, such as a commercial or industrial site, particularly where there may be more than one heritage place affected by the proposal.

POL	COCKBURN SOUND CATCHMENT	SPD8
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POLICY CODE:	SPD8
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	15 June 2004
DATE LAST REVIEWED:	
ATTACHMENTS:	Yes
DELEGATED AUTHORITY REF.:	APD54
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

- Three local governments fall within the Cockburn Sound Catchment; the City of Cockburn, the Town of Kwinana and the City of Rockingham.
- A working group was initiated by the Cockburn Sound Management Council ("CSMC") in early 2002, to determine the most appropriate mechanisms to effectively manage proposed land uses within the catchment that may have the potential to add to or exacerbate nutrient loading and other contamination issues.
- In keeping with this the City of Cockburn with the Town of Kwinana and the City of Rockingham and CSMC signed a Memorandum of Understanding on 28 August 2003 to ensure the mutual and coordinated effort in the management and protection of the Cockburn Sound Catchment area.
- This process resulted in the preparation of this Local Planning Policy.

PURPOSE:

The purpose of this policy is to ensure the protection of the marine waters of Cockburn Sound from nutrient contamination (particularly nitrogen) from diffuse land sources.

POLICY:

The policy measures identified in the attached document titled *"Local Planning Policy for the Cockburn Sound Catchment – A Cooperative Response for the*

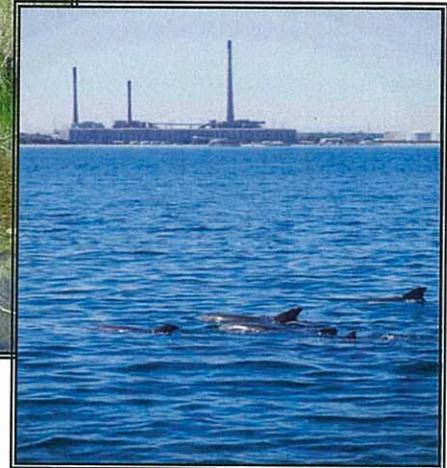
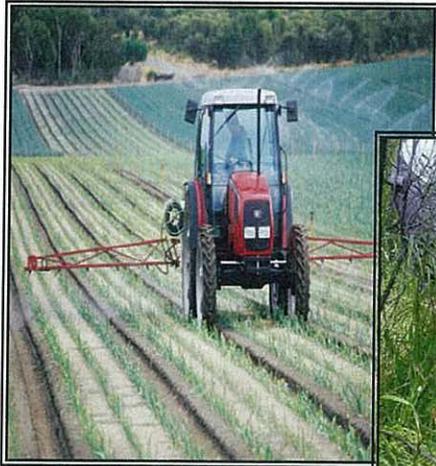
POL	COCKBURN SOUND CATCHMENT	SPD8
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Protection of Cockburn Sound Catchment" shall apply to that portion of the district that occurs within the Cockburn Sound Catchment.

LOCAL PLANNING POLICY

FOR THE

COCKBURN SOUND CATCHMENT



**A Cooperative Response for the Protection of Cockburn Sound
through the Management of Land Use Impacts within the Cockburn
Sound Catchment**

**Cockburn Sound Management Council
Department of Environment
City of Cockburn
Town of Kwinana
City of Rockingham**

August 2004



Acknowledgments

The following people are acknowledged for their contribution to the preparation of this Policy;

Prof. George Kailis – Chairman, CSMC

Anthony Sutton – Coordinator, CSMC

Heidi Bucktin – Environmental Officer, CSMC

Leon Brouwer – A/Coordinator CSMC (December '03 to February '04)

Garry Middle – CURTIN University (attended meetings as part of research into policy making for Cockburn Sound)

Paul Neilson – City of Rockingham

Jeff Bradbury – City of Rockingham

Rosalind Murray – Town of Kwinana (A/Land Use Planning Officer CSMC, May to July '03)

Doug Smith – Town of Kwinana

Sean Fairfoul – Town of Kwinana

Steve Hiller – City of Cockburn

Allen Blood – City of Cockburn

Michael Ross – City of Cockburn

Chris Parlane – City of Cockburn

David Nunn – Department for Planning and Infrastructure

Rob Griffiths – Department for Planning and Infrastructure

Dale Bastin – Department for Planning and Infrastructure

1.0 POLICY BACKGROUND

Cockburn Sound, which is located some 20 km south of the Perth-Fremantle area, is the most intensively used marine embayment in Western Australia (*Interim Cockburn Sound EMP, 2002*). Its sheltered waters, diverse marine life, aesthetic attractiveness and close proximity to Perth and its southern suburbs make Cockburn Sound a highly valued community asset for a wide range of recreational, tourist and commercial uses.

Much of the historical deterioration in water quality and loss of marine habitat in the Sound can be attributed to waste inputs from land-based sources.

In the past most of the waste inputs were via pipeline discharges directly into the Sound. With the tightening of licence conditions and a concerted effort by industry to employ environmental best practices in waste management, direct discharges now account for a much smaller proportion of the total input. For example, the direct pipeline discharge of nitrogen to Cockburn Sound has fallen dramatically from more than 80% of the total nitrogen inputs in 1978 to less than 20% in 2000.

Groundwater contamination, mainly as a result of past practices, is now the major source of waste inputs into Cockburn Sound. Groundwater flow is estimated to contribute more than 70% of the nitrogen load to the Sound. Surface water drains and emissions from motor vehicles and industry (via atmospheric fallout) also contribute to contaminant inputs to the Sound, but to a much lesser extent (DAL, 2001).

Future land uses and activities within the catchment are likely to result in further groundwater contamination unless suitable controls are implemented through the land use planning approval process. For this reason, Government and the community's response to the issues and pressures facing Cockburn Sound are on several levels, targeting the above key areas to ensure the long-term sustainability of this unique marine ecosystem.

State Government Response

The Cockburn Sound Management Council (CSMC) was established by the State Government in August 2000, to facilitate coordination of environmental management and planning of Cockburn Sound and its catchment. The Council is comprised of 23 members selected from a broad local base of state and local Government, community, industry and other user groups to ensure a coordinated approach to achieving its environmental goals through implementation of its *Interim Environmental Management Plan (CSMC 2002)*.

At the time the CSMC was formed, the Environmental Protection Authority (EPA) commenced drafting the *Draft Environmental Protection (Cockburn Sound) Policy 2002* (the EPP). Two years later, the CSMC released its *Interim Environmental Management Plan for Cockburn Sound and its Catchment 2002* (the EMP). In this way Government and the community (through the CSMC) have committed at a high level to environmental management and planning, and ultimately, to the protection of water quality and marine habitats within Cockburn Sound and its catchment.

The EPP establishes the legal framework and requires Government to respond to the need for protection of this unique marine environment. It establishes the environmental values, objectives and criteria for managing the Sound and requires the preparation of an Environmental Management Plan by the CSMC. Once approved by the Minister for the Environment, the EPP will be gazetted and become a statutory document as if part of the *Environmental Protection Act 1986*.

The EMP on the other hand is the "plan of action" for ensuring the aims of the EPP are achieved. It recognises that initiatives to manage the marine waters of Cockburn Sound must be fully integrated with the planning and management of land-based activities in the catchment.

One of the key objectives of the EMP is to “*integrate planning and management of catchment land uses to minimise the overall impact of ground and surface water contamination on the environmental values of Cockburn Sound*”. This objective is identified as a primary driver for the preparation and implementation of this Local Planning Policy.

Local Government Response

At a local level, three Local Governments fall within the Cockburn Sound catchment; the City of Cockburn, the Town of Kwinana and the City of Rockingham. A working group was initiated by the CSMC in early 2002, to determine the most appropriate mechanisms to effectively manage new or proposed land uses within the catchment that may have the potential to add to or exacerbate nutrient loading and other contamination issues. In keeping with this, local Government and the CSMC signed a *Memorandum of Understanding on 28 August 2003* to ensure the mutual and coordinated effort in the management and protection of the Cockburn Sound catchment area.

This process resulted in the preparation of this Local Planning Policy (the LPP). The Policy links the objectives of the EMP with State and Local Government, to provide a consistent and unified approach to ensure planning and management decisions by Local Government within the catchment do not result in unsustainable additional nutrient loading or contamination of surface or groundwater resources.

1.1 PLANNING MECHANISMS AND CONTEXT

Various aspects of the planning process were explored by the working group, to determine the most appropriate planning tools to achieve the desired outcome of effectively minimising nutrient loading and contamination to Cockburn Sound as a result of (diffuse) land uses within the catchment area, or the Sound itself.

It was recognised by the working group that the effectiveness in achieving the outcome (in this case) of effective nutrient management (minimising risk) through the land use planning system could be approached at various levels. Strategic and statutory planning processes were explored by the working group, and the outcome was essentially that a two-fold approach was recognised as important in achieving these outcomes for the immediate and longer term.

A strategic planning approach is in the longer term most desirable. The primary strategic planning tool identified by the working group was a Statement of Planning Policy (SPP). SPP's are applied through the preparation or review of local government Town Planning Schemes, and proposed town planning Scheme Amendments. Essentially this approach targets any future or proposed 'land use change' and ensures general and specific measures outlined in the SPP are applied or complied with in land use and zoning decisions. SPP's can contain specific land use controls designed to achieve and ensure a particular environmental outcome. An example of this is the *Statement of Planning Policy for the Peel Harvey Catchment (SPP 2.1)*. A significant issue identified with this approach was the time involved in preparing SPP's and generally their broad strategic nature may not achieve the immediate aims of the working group to manage new land uses as readily as through the development approval process.

The importance of strategic planning is recognised in the longer-term for managing the issue of early planning and decision making (particularly planning scheme level) on the appropriateness of land uses in light of their potential impacts to the Sound. The working group recognised the need to further explore the possible application of an SPP for Cockburn Sound in the future.

The more immediate approach or response has been identified at the statutory planning level, (primarily at the local government level) through the Development Approvals process. It is recognised by decision makers including local government, that development and land uses within the Cockburn Sound Catchment should generally be in accordance with the provisions of the EPP and the Interim EMP. However a compelling need has been identified to provide local

government with guidance to effectively achieve these broad objectives. This has resulted in the preparation of the Local Planning Policy and the incorporated 'development control' measures or conditions, to ensure local governments can apply (and respond to) these high-level policy documents in a practical and effective manner.

This Policy is therefore the first step towards providing a framework for local government to ensure a consistent approach to managing land uses in the catchment, to protect Cockburn Sound from nutrients and potentially other contaminants. Local governments may consider the use of a 'special control area' and ensure provisions are made through Town Planning Schemes to further impress this policy. This is discussed further in section 4.0 – Policy Implementation.

1.2 ROLE OF THE ENVIRONMENTAL PROTECTION AUTHORITY

The Environmental Protection Authority (EPA) is the State's peak environmental body. In its consideration of planning processes and environmental management, the working group considered the role of the EPA in environmental impact assessment through the planning system. The EPA is responsible for assessing proposals with potentially significant environmental impacts, as well as the environmental assessment of all planning Schemes and Scheme Amendments (both Regional Schemes and Local Planning Schemes). The Department of Environment (DoE) works closely with the EPA and plays an important role in both these processes in its advice to the EPA, or when providing advice independent of the EPA.

This Policy is therefore highly relevant to the EPA, particularly in their statutory role in planning assessments. The Western Australian Planning Commission (WAPC) independently, or through the Local Authority, must refer all Scheme and Scheme Amendments to the EPA for assessment, prior to making its decision or determination. The EPA must consider all relevant Policies, particularly those that relate to specific environmental issues such as Cockburn Sound, such as the EPP and now this LPP. The EPA and DoE will have regard for this Policy in its determination of proposals or advice provided on planning proposals. There is a further need to ensure the EPA is engaged in this Policy, possibly through an 'EPA Guidance Statement', or a 'Memorandum of Understanding'.

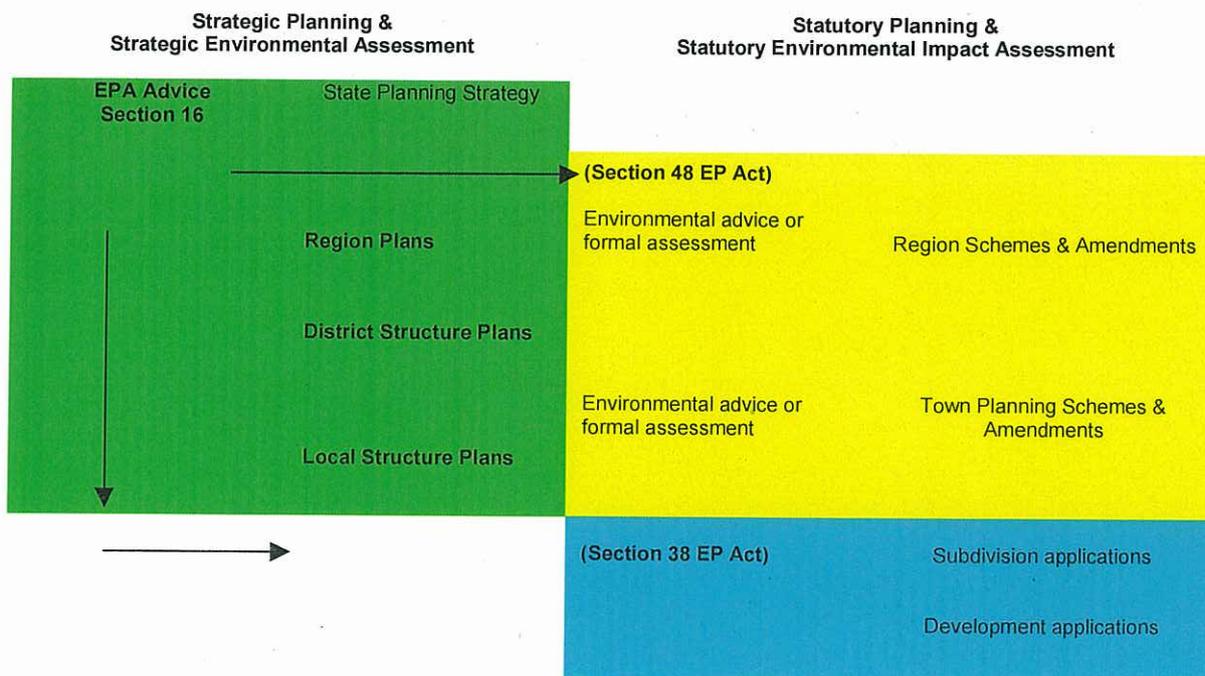


Figure 1 – Role of EPA and Environmental Impact Assessment (Source: EPA Service Unit, 2003).

1.3 ROLE OF THE WAPC AND LOCAL GOVERNMENT

Similarly to the EPA, the WAPC is the State's peak body with responsibility for planning for urban, rural and regional land use planning and land development matters. It is responsible for making and administering Regional Planning Schemes, all subdivision decisions and the assessment of amendments to local government Town Planning Schemes (TPS).

The WAPC makes recommendations to the Minister on local government TPS's and may give consent to advertise local TPS amendments. With regard to the planning process, some of its powers are delegated to local governments, which are primarily responsible for local town planning and the local community. Local government administers town-planning schemes and need to ensure appropriate land use, development and planning controls exist in a district. They are also responsible to ensure these local schemes are consistent with regional schemes that may exist.

Local governments make planning decisions based on the provisions and controls incorporated into town planning schemes, and have delegated powers to determine most development applications from the WAPC. Through this LPP, local government will ensure a consistent approach to determining development. Where local government is not the decision-making authority, it may provide advice based on this Policy, to the WAPC for its determination.

2.0 POLICY APPLICATION

This Policy applies to any proposed change or intensification of land use (for uses permitted under existing TPS's), or proposed development that may have the potential to increase nutrient loading to surface or groundwater resources or Cockburn Sound, within the Cockburn Sound catchment (see Schedule Three).

This policy will be used by local governments within the Cockburn Sound catchment when considering and determining Development Applications for land uses specified in Schedule 1 of the Policy, and may also be used as a guide when considering subdivision proposals, TPS amendments or other planning proposals with potential to impact on water quality in the catchment.

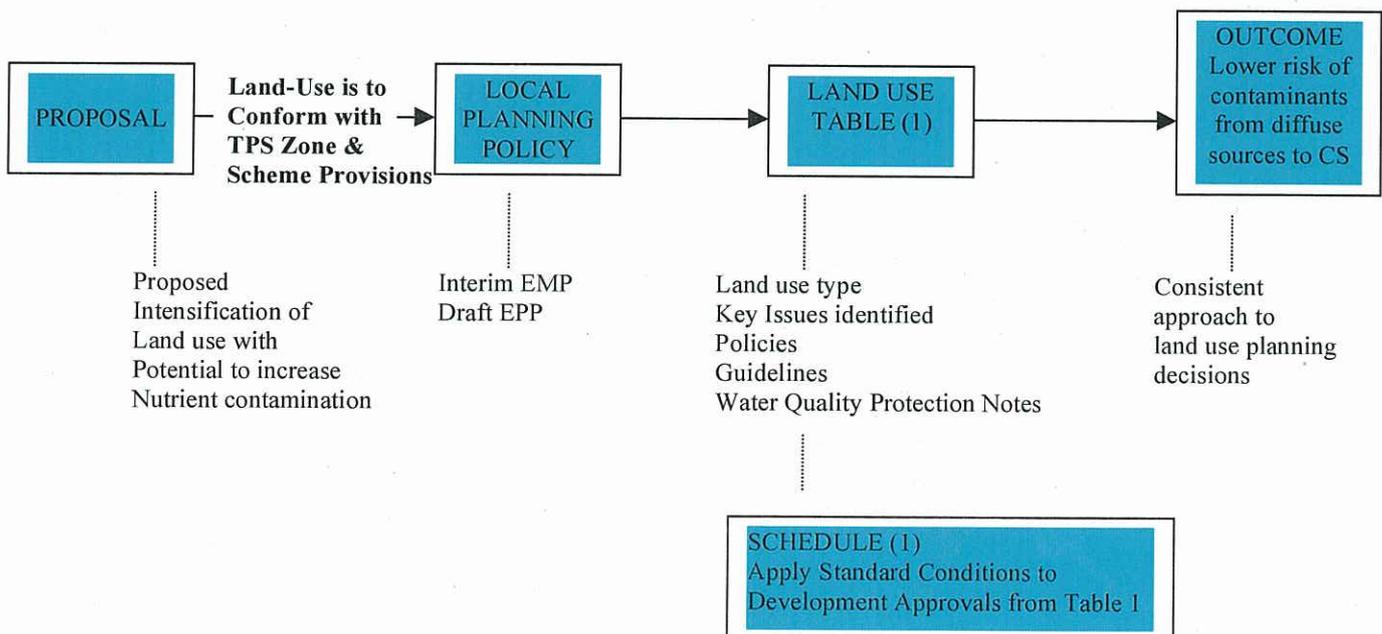


Figure 2: Steps in applying the LPP

3.0 POLICY OBJECTIVES

The purpose of this policy is to protect and improve the marine waters of Cockburn Sound by minimising contaminant inputs (particularly nutrients) from diffuse land use sources. Specifically, the objectives of the Policy are:

- To ensure changes to land uses that have the potential to cause nutrient contamination to surface or groundwater are compatible with long-term protection and improvement of water quality within the Cockburn Sound Catchment.
- To ensure such land uses and development within the catchment take into account potential nutrient and other contamination issues, and includes specified protection measures (such as appropriate conditions) where a risk is identified.
- Where appropriate, to maintain or increase native local vegetation in the Cockburn Sound catchment area including wetland areas to assist in natural nutrient attenuation and uptake.
- To ensure an efficient and consistent process for local government and proponents, when dealing with land use proposals within the Cockburn Sound catchment.

4.0 POLICY IMPLEMENTATION

The responsibility for determining development control provisions rests mainly with local government based on relevant land zoning in the local government TPS. The WAPC is responsible for development controls within the Hope Valley Redevelopment Area (HVWRA) and development under Clause 32 of the Metropolitan Region Scheme (MRS) as well as 'planning control areas under the MRS. The HVWRA forms a significant portion of land within the Cockburn Sound catchment, and potentially presents nutrient and contaminant issues resulting from the industrial and commercial uses of the site. It is important that the WAPC recognise this factor and the objectives of this Policy in consideration of land use planning within this area to ensure a consistent approach to development across the catchment.

Proposals will be subject to all other normal planning considerations and advice from referral agencies, and decisions made by local governments will be based on consideration of all relevant factors. This Policy only deals with aspects of contaminants and nutrient management in the consideration of planning approvals, and is intended to be a planning guide and may assist in decision making with regard to proposals where management of nutrients and other contaminants is a factor.

The outcome of this policy is essentially to ensure new or proposed land uses within the Cockburn Sound catchment are managed to minimise nutrient and contaminant issues associated with the proposed land use. This will be achieved by ensuring appropriate management measures are put in place primarily through the development approval process. The Policy clearly defines the land-uses that require specific controls, and thus landowners or developers are aware of the land use types that will require particular consideration of nutrient management through the submission of an application and the approval process. These are identified through Schedule One - Land Use Table (1) and Schedule Two - Conditions Table.

Where a local government makes a determination to approve a development proposal (either a material change in land use or construction of works), the policy should be applied to ensure suitable management controls are put in place through conditions. The conditions should either be selected from Schedule 1, or similar conditions based on previous local government's experience and on recommendation of the EPA or other referral agency advice.

Planning decision-makers and managers should also recognise the Policy in a more strategic context in order to provide broader consideration to the issues identified, and to use the Policy as a guide to higher level decision making. Strategic consideration of the issues, and compliance with matters raised in the Land Use table will ensure better outcomes for subsequent statutory

planning and ensure increased awareness of the issues and Policy to the community, landowners or developers.

It is recommended that local government designate the Cockburn Sound policy area (Schedule Three) as a 'Special Control Area' to compliment the LPP, under its TPS. This may be done through its own initiation of a Scheme amendment, or as part of its TPS review.

4.1 LAND USE TABLE

The Land Use Table is to be referred to when local government is considering its determination of a planning proposal. As a part of this process, local government reserves the right to refer any such proposal to a relevant agency, or the EPA if it considers the potential environmental impacts may be significant.

In its consideration of all the relevant factors, this LPP specifically requires local governments to give special attention to nutrient and other potential contamination issues. The land use table will give local government direction as to the appropriate inter-agency guidelines or codes of practice, relevant policies and guidelines for the land uses types identified, and highlight the specific management requirements.

The Land Use table may also be used when considering advice to the WAPC on scheme amendments or subdivision proposals. It may be useful as a guide to highlight the relevant issues and recommend similar provisions or conditions are imposed as outlined in Schedule 2 (suggested conditions). This Policy may also be referred to when consulting with the EPA or other government agencies through various planning processes including structure planning and more detailed subdivision or development design.

In order to ensure an efficient and effective process, local governments may wish to use or refer to the relevant policy, guidelines or water quality protection notes when considering an application or in making its determination. Proponents should be required to submit sufficient information with a proposal that addresses the areas of concern listed in the Land Use Table, and the relevant policy or guideline, and in turn local government use these as guidelines for assessing and determining such proposals.

It is important to note that the land uses listed in the table do not necessarily indicate their overall acceptability or approval, as this decision is made by local government or the WAPC in its overall determination based on relevant planning, environmental and other aspects, such as suitability of the site and town planning scheme and master plan provisions.

4.2 GUIDANCE FOR IMPLEMENTING THE LAND USE TABLE

Land uses listed in the above Land Use table, or any other land use identified by local government that has potential nutrient or other contaminants that require specific management measures, should generally comply with the following guidance.

4.2.1 Nitrogen Loading

When considering development (or intensification of land uses) that may present nutrient issues, the desired outcome is that the proposal is able to demonstrate improved management of the issue and ultimately reduced loading from the catchment. This is in accordance with the Interim EMP for Cockburn Sound and the precautionary approach. The principles of achieving nutrient reductions in the catchment have been broadly endorsed by the community and government in its adoption of the Interim EMP.

Appropriate protection of water resources is dependent on a range of site factors (soil type, permeability, hydrology and vegetation) and the management measures proposed. Proposals are

to be considered on their own merits, and nutrient loading from a site based on consideration of all the relevant factors. Critical to this will be the requirement for proponents to demonstrate clearly that proposals will be acceptable and within recommended guideline water quality values.

The principles of 'minimising risk', and 'managing to reduce' nitrogen contamination are to be used as the basis for determining proposals. As a general rule, the *Jandakot Groundwater Protection Policy - SPP No 6*, recommends a maximum application rate for total nitrogen of 25kg/ha/year, with total nitrogen concentrations in surface or groundwater not exceeding 4 mg/l. These rates are specific to the protection of the Jandakot drinking water supply area, and as such are a reasonable guide to meeting the level of protection required for Cockburn Sound under the EPP. Certain proponents, such as intensive horticultural users, may apply to vary particular rates or guidelines, however this would require detailed site analysis and the production of a nutrient management plan.

For more detailed information and analysis on water quality parameters, proponents should refer to *Australian and New Zealand Guidelines for Marine and Fresh Water Quality (ANZECC, 2000)*. It is acknowledged that further research into acceptable nitrogen application rates and concentrations in groundwater is desirable to refine guideline concentrations at a catchment, and sub-catchment level.

4.2.2 Nutrient Intensive Land Uses

Land uses identified in this Policy as nutrient intensive (refer to Land Use Table - Schedule 1), require specific detail and justification through the preparation and implementation of site specific Drainage and Nutrient Management Plans. These management plans should be in place prior to the commencement of site works, as they may require specific implementation measures that apply to the development or land use. Generally, proponents will be required to enlist suitable and qualified consultants to carry out this requirement, and negotiation should occur with the local government and DoE as required. The approval of such management plans will be in accordance with local governments requirements on advice from relevant agencies.

As a guide, local governments may require proponents to submit such applications in accordance with the guideline or policy (refer to Land Use table), or in accordance with a form similar to the existing Department of Environment 'Horticulture Development Application Form'. The expansion of existing land uses, where determined to require development approval and with potential for increased nutrient or contaminant release should be controlled in a similar manner to new land uses or developments, and should also be required to prepare and implement a Drainage and Nutrient Management Plan.

4.2.2 Nutrient Retentive Effluent Disposal Systems

Proposed dwellings and buildings requiring effluent disposal systems within the Cockburn Sound Catchment must be connected to an adequate sewerage service or a "current best practice approved system" to reduce nutrient or contaminant loading to surface or groundwater. Such system upgrades on existing buildings or any change or upgrade to effluent disposal systems in the Catchment should be ongoing.

Land in the catchment should not be rezoned for urban, industrial or commercial purposes unless connection to an adequate sewerage service or provision of nutrient retentive effluent disposal systems are proposed satisfactory to the EPA and Health Department. Further research into nitrogen retentive effluent disposal systems is occurring, and as new approved systems become available their use should be encouraged through consideration of new proposals.

4.2.3 Stormwater Management

Stormwater management within the Cockburn Sound catchment should be in accordance with the DoE Interim Position Statement *'Urban Stormwater Management in WA: Principles and Objectives (February 2003)*. This document represents the current best management for stormwater management particularly on the Swan Coastal Plain, with the emphasis on protecting water quality at a catchment level. This position statement is interim, the DoE is in the process of up-dating its Manual for Managing Urban Stormwater in WA (1998).

Urban stormwater management should be in accordance with this Position Statement, and the revised stormwater Manual. Proponents should also be referred to the WAPC's Liveable Neighbourhoods policy as a further reference for ensuring best practice 'water sensitive urban design' is incorporated in subdivision planning and design.

4.2.4 Native Vegetation and Wetland Management

The retention and rehabilitation of existing vegetation is to be encouraged to ensure the natural up-take and attenuation of nutrients in the catchment is maximised. Remnant vegetation plays a significant role in ensuring natural processes, nutrient cycling and hydrological balances and biodiversity values are maintained. The principle of no net loss of vegetation should also be encouraged, where equal or greater areas of local native vegetation are replanted on sites that require clearing for approved (permitted) uses. Clearing permits or advice from local government or the DoE must be obtained prior to any site works.

Similarly, wetlands should be managed through the development approval process to ensure local endemic wetland vegetation is either retained or replanted. Issues of drainage, hydrological balance and protection measures should be in accordance with the *DoE - Interim Wetlands Position Statement (June 2001)*.

5.0 RESPONSIBILITIES

- Local government is the primary user of this policy, through its consideration and determination of development applications, and when providing advice on other planning matters within the Cockburn Sound catchment. The land use table and conditions will be used by local government as a guide to ensure a consistent approach across the local governments. Conditions may be varied, or additional conditions used to suit circumstances of a particular proposal or type of planning proposal.
- CSMC will use the Policy as a guide if required to assess or comment on land uses within the catchment.
- The EPA and DoE will have regard to the Policy when providing advice or through the formal assessment process for proposals within the catchment
- Proponents, landowners and developers shall have due regard to the Policy when considering or submitting a planning application or approval for works within the catchment.

6.0 POLICY REVIEW PERIOD

This Policy is to be implemented for an initial one-year period, after which a review will be conducted by the CSMC, and outcomes and recommendations made through the working group (local governments, DPI and DoE).

Schedule 1 - LAND USE TABLE

Land Use	Key Issues	Policy / Guidelines / Approvals	Management Requirements	Conditions / Planning Controls (LG to select appropriate conditions or advice from Schedule 1 – suggested options relating to KEY ISSUES provided below)
RURAL USE Low Intensity				
Caretakers dwelling / Dwelling	<ul style="list-style-type: none"> • Effluent disposal. • Nitrogen • Separation from groundwater and surface water features (waterway or drain) 	<ul style="list-style-type: none"> • Dept. Health WA • Local Government Policy and TPS Provisions 	<ul style="list-style-type: none"> • Effluent and wastewater disposal requires assessment. • Must connect to sewer or use Nitrogen Retentive Effluent disposal system 	EDC1 to EDC4 and select from General Conditions
Equestrian Uses / Livestock	<ul style="list-style-type: none"> • Manure • Drainage and nutrient Mgt. • Soil disturbance. 	<ul style="list-style-type: none"> • SPP No. 2.3 (previously 6) • Inter Agency Guidelines for Horse Facilities and Activities 2002 • Dept. Agriculture Stocking rate 	<ul style="list-style-type: none"> • Nutrient loading to groundwater - must comply with water quality objectives. • Must comply with agreed nutrient and drainage management plan. 	RUC1 to RUC13 and General Conditions
RURAL USE Medium Intensity				
Kennels / Stables	<ul style="list-style-type: none"> • Manure • Drainage - Nitrogen 	<ul style="list-style-type: none"> • DoE Guideline 25 Waste management of kennel operations within Jandakot UWPCA 1998 • Inter Agency Guidelines for Horse Facilities and Activities 2002 	<ul style="list-style-type: none"> • Nutrient loading to groundwater - must comply with water quality objectives. • Must comply with agreed nutrient and drainage management plan. 	RUC1 to RUC13 and General Conditions

Horticulture – eg. Nursery, plantation, floriculture, orchard.	<ul style="list-style-type: none"> Nutrient application rates Drainage and nutrient management 	<ul style="list-style-type: none"> WQPN Floriculture Activities 2003 WQPN Nurseries and Garden Centres 2002 WQPN Nutrient and Irrigation Management Plans 1998 WQPN Wineries in PDWSA's 2002 Inter-agency Environmental Management Guidelines for Vineyards 2002 	<ul style="list-style-type: none"> Nutrient loading to groundwater - must comply with water quality objectives. Must comply with agreed nutrient and drainage management plan. 	RUC1 to RUC13 and General Conditions
RURAL USE Intensive				
Intensive Agriculture, eg. turf farm, market garden	<ul style="list-style-type: none"> Nutrient application rates Drainage and nutrient management 	<ul style="list-style-type: none"> Code of Practice for Environmentally Sustainable Vegetable and Potato Production in WA 2002 (and reference manual 2002) Environmental Guidelines for the Establishment and Maintenance of Turf and Grassed Areas (2001) WQPN Nutrient and Irrigation Management Plans 1998 	<ul style="list-style-type: none"> Nutrient loading to groundwater - must comply with water quality objectives. Must comply with agreed nutrient and drainage management plan. 	RIC1 to RIC8 and General Conditions
Intensive Animal- eg. stock holding yards Piggeries, Poultry Farm etc.	<ul style="list-style-type: none"> Effluent Waste-water Disposal, Drainage and Nutrient Management Soil disturbance 	<ul style="list-style-type: none"> Subject to Works Approval / Licence under Pt 4 EP Act 1986 Dept. Agriculture Stocking rates Inter-Agency Environmental Management for Animal Based Industries – Dairy Farm Effluent 1998 	<ul style="list-style-type: none"> Nutrient loading to groundwater - must comply with water quality objectives. Must comply with agreed nutrient and drainage management plan. 	RIC1 to RIC8 and General Conditions

		<ul style="list-style-type: none"> Guidelines for the Environmental Management of Beef Cattle Feedlots in WA 2002 Guidelines for Direct Land Application of Bio-solids and Bio-solid Products 2002 Environmental Guidelines for New and Existing Piggeries: Bulletin 4416, 2000 WQPN Poultry Farms in PDWSA 1999 WQPN Irrigating Vegetated Land with Nutrient Rich Waste-water 1998 WQPN Animal Industry Waste-water Ponds 1998 		
OTHER USES				
Aquaculture	<ul style="list-style-type: none"> Nutrient rich drainage Waste-water disposal 	<ul style="list-style-type: none"> WQPN Aquaculture Projects 1998 WRC Aquaculture Assessment Guidelines Fisheries WA Permit 	<ul style="list-style-type: none"> Must be managed in accordance with WQPN Aquaculture Projects 1998 	AQC1 to AQC4 and General Conditions
Commercial	<ul style="list-style-type: none"> Nutrient rich drainage Waste-water disposal Effluent disposal 	<ul style="list-style-type: none"> DoE Urban Stormwater Management in WA: Principles & Objectives 2003 HDWA Sewerage advice 	<ul style="list-style-type: none"> Lot size and wastewater disposal requires assessment. Sewerage connected to Nitrogen Retentive Effluent disposal system or sewer. Design based on DoE Position Statement and Water Sensitive Urban Design Guidelines. 	Select from General Conditions
Industrial / Public Utilities	<ul style="list-style-type: none"> Nutrient rich drainage Waste-water disposal Effluent disposal Storage of Chemicals 	<ul style="list-style-type: none"> Subject to Works Approval / Licence under Pt 4 EP Act 1986 DoE Urban Stormwater 	<ul style="list-style-type: none"> Lot size and wastewater disposal requires assessment. Sewerage connected to Nitrogen Retentive Effluent disposal system or sewer. 	IPCI to IPC9

	or concentrated nutrients	<p>Management in WA: Principles & Objectives 2003</p> <ul style="list-style-type: none"> • HDWA Sewerage advice • WQPN Industrial Sites Near Sensitive Water Resources 1999 • WQPN Stormwater Management and Industrial Sites 2002 • WQPN Temporary Above Ground Chemical Storage in PDWSA 2000 	<ul style="list-style-type: none"> • Stormwater based on DoE Position Statement and Water Sensitive Urban Design Guidelines. • Condition storage and transport of potential contaminants to minimise risk. • Any storage of Chemicals / nutrients to be in accordance with DoE guidelines. 	
Recreation Facilities / Ovals / Public Open Space	<ul style="list-style-type: none"> • Nutrient and Drainage Management • Fertiliser application rate • Effluent Disposal 	<ul style="list-style-type: none"> • WQPN Nutrient and Irrigation Management Plans 1998 • Environmental Guidelines for the Establishment and Maintenance of Turf and Grassed Areas 2001 	<ul style="list-style-type: none"> • Fertiliser use to be minimised. Design to minimise reticulated grass areas. • Nutrient and Irrigation Management Plan to be Implemented • Sewerage Disposal to be using Nitrogen Retentive Disposal Systems or connection to sewer. 	RFC1 to RFC4 and General Conditions
Residential	<ul style="list-style-type: none"> • Nutrient Management • Effluent Disposal • Stormwater Management 	<ul style="list-style-type: none"> • DoE Urban Stormwater Management in WA: Principles & Objectives 2003 • HDWA Sewerage advice • WQPN Subdivision of Land in PDWSA 1999 	<ul style="list-style-type: none"> • Sewerage connected to reticulated sewer. • Design based on DoE Position Statement and Water Sensitive Urban Design Guidelines. 	Select from General Conditions

Notes:

WQPN = Water Quality Protection Note

PDWSA = Public Drinking Water Source Area

SPP = Statement of Planning Policy (No.2.3 {previously No. 6} – Jandakot Groundwater Protection Policy

Schedule 2 – Suggested Standard Conditions (reference list sourced from Department of Environment, City of Cockburn, Town of Kwinana, and City of Rockingham)

1.0 GENERAL CONDITIONS

1.1 Native Vegetation

SUBJECT	CONDITIONS	CODE
Retention of remnant vegetation	Satisfactory arrangement must be made with the { relevant body } to ensure that all remnant vegetation, other than that cleared for necessary site works, is preserved to the satisfaction and specifications of { relevant body }	NVC1
Rehabilitation	Areas of remnant vegetation disturbed during construction being rehabilitated and stabilised to the satisfaction of { relevant body }.	NVC2
Identification and protection of vegetation worthy of retention	Measures must be taken to the satisfaction of the { local government } to ensure identification and protection of any native vegetation on site worthy of retention prior to commencement of site works. <i>Note</i> <i>The subdivider should liaise with the {local government} to identify vegetation worthy of retention prior to the commencement of works. All native vegetation should be preserved so far as practicable after clearing of site works and services to accommodate the proposed urban development.</i>	NVC3
Development areas and building envelopes <i>(define development area to minimise disturbance of existing vegetation)</i>	Site plans identifying the location of all proposed development or building envelope are to be prepared to the satisfaction of the { relevant body }. Development areas or building envelopes must ensure clearing of the site is minimised. <i>Note 1 – an amended version of this condition may also apply at re-zoning or subdivision.</i> <i>Note 2</i> <i>The plans should include where possible, physical characteristics of the site including landform, soil types, contours, drains, watercourses, bores, wells, dams and wetlands.</i> <i>The proponent should subdivider shall cause the proposed building envelopes to be pegged on site in accordance with the plans required to be submitted in the above condition and shall submit certification from a Licensed Surveyor certifying the consistency of this pegging on-site with the approved plans.</i> <i>The subdivider is advised that no vegetation shall be cleared within any allotment except for the purposes of:</i> <i>(a) Compliance with the requirements of the Bush Fires Act</i> <i>(b) Clearing within the building envelope for a reasonable area of the construction of an approved dwelling or other building</i> <i>(c) To construct a vehicular access as approved by the Council</i> <i>(d) For another valid reason where specific written approval has first been obtained from the Council.</i>	NVC4
Native Vegetation Management Plans	Prior to commencement of any site works, the proponent shall prepare and implement a native vegetation management plan for the area as described in the attached diagram, to the satisfaction of the { local government }. <i>Note</i> <i>The Management Plan shall address, but not be limited to, the following issues:</i> <i>(Provide a list of issues – eg. Control of introduced species, fire management, revegetation, public access/recreation, rubbish management, prevention of livestock access, etc.)</i>	NVC5
Vegetation Rehabilitation	The vegetated area as shown in the attached diagram, shall be rehabilitated with local native species prior to site works, at the proponents' expense, to the satisfaction of the { relevant body }.	NVC6

	<p><i>Note:</i> <i>Advice on local native species can be sought from local native plant nurseries, local regional Herbaria, the Western Australian Herbarium (Department of Conservation and Land Management), Local Governments, or environmental consultants with experience in rehabilitation. Advice can also be obtained from the Department of Environment.</i></p>	
<p>Subdivision style building envelope condition</p> <p><i>(to minimise disturbance to vegetation in larger lot subdivisions)</i></p>	<p>The Subdivider shall carry out the following to the satisfaction of the {relevant body};</p> <p>(a) prepare a plan of the location of building envelopes on each lot (such building envelopes shall generally reflect the locations shown by the approved plan of subdivision, be located on land that has the best capability for construction of dwellings and on-site effluent disposal and, where possible, be located outside of the areas of remnant vegetation;</p> <p>(b) identify the building envelopes on-site by survey;</p> <p>(c) make arrangements to ensure appropriate mechanisms are established to require all buildings and effluent disposal on each lot to be located within the building envelopes; and</p> <p>(d) make arrangements to ensure prospective purchasers of the proposed lots are made aware of the plan of building envelopes, the location of building envelopes on-site and the requirement to locate all buildings and effluent disposal within the envelopes.</p>	NVC7

1.2 Wetlands

Wetland Management Plans	<p>Prior to commencement of site works, the proponent shall prepare and implement a wetland management plan for wetland (wetland name/number) and its buffer, as described in the attached diagram, to the satisfaction of the {local government}.</p> <p><i>Note</i> <i>The Wetland Management Plan shall address, but not be limited to, the following issues: (Provide a list of issues – eg. Control of introduced species, fire management, revegetation, public access/recreation, rubbish management, control of nuisance insects, water quality monitoring, prevention of livestock access, maintenance of hydrological regimes etc.)</i></p> <p style="text-align: center;">OR</p> <p><i>With regard to the preparation of a Wetland Management Plan, the proponent should liase with the Department of Environment.</i></p>	WTC1
Vegetation Rehabilitation	<p>The wetland and buffer area, as shown within the Protected Area in the attached diagram, shall be rehabilitated with local native species prior to site works, at the proponents' expense, to the satisfaction of the {relevant body}.</p> <p><i>Note:</i> <i>Advice on species local to the wetland and it's buffer area can be sought from local native plant nurseries, local regional Herbaria, the Western Australian Herbarium (Department of Conservation and Land Management), Local Governments, or environmental consultants with experience in rehabilitation. Advice can also be obtained from the Department of Environment on rehabilitation of wetlands.</i></p>	WTC2
Stormwater impact on Wetlands	<p>Prior to the commencement of any site works, the proponent shall submit stormwater management infrastructure plans for approval of the {local government}, to demonstrate that no infrastructure is contained within the wetland or its buffer, described as the Protected Area in the attached plan.</p>	WTC3
Stormwater impact on wetlands	<p>The proponent shall ensure the proposed stormwater management infrastructure for the subject land does not alter the local groundwater levels beyond a level acceptable to the Department of Environment. Stormwater infrastructure plans shall be submitted to the Department of Environment for approval prior to commencement of site works.</p>	WTC4
Conservation Category Wetlands Restrictive	<p>A restrictive covenant pursuant to section 129BA of the <i>Transfer of Land Act 1893</i> shall be imposed on <insert lot(s)> for the purpose of protecting <insert wetland name/number> wetland and its vegetation buffer, at the proponents cost.</p>	WTC5

Covenant	<i>Note:</i> The covenant will cover an area surrounding <insert wetland name/number>, as determined through (EITHER site assessment / the attached plan). The conditions of the covenant will include restrictions on stock access, clearing vegetation and other matters deemed appropriate by the Department of Environment.	
Wetlands Buffers Conservation Category OR (may be used for other wetlands also)	The proponent shall establish a buffer on (insert lot details) between the proposed development and adjacent wetland (insert wetland name or number). The buffer shall be measured from the furthestmost extent of wetland dependent vegetation to the nearest outside edge of the proposed development. The buffer shall be determined using the DoE Wetlands Position Statement, or as shown and described as the Protected Area in the attached diagram.	WTC6
Conservation Category Wetlands (Where stock is to be kept or agisted).	Stock proof fencing shall be erected, at the cost of the applicant, around <wetland name and number> and its buffer, described as the Protected Area in the attached diagram, prior to commencement of any development of the land.	WTC7

1.3 Stormwater Management

SUBJECT	CONDITIONS	CODE
Urban subdivisions – Water Quality protection	The stormwater management system is to be designed to protect the water quality and ecology of the downstream surface and ground water (receiving environment). The stormwater management system is to be designed and constructed in accordance with the guidelines contained in the Department of Environment’s “Stormwater Management Manual”, and interim Position Statement “Stormwater Management”.	SWC1
Urban subdivisions where the groundwater table is shallow (<1.5m)	Any proposal to limit maximum groundwater levels must comply with the principles and guidelines in the Stormwater Management Manual to the satisfaction of the Department of Environment. <i>Note:</i> The Department of Environment does not support the artificial lowering of groundwater levels, particularly in areas where this may result in nutrient export off the site. Drainage invert levels should be at or above the Average Annual Maximum Groundwater level.	SWC2
Approval of Plans	Stormwater management plans shall be in accordance with the Department of Environment’s “Stormwater Management Manual”, and interim Position Statement “Stormwater Management”. Plans shall be submitted to and approved by the {local government} prior to {insert development or subdivision} commencing.	SWC3
Stormwater Management Plan	A stormwater management strategy being prepared and implemented to the satisfaction of the {local government} incorporating the principals of water sensitive design, and the Department of Environment Position Statement – Stormwater Management, prior to the commencement of development or any other site works.	SWC4

1.4 Effluent Disposal

SUBJECT	CONDITIONS / ADVICE	CODE
Reticulated Sewerage	All dwellings are to be connected to an approved reticulated sewerage service to the satisfaction of the local government and HDWA.	EDC1
Sewerage unavailable	The proponent making arrangements satisfactory to the <insert LGA> to install suitable on-site effluent disposal systems designed for long term usage (current best practice approved system designed to attenuate nutrients and other contaminants).	EDC3

1.4 Development setbacks / Foreshores

SUBJECT	CONDITIONS	CODE
Foreshore buffer	The proponent must provide an appropriate foreshore reserve / setback, through the use of an appropriate buffer or foreshore reserve (ceding of land if appropriate), as identified through an assessment of biophysical factors, and in accordance with relevant planning policies (ie State Coastal Planning SPP).	FBC1
Foreshore Management Plan	The proponent is to prepare and implement a foreshore management plan, at the proponent's cost, to the satisfaction of the {insert authority}, for the management and protection of the <insert> foreshore. <i>Note:</i> <i>The foreshore management plan should address issues such as public access controls, weed management, rehabilitation, fencing and other pressures or management issues identified.</i>	FBC2
Fenced, vegetated buffer	A vegetated buffer, based on an assessment of biophysical factors for the <insert waterway>, is to be established, maintained and (if stock) fenced to the satisfaction of the <insert LGA>. <i>Note:</i> <i>Specify fencing, stock exclusion and management of buffer area or foreshore – determine advice based on pressure / level of protection or management required.</i>	FBC3

2.0 LAND USE SPECIFIC CONDITIONS

Note – generally the above conditions and advice can be applied to the specific land uses at the discretion of local government or on advice from referral agencies. Those provided below can be used specifically for the land uses or development identified (Land Use Table).

2.1 Rural Use – Low to Medium Intensity

SUBJECT	CONDITION	CODE
Ground and surface water monitoring	The applicant is to conduct groundwater and surface water monitoring to the satisfaction and specifications of the {relevant authority} to ensure an adequate pollutant or nutrient audit is undertaken. The proponent should consult with the Department of Environment for further advice with regard to this condition.	RUC1
Nutrient buffer	The proponent is to provide a vegetated buffer (either existing or re-planted with native species) between the development and the {waterway / drain / wetland}, of a width to be determined by site assessment and depicted on the submitted plan, to attenuate nutrients and run-off.	RUC2
Nutrient and Irrigation Management Plan	A Nutrient and Irrigation Management Plan is to be prepared and implemented in accordance with the DoE requirements as described in the WQPN – Nutrient and Irrigation Management Plans, to the satisfaction of the {local government}.	RUC3
Hard stand areas	All hardstand areas are to be sealed and impervious. Wastewater including stormwater and other run-off containing leachate from these areas, nursery production and wash down areas shall be managed and disposed of appropriately (see WQPN - Nurseries and Garden Centres).	RUC4
Erosion control	Prior to commencement of site works, the proponent is to prepare and submit to {local government} for approval, plans detailing erosion control measures, and once approved implement such measures to the satisfaction of {local government}	RUC6
Keeping of Horses (<i>may also apply to live-stock</i>)	Prior to approval being granted, the proponent is to prepare a management plan in accordance with the Environmental Management Guidelines for Horse Facilities and Activities (DoE and HDWA, 2002).	RUC7

	Stock proof fencing shall be installed and maintained on the perimeter of the buffer zone between any areas where horses are to be kept / agisted and conservation wetlands, waterways, seasonally boggy areas or Bush Forever sites, as shown on the attached plan.	RUC8
	Stable floors or manure collection area floors are to be impermeable	RUC9
	All horse manure shall be collected from stables, paddocks and yards, and temporarily stored in impermeable, waterproof containers prior to disposal at an approved site. <i>Note:</i> <i>If composting manure, ensure it is conducted in accordance with AS 4454-1999: Compost, soil conditioners and mulches.</i>	RUC10
Stocking rates	Grazing stocking rates for cattle, sheep, horses and goats are to be determined. This can be achieved through liaison with the Department of Agriculture and Department of Environment. <i>Note:</i> <i>The stocking rates should be based on the area of pasture available to stock and not total lot size. Establishing these rates is critical in order to prevent any further erosion and any further impacts on water quality in the catchment.</i>	RUC11
Soil erosion	Linear features (eg roads, electricity lines, etc) should be installed to follow the contour. Where these facilities need to deviate from the contour they should be carefully designed to minimise soil erosion (ie: minimise the slope, use flat bottomed channels, install frequent dissipation structures to prevent concentration of water flow, etc).	RUC12
New vineyard - draft COP	New viticulture proposals are to be developed in accordance with the Department of Environment's <i>Environmental Code of Practice for Vineyards 2002</i> , to ensure environmentally sensitive vineyard management.	RUA13

2.2 Rural Use – Intensive

SUBJECT	CONDITIONS	CODE
Nutrient and Irrigation Management Plan	A Nutrient and Irrigation Management Plan is to be prepared and implemented in accordance with the DoE requirements as described in the WQPN – Nutrient and Irrigation Management Plans, to the satisfaction of the {local government}	RIC1
Ground and surface water monitoring	The applicant is to conduct groundwater and surface water monitoring to the satisfaction and specifications of the Department of Environment, to ensure an adequate pollutant / nutrient audit is undertaken.	RIC2
Nutrient buffer	The proponent is to provide a vegetated buffer of a width to be determined through a biophysical assessment, in order to increase foreshore stability and attenuate nutrients and run-off, at the proponent's cost, to the satisfaction of the {local government}.	RIC3
Prevention of groundwater pollution (Development Proposal)	All settling and storage ponds to be constructed so as to prevent infiltration of effluent rich waste water into the groundwater, and to prevent the export of nutrients off-site or into adjacent waterways.	RIC4
Stocking rates	Grazing stocking rates for cattle, sheep, horses and goats are to be determined. This can be achieved through liaison with the Department of Agriculture. The stocking rates should be based on the area of pasture available to stock and not total lot size. Establishing these rates is critical in order to prevent any further erosion and any further impacts on water quality in the catchment.	RIC5
Soil erosion	Linear features (eg roads, electricity lines, etc) are to follow contours. Where these facilities need to deviate from the contour they should be carefully designed to minimise soil erosion (ie: minimise the slope, use flat bottomed channels, install frequent dissipation structures to prevent concentration	RIC6

	of water flow, etc).	
Nutrient export	Intensive land-uses likely to export nutrients (eg horticulture) on soils with poor nutrient retention ability should be located not less than 300 metres upstream from a <insert wetland / watercourse>.	RIC7
Nutrient Export	<p>The following management practices should be implemented to reduce the export of nutrients off site:</p> <ul style="list-style-type: none"> • Revegetate and fence watercourses or revegetated areas where stock will be kept, to improve the capacity of surrounding vegetation to filter particles. • Do not construct additional drainage lines. • Provide for retention of sediments and nutrients on site rather than transporting them to wetlands and watercourses off the property. <p>In order to protect the water quality of nearby wetlands a nutrient, pesticide and irrigation management plan should be prepared by the proponent so that excess nutrients, pesticides and water are minimised and contained on-site.</p>	RIC8

2.3 Aquaculture

SUBJECT	CONDITIONS / ADVICE	CODE
Aquaculture	The applicant shall comply with the attached "General Guidelines for Acceptability of Aquaculture Proposals", and the DoE WQPN Aquaculture Proposals.	AQC1
Marron proposals	The operation shall be conducted in accordance with relevant policies and guidelines, including the Fisheries WA Aquaculture Info Sheet 4 – Building Marron Ponds.	AQC2
Aquaculture/ water quality monitoring	The potential impact on marine water quality shall be monitored and managed to protect recognised environmental values in the area. This project should meet the water quality criteria specified in EPA Bulletin 711 (1993) draft " <i>Western Australian Water Quality Guidelines for the Fresh and Marine Waters</i> " for the protection of aquatic ecosystems. A copy of this document is attached. A suitable monitoring program should be developed in consultation with the Department of Environment and/or CALM that recognises these criteria. A summary of the monitoring results should be submitted annually to Fisheries WA and the Department of Environment and be available to other government agencies.	AQC3
Aquaculture/ discharge pipe	Any proposed discharge pipe shall extend at least 100m offshore and avoid areas of seagrass and reef. The water quality criteria specified in the EPA's Bulletin 711 (1993) should be met within 50 m of the discharge pipe. A suitable monitoring program should be developed in consultation with the Department of Environment and/or CALM that recognises these criteria. It is envisaged that the monitoring program would be modified as production increases (ie to more thoroughly assess the impact on water quality). A summary of the monitoring results should be submitted annually to Fisheries WA and the Department of Environment and be available to other Government agencies.	AQC4

2.4 Commercial

Refer to above general stormwater and effluent disposal conditions and advice

2.5 Industrial / Public Utilities

SUBJECT	CONDITIONS	CODE
Proposed industrial development	The proponent / development shall not discharge wastewater to the environment or be used as a 'wet industry' without the prior approval of the {local government / DoE}.	IPC1
Trapping of specific	As a safeguard to protect downstream water quality a [insert type of control device ie oil separator, gross pollutant trap] to be installed in the stormwater management network. Design	IPC2

pollutants	and construction and regular maintenance of the [insert type of control device] is to be to the specifications and satisfaction of [local government].	
Pollution control contingency	The applicant must prepare a contingency plan detailing procedure, an action plan and available equipment in the event of spillage constituting a pollution threat to the [insert waterway]. The plan to be prepared to the specifications and satisfaction of [local government]	IPC3
Prevention of groundwater pollution	All settling and storage ponds to be constructed to the satisfaction of the {local government}, so as to prevent infiltration of effluent rich waste water into the groundwater, and to prevent the export of nutrients off-site or into adjacent waterways.	IPC4
Industrial developments where spills are likely	In the event of any spillage or leakage of hydrocarbons, chemicals, sewage or waste-water from the proposed facility and associated activities to exposed ground surface, the Department of Environment should be notified immediately.	IPC5
Industrial developments likely to produce liquid wastes	If the proposed lots are to be occupied by industry that produces liquid wastes that conform to the Water Corporation's Industrial Waste Acceptance Criteria, the lots should be connected to a reticulated sewerage service. If a sewerage service is not available, the waste should be held in secure containers and exported to a site approved by the Department of Environment's Waste Management Division.	IPC6
Pollution control contingency plan	The applicant to prepare a contingency plan detailing procedure, an action plan and available equipment in the event of spillage constituting a pollution threat to the <insert waterway>. The plan to be prepared to the specifications and satisfaction of <insert relevant body>	IPC7
Bunding of Loading and batching areas	The proponent is to bund all loading / unloading or batching areas. Such areas are to be of impermeable surfaces, with all drainage being captured and treated on-site	IPC8
Where proposed development will result in the storage of chemical and a Permit is required.	The land subject to this application is located within the <insert name> Underground Water Pollution Control Area (UWPCA), which has been gazetted for priority <insert classification> source protection. Under By-Law 5.5.2 of the <i>Metropolitan Water Supply Sewerage and Drainage Act 1909</i> the landowner requires a permit to use and/or store certain substances/chemicals, including fuel, on the property. Owners and prospective purchasers must apply to the Department of Environment for permits of this nature.	IPC9

2.6 Recreation Areas / Irrigated / POS

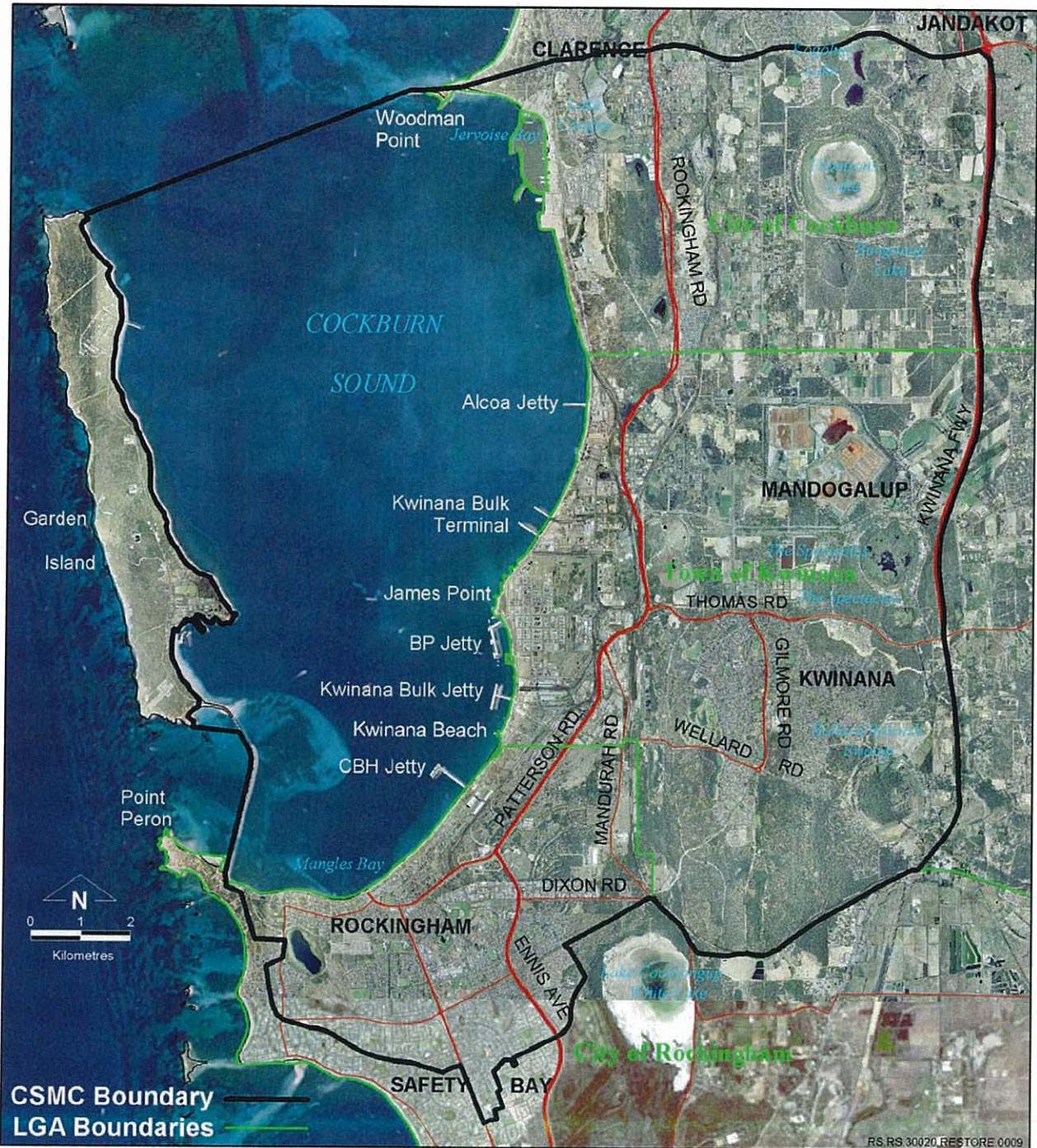
SUBJECT	CONDITION	CODE
Ground and surface water monitoring	The applicant is to conduct groundwater and surface water monitoring to the satisfaction and specifications of the {local government}, on advice from the Department of Environment and or the local government.	RFC1
Nutrient buffer	The subdivider to provide a vegetated buffer of a width to be determined through a bio-physical assessment, in order to increase foreshore stability and attenuate nutrients and run-off, at the subdividers cost and to the satisfaction of the {local government}.	RFC2
NIMP for Irrigated Grassed Areas (POS etc)	Proponent is to prepare and implement a Nutrient and Irrigation Management Plan that demonstrates minimising export of nutrients to the surrounding environment, in accordance with the DoE WQPN – Nutrient and Irrigation Management Plans.	RFC3
Nutrient Export	The following management practices shall be implemented to reduce the export of nutrients off site: <ul style="list-style-type: none"> Do not construct additional drainage lines. Provide retention basins to allow sedimentation and infiltration of pollutants and nutrients on site rather than transporting them to wetlands and watercourses off the property. <p>The design and management of this proposal should ensure the rate of nutrient export is</p>	RFC4

	<p>maintained at or below the current levels. To achieve this target a number of initiatives should be considered including:</p> <ul style="list-style-type: none">• Construction of drainage retention systems• Development of detailed management programs to address nutrient management.• Design and implementation of a monitoring program to check the system performance.• Preparation of contingency plans to deal with the most likely failure scenarios.	
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2.6 Residential

Refer to above general stormwater and effluent disposal conditions

Schedule 3 – Map of Cockburn Sound Catchment area and Local Government Areas



References

Cockburn Sound Management Council (2002). *Interim Environmental Management Plan for Cockburn Sound and its Catchment*. Water and Rivers Commission, Perth, Western Australia.

Cockburn Sound Management Council. *Memorandum of Understanding between City of Cockburn, Town of Kwinana, City of Rockingham and the Cockburn Sound Management Council*. August 2003.

DAL (2001). *The State of Cockburn Sound Report. A Pressure State-Response Report*. Prepared for the Cockburn Sound Management Council. June 2001.

Environmental Protection Authority (2002). *Revised Draft Environmental Protection (Cockburn Sound) Policy 2002*. November 2002. Perth, Western Australia.

Appendix 2 – Relevant Policies, Guidelines

1. Inter-agency guidelines

Inter-agency guidelines combine the requirements of each agency into a single document. Relevant guidelines currently available include:

- Best Environmental Management Practices for Environmentally Sustainable Vegetable and Potato Production in Western Australia - A Reference Manual (2002)
 - Environmental Management for Animal-based Industries - Dairy Farm Effluent (1998)
 - Environmental Guidelines for New and Existing Piggeries: Bulletin 4416 (May 2000) (Copies available from the Department of Agriculture)
 - Environmental Guidelines for the Establishment and Maintenance of Turf and Grassed Areas (December 2001)
 - Environmental Guidelines for Horse Facilities and Activities (December 2002)
 - Code of Practice for Environmentally Sustainable Vegetable and Potato Production in Western Australia (2002)
 - Guidelines for the Environmental Management of Beef Cattle Feedlots in Western Australia (July 2002)
 - Environmental Management Guidelines for Vineyards (June 2002)
 - Guidance Notes on Dangerous Goods Storage (October 2002)
- Guidelines for Direct Land Application of Bio-solids and Bio-solids Products (Draft) (February 2002)

2. DoE Position Statements, Policies, Guidelines, and Water Quality Protection Notes

- These are available on the Department of Environment website: www.environment.wa.gov.au
- The Cockburn Sound Management Council documents are located at: www.wrc.wa.gov.au/policy/csmc

POS	DESIGN GUIDELINES FOR COCKBURN COMMERCIAL PARK – LOT 502 SUDLOW ROAD BIBRA LAKE	PSPD15
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POSITION STATEMENT CODE:	PSPD15
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
DATE FIRST ADOPTED:	10 December 2009
DATE LAST REVIEWED:	
ATTACHMENTS:	N/A
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

In order to facilitate improved built form, a high quality landscaped environment and business flexibility within the Cockburn Commercial Park, LandCorp have produced a set of Design Guidelines which will be given to prospective purchasers as part of a Contract of Sale. These guidelines are additional requirements of LandCorp to the existing standards in Council's Town Planning Scheme

The Design Guidelines will be used by applicants to ensure new development is based on energy, water and resource efficiency in design and construction.

Cockburn Commercial Park proposes an innovative sustainable industrial park which is unparalleled by any rival development of the same anywhere in the Perth metropolitan area.

PURPOSE:

The purpose of this Position Statement is to ensure that all prospective purchasers of lots contained in the Cockburn Commercial Park are informed of and guided by the criteria contained within LandCorp's Design Guidelines and that development assessment is consistent with achieving these desired outcomes.

POSITION:

1. Prior to submitting plans for approval by Council the applicant is required to submit one set of plans for assessment to LandCorp. LandCorp will ensure

POS	DESIGN GUIDELINES FOR COCKBURN COMMERCIAL PARK – LOT 502 SUDLOW ROAD BIBRA LAKE	PSPD15
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that the application is consistent with the adopted Design Guidelines for Cockburn Commercial Park, through a check list process.

2. The applicant will then be required to submit the approved stamped plans to Council for assessment under the current Town Planning Scheme. If the applicant seeks a variation to the Cockburn Park Design Guidelines the modifications need to be adopted first by LandCorp. In case of dispute the current Town Planning Scheme shall prevail.

POS	DESIGN GUIDELINES FOR THE LANDCORP PORTION OF SOUTH BEACH DEVELOPMENT	PSPD18
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POSITION STATEMENT CODE:	PSPD18
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
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VERSION NO.	1

Dates of Amendments / Reviews:	
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OCM:	

BACKGROUND:

In order to facilitate development that is designed in accordance with the vision identified for South Beach, LandCorp have produced the attached design guidelines ("guidelines"). The guidelines will be provided to prospective purchasers, by LandCorp, of lots within the South Beach Estate as part of any Contract of Sale.

These guidelines are additional requirements of LandCorp, and will be required to be implemented in addition to the extra provisions of Council's Town Planning Scheme ("TPS").

South Beach will be a significant development within the City and will become a significant attraction on Cockburn Sound for the existing and future residents of the City and the metropolitan region. The importance of the guidelines to creating an attractive and well designed development is essential for the creation of a place which will be of a high quality and distinctive to the South Beach locality.

PURPOSE:

The purpose of this Position Statement is to ensure that all prospective purchasers of lots contained within the South Beach site are informed of and guided by the criteria contained within the guidelines and that development assessment is consistent with achieving the desired outcomes.

POSITION:

1. Prior to submitting plans for approval by Council the applicant is required to submit one (1) set of plans for assessment to LandCorp. LandCorp will

POS	DESIGN GUIDELINES FOR THE LANDCORP PORTION OF SOUTH BEACH DEVELOPMENT	PSPD18
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ensure that the application is consistent with the adopted guidelines for the site.

2. The applicant will then be required to submit the approved stamped plans to Council for assessment under the provisions of the TPS. If the applicant seeks variation to the guidelines the modification(s) need to be endorsed by LandCorp. In case of a dispute the provisions of the TPS shall prevail.

POS	NAMING OF PARKS & RESERVES	PSPD20
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POSITION STATEMENT CODE:	PSPD20
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	SM/P/002
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ATTACHMENTS:	N/A
VERSION NO.	1

Dates of Amendments / Reviews:	
DAPPS Meeting:	27 September 2012
OCM:	

BACKGROUND:

This Position Statement references the Geographic Names Committee Western Australia Principles, Guidelines and Procedures document, as well as Part 2 (Naming of Parks and Reserves) of the *Land Administration Act 1997*. It provides acceptable guidelines for the naming of parks and reserves (including ovals, pavilions, playgrounds etc) which exist throughout the City of Cockburn. Guidelines are also provided in relation to when renaming may be considered appropriate.

PURPOSE:

To provide acceptable and up-to-date guidelines to be used in the consideration of naming of parks and reserves within the City of Cockburn.

To ensure a consistent criteria is applied in the naming of pavilions and/or clubrooms located on Council controlled Reserves.

POSITION:

1. General Guidelines

- 1.1 Priority will be given to the naming of parks and reserves after an adjacent street or feature in order to maximise the identification of that park or reserve with an area. The road type is not to be included as part of the name.
- 1.2 The word 'reserve' is only to be used as part of the name if the whole of the area to be named is reserved under the *Land Administration Act 1997* and therefore has a reserve number.

POS	NAMING OF PARKS & RESERVES	PSPD20
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- 1.3 Parks or reserves comprising several different pieces of land, but in effect function as a single entity, will be given a single name as deemed appropriate.
- 1.4 Names that commemorate, or may be construed to commemorate, living persons will not be considered for parks or reserves over 1ha.
- 1.5 Proposals to name parks or reserves other than after an adjacent street or feature, must fulfil the prerequisite tests provided in this position statement and include evidence of strong community support for the name. The City will ascertain this by some of the following measures:
- Advertising proposals to name parks and reserves in local papers, inviting comments;
 - Advertising proposals to name parks and reserves in local libraries;
 - Erection of signs on the park or reserve, advising of the proposed name;
 - Advising residents in the area surrounding the park or reserve of the proposed name;
 - Advising local resident associations of proposed names and requesting their comments.
- 1.6 For personal names, the person being honoured by the naming should have either had a direct long-term association within the area, or have made a significant contribution to the area of the proposed park or reserve, or the State generally. Association or contribution can include:
- Two or more terms of office on a local government Council;
 - Twenty or more years association with a local community group or service club;
 - Action by an individual to protect, restore, enhance or maintain an area that produces substantial long-term improvements for the community or area.
- 1.6.1 Service to a community or organisation must have been voluntary.
- 1.6.2 Given names may be included as part of the naming proposal, and given and surname combinations are acceptable.
- 1.6.3 Death and former ownership of land are not acceptable reasons alone for proposing a name, and as such must fulfil the prerequisite tests provided in this position statement.
- 1.7 The following are not required to be named:
- Drainage sumps;
 - Access ways;
 - Parking areas;
 - Road reserves (dealt with under separate legislation and procedures).

POS	NAMING OF PARKS & RESERVES	PSPD20
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2 Future Unnamed Reserves and Parks

- 2.1 On receipt of the Customer Advices for Reserve Actions from State Land Services the City will automatically submit a proposed name for any park or reserve in accordance with Part 1.1.
- 2.2 If a proposed name is received prior to receipt of the above advice, the City will assess the name in accordance with the requirements of this position statement.

3 Naming of Parks and Reserves under 1ha

- 3.1 The approval of the Minister for Lands is not required, but Landgate must be advised of all names assigned.
- 3.2 The names of living persons are acceptable except for those persons holding any form of public office.
- 3.3 The general guidelines listed above shall apply for the naming of such parks and reserves.

4 Naming of Ovals, Pavilions, etc

- 4.1 Components of reserves (e.g. pavilions, ovals, gardens, etc) may be named in honour of living or deceased community members who have contributed towards the establishment of the particular feature or towards the community in general.

Council will call for nominations from the community for the naming of Clubrooms/Pavilions located on Council controlled Reserves.

Administration will prepare a Report on applications received, detailing the nominations and their appropriateness when compared to the stipulated criteria, and present a recommendation for consideration by Council.

Nominations should be considered in conjunction with the following selection criteria for naming of Clubrooms/Pavilions in honour of a person(s) associated with the District:

- 4.1.1 length of active service within Council or the community;
- 4.1.2 association with the facility or the Reserve on which the facility is located;
- 4.1.3 association with the location, or suburb, in which the Reserve is located;
- 4.1.4 significance of the facility is duly recognised in proportion to service given.

POS	NAMING OF PARKS & RESERVES	PSPD20
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4.2 The approval of the Minister for Lands is not required for such names when the park or reserve has already been named as a whole. Landgate will be informed of the name if it is to be included on maps.

5 Renaming of Parks and Reserves

5.1 Names chosen for parks and reserves are expected to be permanent, and renaming is discouraged. If renaming is proposed because of some exceptional circumstance, this position statement still applies.

5.2 Evidence of substantial community support for a change of name must be provided.

6 Advice to Landgate

Once a proposed naming has proceeded through all local government processes, it must be sent to Landgate along with:

6.1 Proof of community support, including evidence of consultation;

6.2 A map showing the location of the park or reserve;

6.3 Detailed reasoning for the choice of the name;

6.4 For personal names: biographical details, including dates of birth and death (if relevant), length and years of service or association.

Advice of names assigned to parks and reserves under 1ha should also include the above details so that these names can be included on maps and in the names database.

POS	UNINHABITABLE PREMISES	PSPD21
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POSITION STATEMENT CODE:	PSPD21
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Development Services
SERVICE UNIT:	Health Services
RESPONSIBLE OFFICER:	Manager, Environmental Health
FILE NO.:	HS/P/003
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Dates of Amendments / Reviews:	
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OCM:	

BACKGROUND:

At times, properties within the City have been identified as uninhabitable under the provisions of the Health Act due to the lack of adequate cleaning or due to the accumulation of matter. This matter may be offensive and or be of such a high volume to hinder free movement around a home or property and potentially harbour vermin. Some of the residents of these uninhabitable premises have been identified as being frail aged and/or having a functional disability. These people have not had the capacity to arrange clean up of their premises to the required standard.

The Health Act provides the City with the power to either prosecute the owner or occupier and/or to do the works and claim the money back at a later date. Where the occupants are vulnerable there is a need to take a more compassionate approach rather than the legal option. Nevertheless, the City wherever possible should ensure the cost of a cleanup be recouped especially when the costs can be placed as a charge against the property and reclaimed when the property is sold.

This process should only be triggered where the property is owned and occupied by the same person or family. Properties that are tenanted either privately or via the Department of Housing must be cleared/repared at the owner's expense.

Various forms of legislation relating to disability services have made it essential for public authorities to clarify how they are addressing these issues.

POS	UNINHABITABLE PREMISES	PSPD21
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PURPOSE:

To specify when the City will determine that an owner is vulnerable and therefore the City will undertake the cleaning and/or removal of material so that a dwelling and related surrounds are fit for human habitation.

POSITION:

- (1) On referral of a complaint about a premises and where the Environmental Health Officer identifies that the occupant may have a disability or be frail aged, the City's Disability Access and Inclusion Officer (DAIO) will undertake an initial assessment. If the result of this assessment is that the resident is unable to bring the premises up to a suitable standard without support, then the DAIO will refer to appropriate agencies including the City of Cockburn's Family Support services, Financial Counseling services, and Home and Community Care services.
- (2) The Environmental Health Officer will obtain an estimate of the costs, E.g. quote for cleaners to clean a house or property. Each case will be assessed by the Manager of Environmental Health and based upon a two tiered approach.
- (3) Tier 1 – If the cost of the cleanup is predicted to be minor (less than \$2,500) then the funds be taken out of the Community Services emergency fund at the discretion of the Manager Community Services.
- (4) Tier 2 – If the predicted costs are greater than \$2500 then Health Act Notices will be served and the costs will be placed as a charge on the property title.
- (5) The Public health notice will require that the cost of the cleanup be re-paid over a period of time or the cost placed on the property requiring funds for the cleanup cost to be returned to the City at the point of sale of the property. If necessary, and if viable, Financial Counselling Service will be arranged to develop a re-payment plan suited to the individual's needs.
- (6) If the resident requires ongoing support the Disability Access and Inclusion Officer will refer the resident for an assessment for Home and Community Care Support services
- (7) Each premise shall be inspected annually by an Environmental Health officer to ensure that the premises are maintained in an acceptable condition.
- (8) The maximum cost per individual premises shall not exceed \$15,000 without the approval of the Chief Executive Officer.

POS	UNINHABITABLE PREMISES	PSPD21
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Definitions:

1. Equity

Fair distribution of resources and opportunities according to need and access to decision-making processes.

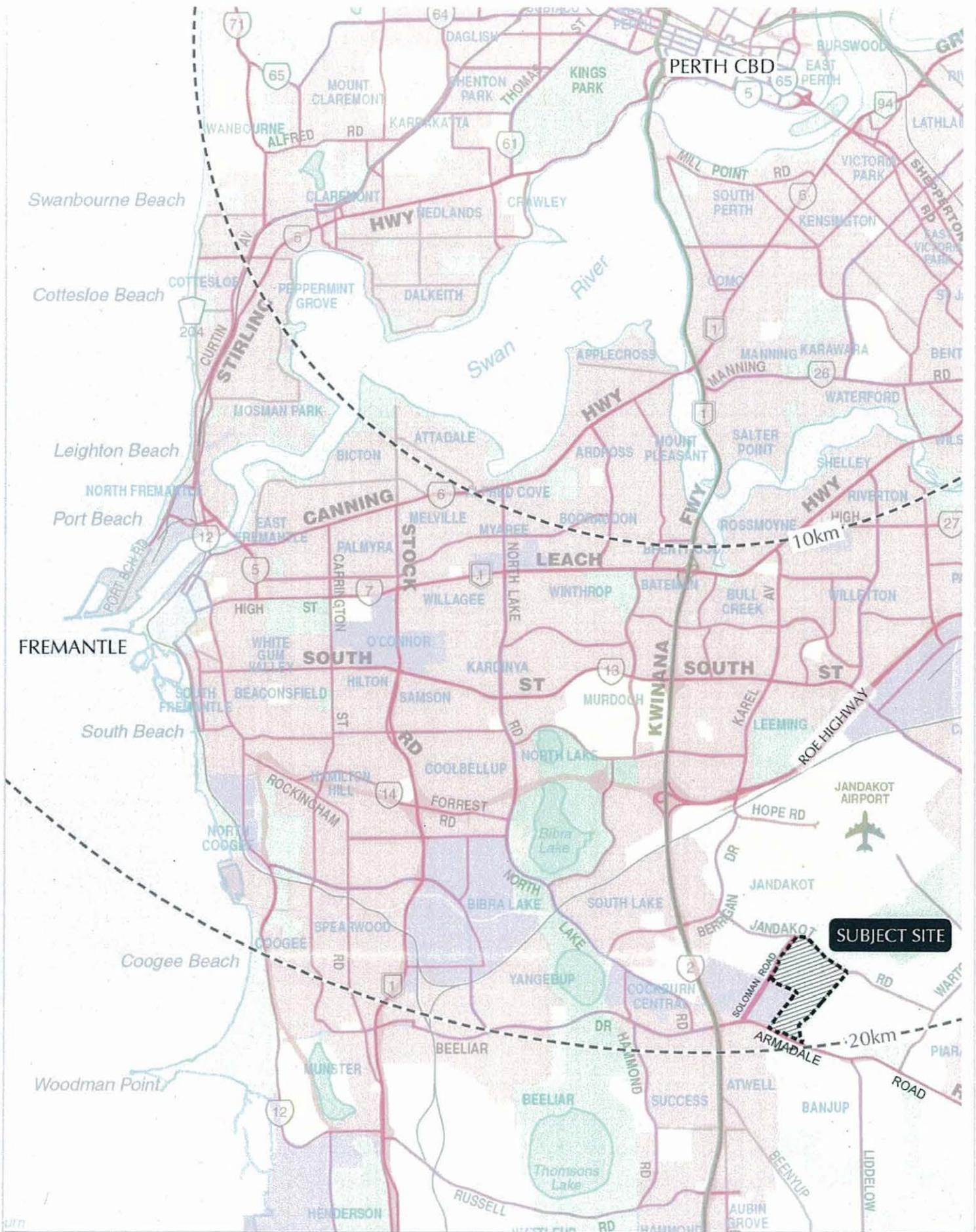
2. Disability Access and Inclusion Plan (DAIP)

The Disability Services Act 1993 (amended 2004) requires that all public authorities develop and implement a DAIP. The City of Cockburn's DAIP, available at <http://www.cockburn.wa.gov.au>, outlines how the City will work to enable persons with disabilities to have equal access to its facilities and services.

3. Uninhabitable

Uninhabitable is used for properties where there is an accumulation of matter and or filth to such a degree that it makes the premises unliveable and a potential health risk to the occupants and possibly occupants of neighbouring properties. **This does not include issues to do with unsafe structures which are catered for through the Building Code of Australia and other legislation.**

Attachment 1: Location Plan - Banjup North



BANJUP QUARRY REDEVELOPMENT

LOCAL AUTHORITY REZONING AMENDMENT NO. 95

SEPTEMBER 2012

Prepared for: **Stockland Pty Ltd**
Suite 1 / 2 Victoria Avenue, Perth WA 6000

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VERSION	COMMENT	PREPARED BY	REVIEWED BY	REVIEW DATE	APPROVED BY	ISSUE DATE
Revision 0		DPS	KB	120229	FA	
Revision 1		DPS	KB	120919	FA	
Revision 2		DPS	KB	120925	FA	

Document Status

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ABBREVIATIONS

DA	Development Area
DCP	Development Contribution Plan
DoP	Department of Planning
EPA	[Western Australian] Environmental Protection Authority
ha	hectares
LSP	Local Structure Plan
MRS	Metropolitan Scheme Amendment
SPP	Statement of Planning Policy
TPS No. 3.	City Cockburn's Town Planning Scheme No. 3
WAPC	Western Australian Planning Commission



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PLANNING AND DEVELOPMENT ACT, 2005
 RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME
 CITY OF COCKBURN
 TOWN PLANNING SCHEME NO. 3
 AMENDMENT NO.95

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the above Town Planning Scheme by:

1. Excluding Lots 1, 9002 , 9004, 132 Armadale Road from 'Resource' and including these in 'Development' zone;
2. Amending Schedule 11 of the Scheme Text to add new 'Development Area 23' as follows:

"Schedule 11 Development Areas

Ref. No.	Area	Provisions
DA23	Banjup Quarry Redevelopment	<ol style="list-style-type: none"> 1. An approved Structure Plan together with all approved amendments shall apply to the land in order to guide subdivision and development. 2. The Structure Plan is to provide for residential development, community and education facilities and a town centre. 3. The Structure Plan is to provide for safe and efficient pedestrian connections between DA23 and the Cockburn Central Railway Station. 4. Land uses classified on the Structure Plan apply in accordance with clause 6.2.6.3. 5. The Local Government may adopt Detailed Area Plan(s) pursuant to Clause 6.2.6.3 for any part of the Development Area as defined on the Approved Structure Plan. All land use and development for a particular lot or lots the subject of a Detailed Area Plan shall accord with the adopted Detailed Area Plan. 6. The standards and requirements applicable to zones and R Codings under the Scheme shall apply to the same extent to the areas having corresponding designations under the Approved Structure Plan. Notwithstanding this, an Approved Structure Plan may by a clear statement of intent to do so, make provision for any standard or requirement applicable to zones or R Codings to be varied, and the standard or requirement varied in that way shall apply within the area of the Approved Structure Plan, or any stipulated part of that area, as if it was a variation incorporated in the Scheme..

3. Amending the Scheme Map accordingly.

Dated this _____ day of _____ 2012

 CHIEF EXECUTIVE OFFICER

AMENDING SCHEME REPORT

1.	LOCAL AUTHORITY	City of Cockburn
2.	DESCRIPTION OF TOWN PLANNING SCHEME:	Town Planning Scheme No. 3
3.	TYPE OF SCHEME:	District Zoning Scheme
4.	SERIAL NO. OF AMENDMENT:	Amendment No. 95
5.	PROPOSAL:	<p>To amend Town Planning Scheme No. 3 to rezone Lots 1, 9002, 9004 and 132 Armadale Road, Banjup (the subject land) from 'Resource' to 'Development' and to allow appropriate Special Control Area provisions in the scheme text to control development which is the approach taken in respect to all development areas within the City.</p> <p>The specific elements of the Scheme Amendment are as follows;</p> <ol style="list-style-type: none"> 1. Exclude Lots 1, 9002 , 9004, 132 Armadale Road from 'Resource' zone and include these in 'Development' zone; 2. Introduce a new 'Special Control Area' covering the subject land, to be known as 'Development Area 23' and formulating appropriate provisions; 3. Amend the Scheme Map accordingly.

SCHEME AMENDMENT REPORT

1 INTRODUCTION

1.1 Location

The subject land is located 18 kilometres from the Perth Central Business District and within the City of Cockburn, between Armadale Road, Solomon Road and Jandakot Road. The land is approximately 1.5 kilometres to the east of Cockburn Central Activity Centre and Rail Station, on the eastern side of the Kwinana Freeway. It is wholly contained within the locality of Banjup. Figure 1 shows the contextual location and extent of the subject land.

Figure 1: Location and extent of the subject land



1.2 Area and Ownership

The subject land comprises the following properties:

- Lot 1 comprising 8.08 ha in the ownership of Armadale Road Pty Ltd;
- Lot 9002 comprising 62.91 ha in the ownership of Stockland WA Development Pty Ltd;
- Lot 9004 comprising 36.52 ha in the ownership of Stockland WA Development Pty Ltd; and
- Lot 132 comprising 45.71 ha in the ownership of Stockland WA Development Pty Ltd.

The total area of the subject land is approximately 153 ha.

1.3 Land Use

The whole of the subject land is vacant.

Lots 9002, 9004 and 132 have been extensively cleared and excavated as part of a previous sand quarrying operation. A current conditional subdivision approval for 65 'special rural' 2 ha lots applies to Lots 9002, 9004 and 132, but has not been implemented.

2 Site Description and Environmental Considerations

2.1 Topography and Landform

The original natural topography of the site was described as gradually undulating, with a maximum AHD level of 50 metres located in the centre of the site. The site has however been extensively excavated as part of a previous sand quarry operation, thus the natural landform has been significantly altered.

2.2 Soils and Geotechnical

The subject land, forming part of the Swan Coastal Plain, is located on the alluvial plain which has developed west of the Darling Scarp. The Geological Survey of Western Australia (1978) mapped the site as predominantly 'Bassendean Sand', which can be described as white and grey quartz sand plain with low dunes and occasional swamps, iron or humus podzols and areas of complex steep dunes. It is moderately sorted and fine to medium grained sand (Churchwood and McArthur, 1978). This was confirmed during a site inspection undertaken in April 2010.

2.3 Acid Sulphate Soils

Acid Sulfate Soil (ASS) risk mapping compiled by the Department of Environment and Conservation indicates that the entire site has been classified as having a moderate to low risk of ASS occurring within 3m of natural soil surface or deeper.

2.4 Groundwater and Surface Water

The subject land is located at the northern end of the Jandakot Underground Water Pollution Control Area (UWPCA). The land was defined as a Priority 2 (P2) area in 1996. P2 areas are defined to minimise water quality contamination threats. In P2 areas 'Rural' zoning is common. A change to more intense land uses, such as 'Urban', is not recommended in P2 areas unless significant changes have occurred to the land and water factors considered when the original P2 area was determined. For the project area (excluding Lot 1) and as part of the recent MRS amendment over the subject site, it was determined by the relevant authorities that significant changes had occurred to the land and water factors since 1996 when the P2 area was defined and a Priority 3 (P3) area is more appropriate to reflect the current land and water circumstances.

Urban development is a permitted land use in P3 areas. The studies supporting the pending MRS Amendment demonstrate that the groundwater resource can be protected with respect to the water quantity and water quality of rainfall recharge to the aquifer.

In addition, a Wellhead Protection Zone (WHPZ) of 300 metre radius exists for the Water Corporation bore J380, located on the western boundary of the subject land adjacent to Solomon Road reserve. The WHPZ for Water Corporation bore J370 located in Atwell also extends to a minor extent over the south-west of Lot 1 Armadale Rd.

2.4.1 Groundwater

Across the site (at completion of the sand quarrying) there is an existing minimum of 2 metres depth to maximum groundwater levels, in accordance with the Environmental Protection Authority conditions of approval to the sand quarrying works.

2.4.2 Surface Water

The subject land is located on a surface geology of highly transmissive sands which does not generate surface water runoff. This is a contributing element to the existence of the Jandakot Groundwater Mound.

2.5 Environmental Assets and Constraints

Outside of the groundwater protection issues, the principal environmental issues associated with the subject site relate to flora and fauna and are summarised in the sections below. A detailed report has been completed by RPS to support the proposals for urbanisation of this land.

While the site's historical use as a sand quarry has resulted in the clearing of the vast majority of the original vegetation, peripheral areas of remnant vegetation and revegetated portions of the site required a botanical survey.

RPS undertook a targeted habitat survey in May 2010. As part of this work the site was mapped for remnant vegetation (RPS, 2010). As a result of the site's previous use as a sand quarry, the majority of the site is free of native vegetation and consequently identified as being *Degraded to Completely Degraded* with exotic naturalised grasses and Rye Grass (*Secale cereale*) spread throughout the site.

There are some small areas of remnant vegetation, including Banksia Woodland. Three vegetation units were mapped for the remnant vegetation on the periphery of the site (RPS, 2010).

2.5.1 Remnant Trees & Rehabilitation Works

There are some remnant native trees within the cleared sand areas as well as some rehabilitation plantings. These include:

- planted *Eucalyptus* spp. including *Eucalyptus conferruminata*, *Eucalyptus camaldulensis*, *Eucalyptus todtiana* and *Callitris preissii* with *Kunzea micrantha*, *Adenanthos cygnorum*, *Melaleuca nesophila*, *Agonis flexuosa*, *Acacia iteaphylla*, *Lecheanaultis floribunda* and *Scholtzia involucreta*;
- *Eucalyptus todtiana*, *E. marginata* with *Banksia attenuata*, *B. menziesii* and *B. ilicifolia* Open Woodland to Woodland;
- Scattered *Melaleuca preissiana* over *Astartea* and *Hypocalymma*; and
- Dampland with Scattered *Melaleuca preissiana* over Closed Shrubland of *Astartea affinis* and *Hypocalymma angustifolium* over an Open Sedgeland of *Lepidosperma longitudinale*.

A Declared Rare Flora species *Caladenia hueglinii*, listed under subsection (2) of Section 23F of the Western Australian *Wildlife Conservation Act 1950* and the *Environment Protection and Biodiversity Conservation Act 1999*, has been found in the adjacent Bush Forever Site 309 ('Fraser Road Bushland'), Banjup and within the bushland along the eastern boundary of the site.

The narrow band of remnant Banksia Woodland along the north eastern boundary of the site also presents suitable habitat for the orchid.

2.5.2 Fauna

RPS undertook a targeted habitat survey for two *Environment Protection and Biodiversity Conservation Act 1999* protected species, the Graceful Sun Moth and Carnaby's Black Cockatoo in May 2010.

2.5.2.1 Carnaby's Black Cockatoo

The survey found that the confined area of remnant vegetation remaining on site (particularly on the eastern side of the site) has some limited fauna habitat value as it includes Banksia trees which form part of Carnaby's Cockatoo natural foraging habitat. However, no Carnaby's Black Cockatoo or evidence of nesting or foraging was noted on the site during the survey notwithstanding that spring serves as a better opportunity for potential sightings.

2.5.2.2 Graceful Sun Moth

In addition to the targeted habitat survey undertaken, a targeted survey for Graceful Sun Moth was undertaken during the flying season in early April 2010. No moths were recorded on the site during these surveys and it was concluded that the site is unlikely to contain Graceful Sun Moths.

Based on the currently recorded location and anecdotal evidence of recent 2010 Department of Environment and Conservation (DEC) survey results, the site is not within the known distribution of the GSM across the Swan Coastal Plain. The 2003-2005 survey of 40 Bushland Reserves (undertaken by DEC) did not record the GSM within any of the (25) sites south of Perth within Banksia woodland.

2.6 Heritage

Ethnoscience was commissioned to conduct a desktop survey of the Aboriginal heritage values of the subject land. The desktop survey involved an examination of the Register of Aboriginal Sites and a review of other published and non-published materials.

The desktop research found two Aboriginal heritage site listings, as shown on the AHIS, overlapping with the subject land.

The first site (Site ID 3,300) is an artefact scatter located in the area near the intersection of Armadale Road and North Lake Road. This site had been extensively disturbed and there is currently insufficient information to confirm its Register status.

The second site (Site ID 4,108) was recorded as an artefact scatter immediately west of Fraser Road near the intersection with Armadale Road. The site was assessed in 2000 by the ACMC as having insufficient information to make a final determination of its status under the *Aboriginal Heritage Act 1972*. However, a subsequent inspection in 2002 concluded that the site has probably been destroyed and aerial photography shows the area as being disturbed.

It is highly likely therefore that if the site still exists it has been extensively disturbed and as such would probably not be considered a major impediment to future development. However, consent under Section 18 of the *Aboriginal Heritage Act 1972* may still be required. This could be confirmed following a site investigation.

It is currently unclear as to what extent the subject land has been surveyed for archaeological and ethnographic sites. Despite the fact that the land has been severely disturbed through sand quarrying activities, it is noted that there is still potential for archaeological and ethnographic sites to exist on the subject land. On this basis, an archaeological field assessment will be undertaken over areas on the site considered to have archaeological potential during the Local Structure Planning process.

Prior to its use as a sand quarry the site comprised natural vegetation dominated by Banksia Woodland. There is no known history of any use of the land or construction of buildings which have any European heritage values and this is consistent with the awarding of appropriate government approvals for sand extraction to proceed.

At the present time the only physical structures located on the site comprise the high voltage transmission lines, which would remain in place after urban development, and a small brick building in derelict condition which was part of the sand mining operation, and has no heritage value.

There are no known European ethnographic or archaeological sites or values associated with the site.

3 Statutory Planning and Context Considerations

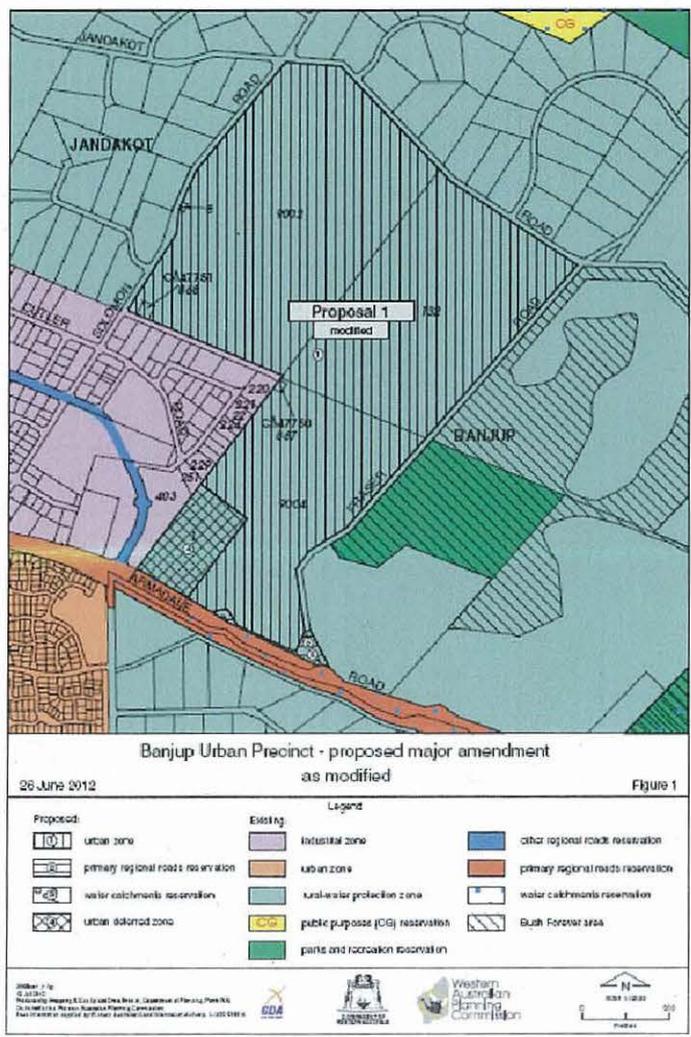
3.1 Current Zoning

The subject land is currently zoned 'Rural – Water Protection' pursuant to the Metropolitan Region Scheme and 'Resource' under the City of Cockburn's District Town Planning Scheme No.3. The composite site is subject to MRS Amendment 1221/41 which proposes to rezone the subject land from 'Rural –Water Protection' zone to 'Urban' zone, to facilitate the intended residential development of the site.

The amendment sought to transfer the land from the 'Rural-Water Protection' zone to the 'Urban' zone and to reserve Primary Regional Roads (and associated water catchment reservation adjustment) associated with Armadale Road. The Amendment as advertised by the WAPC, proposed the whole of the subject land to be rezoned to Urban. Following public advertising, the proposal was modified by including Lot 1 Armadale Road in Urban Deferred zone, as Main Roads Wais undertaking a study to determine the long term alignment of Verde Drive.

Amendment 1221/41 was advertised for public comment between Tuesday 25 October 2011 and Friday 3 February 2012. It is to be introduced to Parliament in September 2012.

Figure 2: Proposed MRS Amendment 1221/41 (as modified)



3.2 Environmental Protection Authority Advice on proposed MRS Amendment 1221/41

MRS Amendent 1221/41 was referred to the EPA for advice on whether environmental assessment would be required.

The EPA advised the the proposed Amendment does not require formal assessment under Part IV of the Environmental Protection Act 1986.

The EPA noted that the DoW has reviewed the Banjup Quarry redevelopment District Water Management Strategy and supports the strategy.

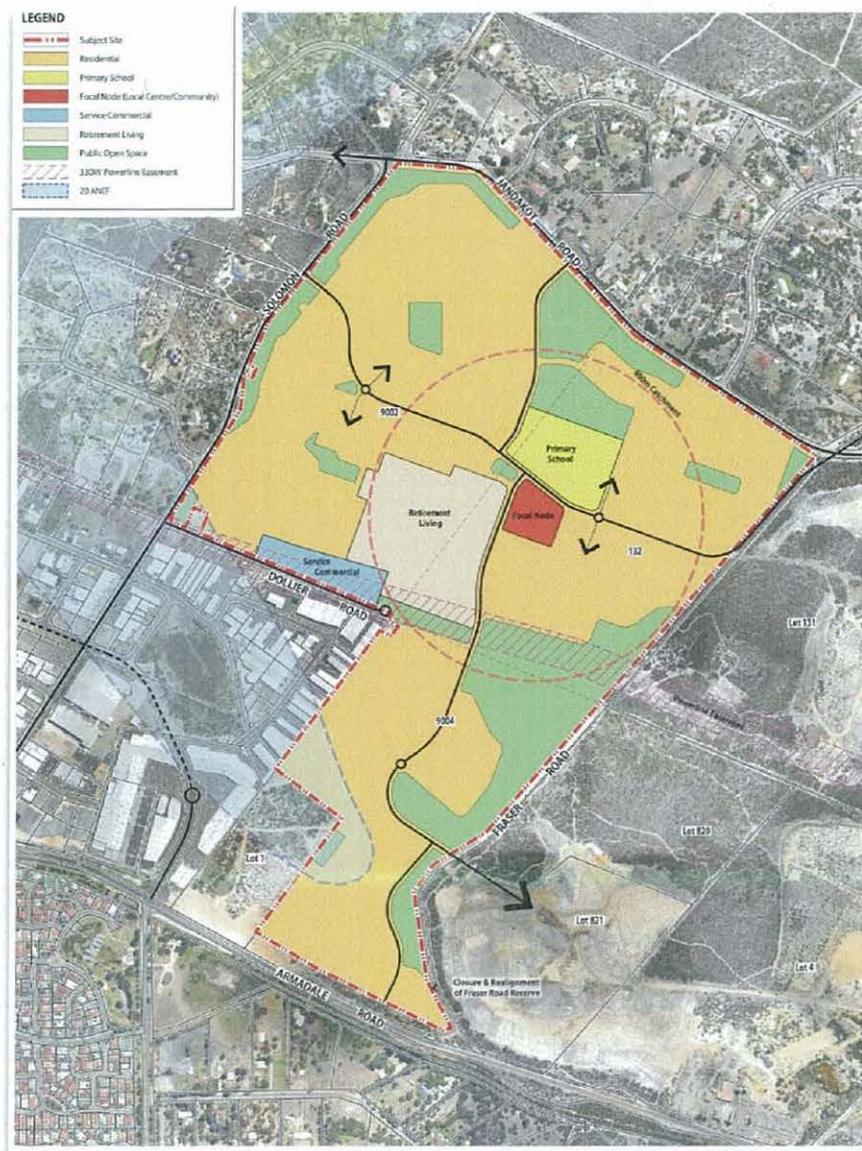
3.3 Banjup Draft Structure Plan

A draft structure plan has been prepared for Lots 9002, 9004 and 132 Armadale Road as part of the MRS Amendment documentation. Lot 1 Armadale Road, will be subject to a separate structure plan in the future.

This new structure planning area will transform an old quarry site and provide a home for an estimated 4,700 people living close to the heart of the city and adjacent to Cockburn Central, the freeway and rail line, the Gateways shopping complex and a variety of regional facilities. The (Draft) Structure Plan provides for residential development, retirement living, public open space, a town centre and a private school.

Indicative calculations suggest a total of around 1800 lots; which with an average density of 2.5 persons per household, plus the separate retirement living village, is likely to deliver a new resident population in the order of 4,750. This projection will be further refined as the structure plan is further developed.

Figure 3: Indicative Structure Plan



4 PROPOSED AMENDMENT

4.1 Contextual Setting

Lots 1, 9002, 9004 and 132 collectively total some 153 ha in area and therefore represent a considerable composite landholding within a 'middle ring' suburb of the Perth metropolitan area. Critically, the subject land lies in close proximity (within 1.5 kilometres) of the regionally significant Cockburn Central Railway Station and associated sub-regional centre. Similarly, the Kwinana Freeway, which is directly accessible via Armadale Road, is located within a kilometre of the subject land.

Currently, the subject site is predominantly cleared vacant land, effectively representing the remnants of an exhausted sand quarry. The quarry operated for a period of about 30 years, only ceasing some 3 years ago. The site was extensively mined, resulting in its environmental and visual qualities being significantly degraded.

A current conditional subdivision approval for 65 'special rural' 2 ha lots applies to Lots 9002, 9004 and 132, but has not been implemented.

As such, the historic and existing land use has little positive relationship to the immediate locality, the district and the sub-region and region as a whole. A change of use is therefore logical and necessary to facilitate efficient use of this strategically located vacant land.

The whole of the subject land lies within the northern portion of the Jandakot Underground Water Pollution Control Area within a 'Priority 2' (P2) classification and it is currently zoned 'rural-water protected zone'. In P2 areas rural zoning is common. A change to more intense land uses, such as urban, is not normally compatible within a P2 area unless it can be demonstrated that significant changes have occurred to the land and water factors considered when the original P2 area was determined.

Significant changes have occurred since 1996, when the P2 area was originally defined and that a Priority 3 classification is now more appropriate to reflect the current land and water circumstances.

Further to the groundwater issue, the subject land accommodates very little in the way of biodiversity value, having been extensively modified as part of the previous sand quarrying activities. In short, the site is generally devoid of known habitat for rare and endangered species, contains no mapped wetlands and has limited remnant vegetation. The relatively minor areas of biodiversity value should and can be captured and protected as part of any land use change.

The case for urbanisation of the subject land has been put forward as part of the proposed MRS Amendment 1221/41 which is in its final stages.

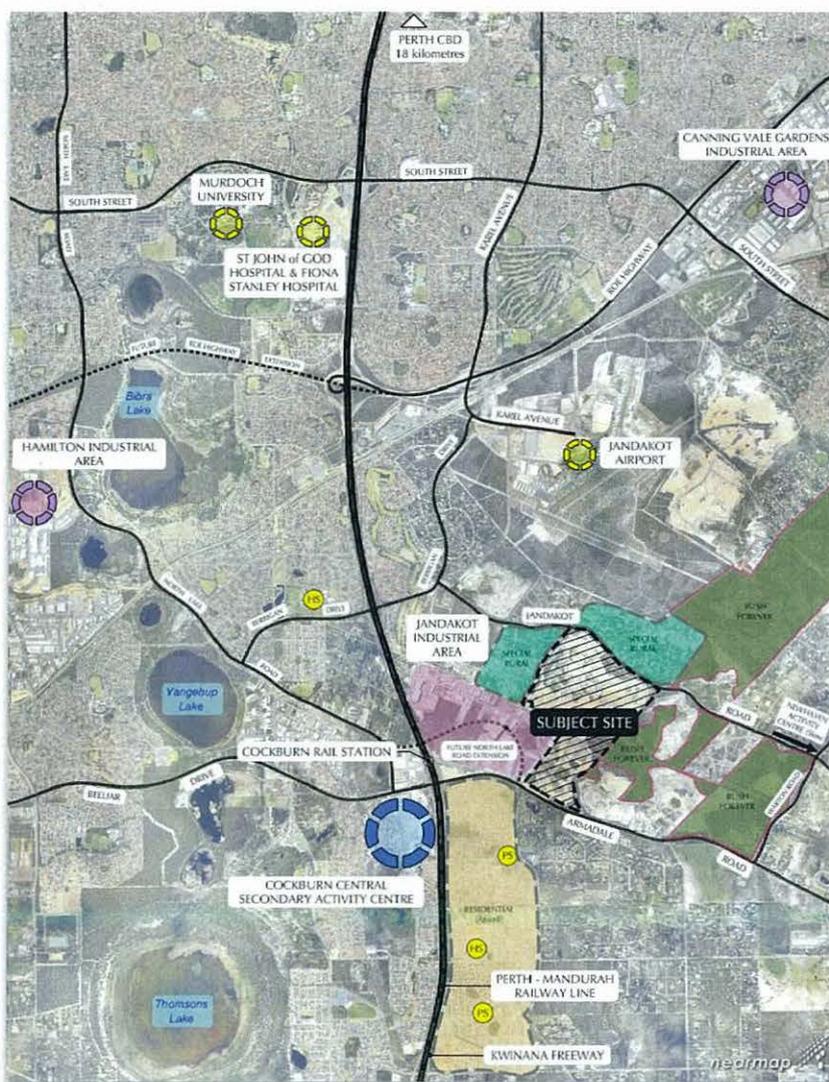
The area subject of MRS Amendment No1221/41 is ideally suited to urbanisation. The site is literally surrounded by major infrastructural services and is located within an existing urban setting. The site has minimal urban planning constraints and whilst providing significant urban planning opportunities, represents a 'blank canvas' for implementing cutting edge sustainability practices and exciting urban design initiatives, including housing affordability and diversity.

It has been scientifically demonstrated that the reclassification from P2 to P3 can be supported due to the combination of denuded site conditions and unique composition of the underlying aquifer formation specific to the area. Jandakot Mound (specifically south of Armadale Road) to be rezoned for urban development. It has been demonstrated that rezoning of the subject land to Urban will not prevent the continued use of the area for public water supply.

From a planning procedure perspective, following finalisation of the MRS Amendment, there is a requirement for TPS No 3 to be amended to rezone the subject land from 'Resource' to 'Development' zone. This Amendment seeks to do this.

The preparation of local structure plan(s) will then provide an overarching planning framework to guide and facilitate the development.

Figure 4: Regional Context.



4.2 Amendment Scope and Content

The purpose of this Amendment is to rezone the subject land from 'Resource' to 'Development' zone and to include appropriate Special Control Area provisions in the Scheme Text to control development which is the approach taken in respect to all development areas within the City of Cockburn.

The specific elements of the Scheme Amendment are as follows:

1. Exclude Lots 1, 9002, 9004, 132 Armadale Road from 'Resource' zone and include these in 'Development' zone;
2. Introduce a new 'Special Control Area' covering the subject land, to be known as 'Development Area 23' and formulating appropriate provisions; and
3. Amend the Scheme Map accordingly.

5 CONCLUSION

The proposed Scheme amendment is consistent with the planning objectives for this area from both the local and State planning perspectives. Approval to the proposed Special Control Area provisions is consistent with orderly and proper planning. On that basis, support for the proposed Amendment is being sought

SCHEME AMENDMENT

PLANNING AND DEVELOPMENT ACT, 2005

CITY OF COCKBURN

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. #

The City of Cockburn under and by virtue of the powers conferred upon in that behalf by the Planning and Development Act 2005, hereby amend the above Town Planning Scheme by:

1. Excluding Lots 1, 9002 , 9004, 132 Armadale Road from 'Resource' and including these in 'Development' zone;
2. Amending Schedule 11 of the Scheme Text to add a new 'Development Area 23' and to formulate appropriate provisions, as follows:

"Schedule 11 Development Areas

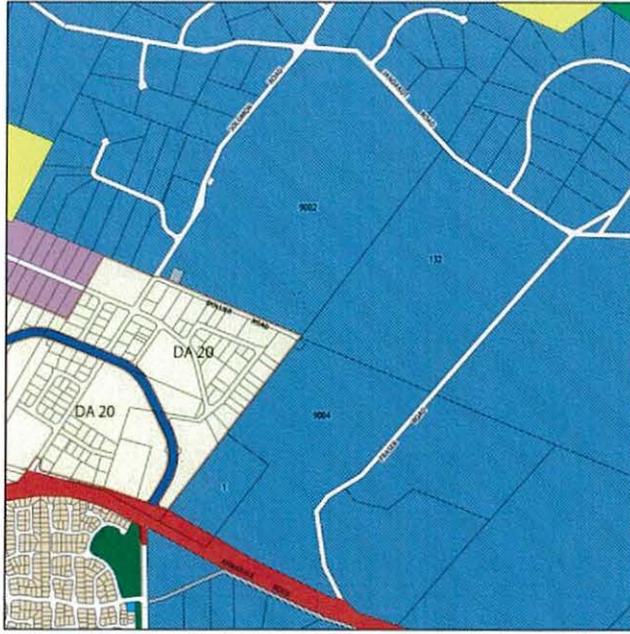
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		varied, and the standard or requirement varied in that way shall apply within the area of the Approved Structure Plan, or any stipulated part of that area, as if it was a variation incorporated in the Scheme.
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3. Amending the Scheme Map accordingly.

SCHEME MAP AMENDMENT

City of Cockburn
Town Planning Scheme No.3
Amendment No. 95



EXISTING ZONING



PROPOSED ZONING

LEGEND

METROPOLITAN REGION SCHEME RESERVE

-  PRIMARY REGIONAL ROADS
-  OTHER REGIONAL ROADS
-  PUBLIC PURPOSES

LOCAL SCHEME RESERVE

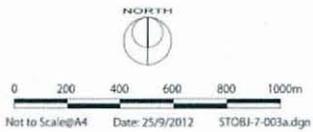
-  LAKES & DRAINAGE
-  LOCAL ROADS
-  PARKS AND RECREATION

ZONES

-  DEVELOPMENT
-  RESIDENTIAL
-  INDUSTRY
-  RESOURCE

OTHER

-  DA 23 DEVELOPMENT AREA



ADOPTION

Adopted by resolution of the Council of the City of Cockburn at the ordinary meeting of the Council held on theday of 2012.

MAYOR

CHIEF EXECUTIVE OFFICER



FINAL APPROVAL

Adopted for final approval by resolution of the City of Cockburn at the ordinary meeting of Council held on the day of 2012, and the Common Seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:

(Seal)

MAYOR

DATE

CHIEF EXECUTIVE OFFICER

DATE

RECOMMENDED/SUBMITTED FOR FINAL APPROVAL BY THE WESTERN AUSTRALIAN PLANNING COMMISSION

DELEGATED UNDER s16 PLANNING AND DEVELOPMENT ACT 2005

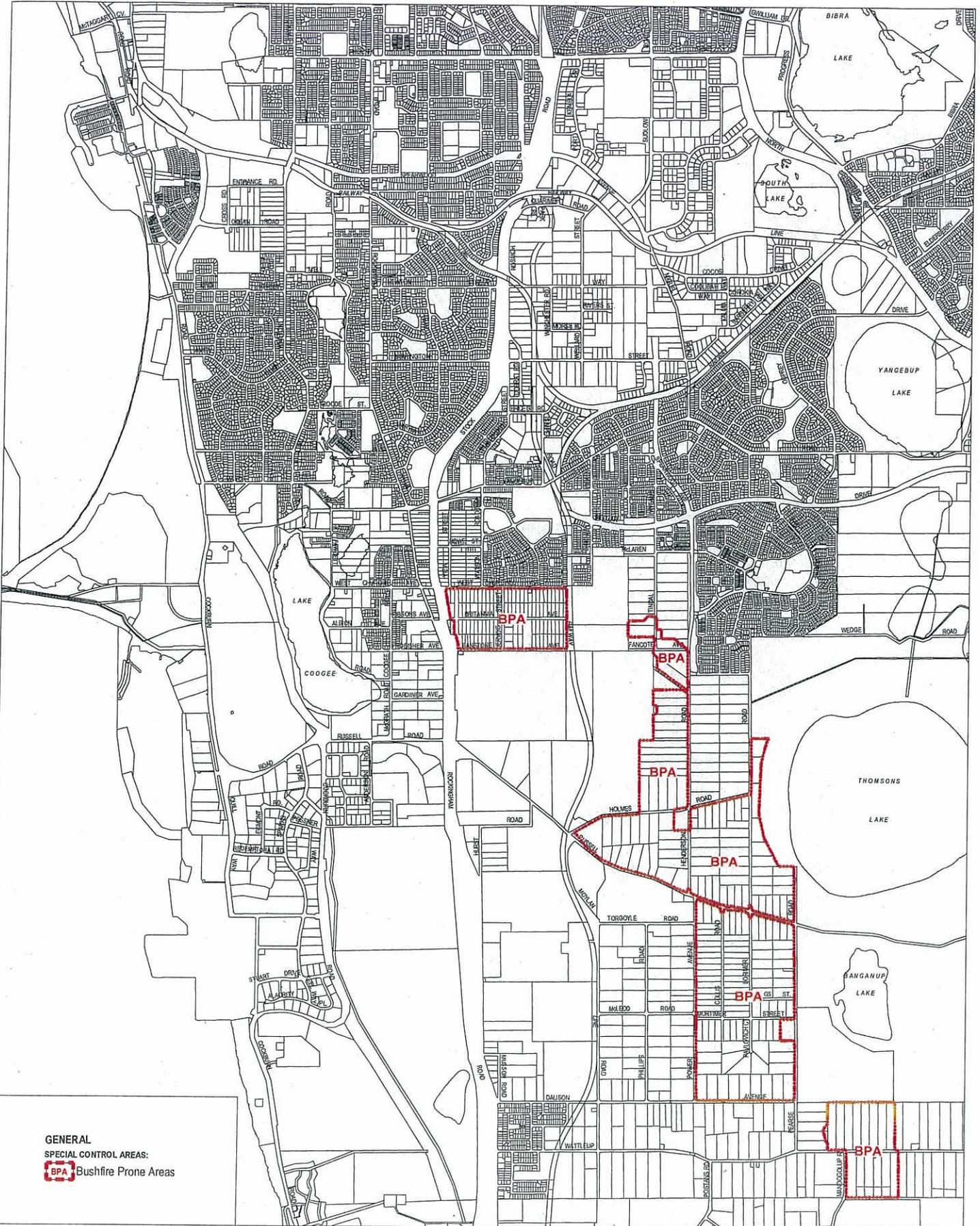
_____ DATE

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

DATE



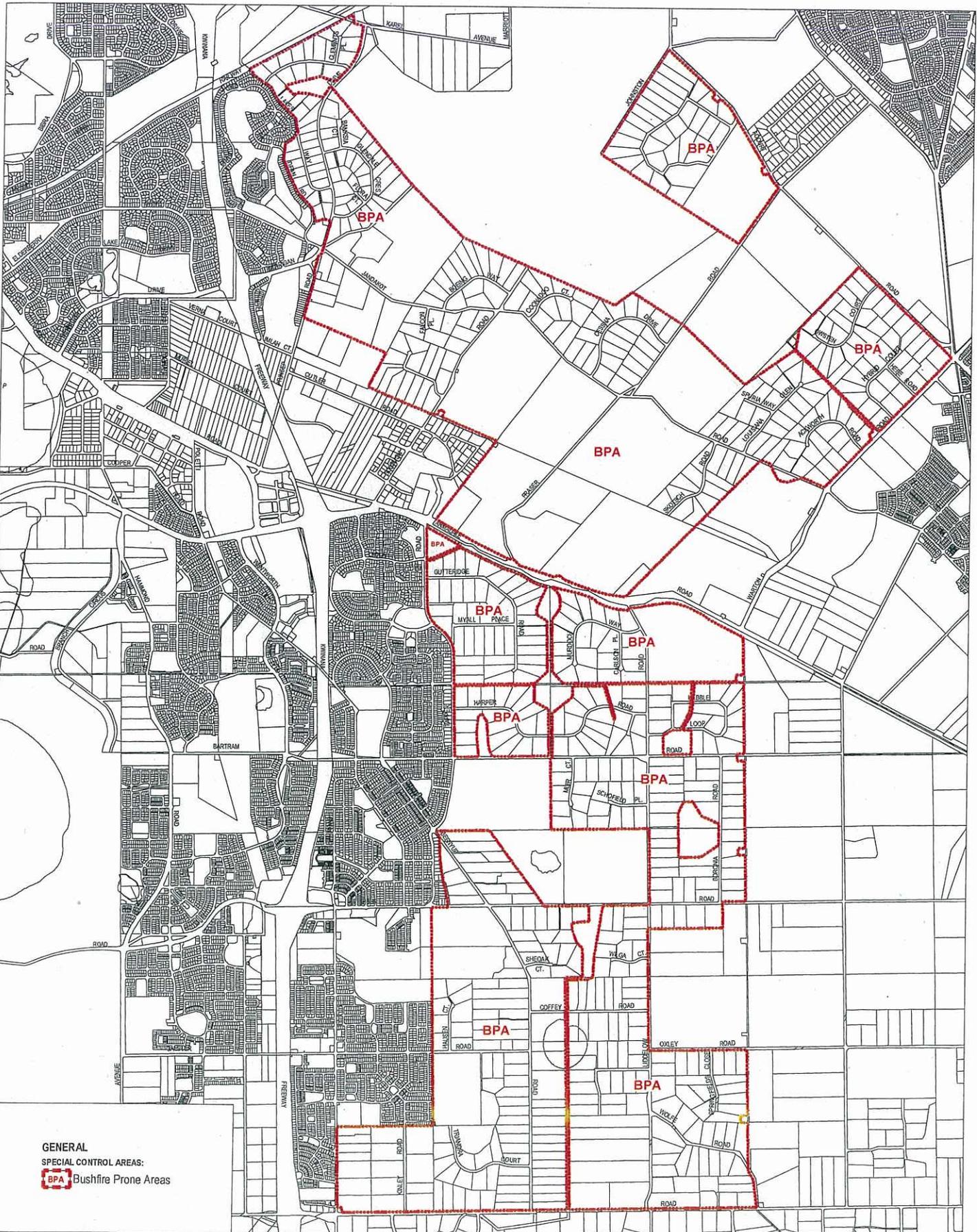


GENERAL
SPECIAL CONTROL AREAS:
 Bushfire Prone Areas

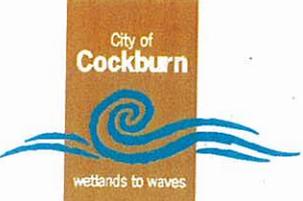


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PROPOSED ZONING TOWN PLANNING SCHEME No.3 AMENDMENT No.92



GENERAL SPECIAL CONTROL AREAS:
 Bushfire Prone Areas



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PROPOSED ZONING TOWN PLANNING SCHEME No.3 AMENDMENT No.92

SCHEDULE OF SUBMISSIONS

PROPOSED SCHEME AMENDMENT NO 92 TO CITY OF COCKBURN TOWN PLANNING SCHEME NO 3 - CREATION OF SPECIAL CONTROL AREA (BUSHFIRE PRONE AREAS) AND ASSOCIATED AMENDMENTS

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
m1	Cr Steven Portelli (East Ward) steve.portelli@iinet.net.au PO Box 1215 BIBRALAKE WA 6965	<p>To propose only Rural Zone, Rural living zone, Resource zone, and Conservation zone areas for Fire Management plans and requiring Fire Risk Assessment [F.R.A.] reports for any proposed construction or renovation is not going far enough. AS3959-2009 advises that any residence/property within 100 metres of a fire risk requires measures to minimise damage. It therefore follows that any residential property adjacent such fire risk needs to be measured and have fire prevention controls put in place.</p> <p>FMP as attached for the Lot 204 Lyon Road. This covers a new estate of some 200 plus homes that is circled by Bushlands Forever. We have clearly identified fire risk to homes adjacent Prosperity Loop Aubin Grove. With BAL 19 being applied to at least one proposed home. This is not a unique area. We have examples throughout Cockburn with residents as close if not closer to vegetation which has a high fuel load.</p> <p>Examples;</p> <ul style="list-style-type: none"> • Tapper Road Atwell, Beenyup Road Atwell - Opposite Jandakot regional park • Kurrajong Approach - Opposite Atwell Waters POS • Gibbs Road Atwell - Opposite bushland • Jewel Gardens Hammond Park - Opposite bushland 60110380 Lot 3000 • Oakridge Meander Success - Opposite bushland 6004643 Lot 4004 • Wentworth Parade success - Opposite bushland 6000263 lot 9015 <p>There are hundreds more in Cockburn that are at risk. We have a duty of care to make all residents aware of the risks. I propose:</p> <ul style="list-style-type: none"> • All new home construction/renovations have a requirement that Fire Risk Assessment Report is submitted for each and every applicant. • Established homes and properties are made aware of any risks. How? <p>Established properties need to be addressed promptly. We can do a Fire Risk Assessment report for example on one property only in each of the exemplified areas above and then advise all the property owners adjacent of the particular fire risk that could apply to them.</p> <p>Therefore all fire risk areas need to be identified within Urban areas and in lieu of blanket F.R.A. reports being done, do a sample. This will then become an indicative report for</p>	<p>The decision to restrict Scheme Amendment No. 92 to the more rural areas of Cockburn is in response to the general nature of the land being more predisposed to fire risk than an urban area. Moreover, it is also in response to the general nature or urban development being generally cleared, higher access to metropolitan fire services with shorter response times, access to scheme water and availability of hydrants.</p> <p>A number of the areas mentioned are in areas that have undergone structure planning for which fire management plans are often required when appropriate. Through this process appropriate response to the identified risk can be factored in at the early planning stages and can lead to an overall positive outcome in terms of fire mitigation.</p> <p>Within such areas one must have faith in the robustness of the structure planning process. Additionally educational campaigns to inform people about the risk are continually administered by both the Council and FESA.</p> <p>Bushfire Hazard Assessment Maps will be created to identify the areas</p>

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		<p>guidance of other property owners. Maps of Cockburn could then having ratings based on BAL [Category of bush fire attack] rating from low thru BAL 1 – 12.5 [subject to ember attack] BAL 13 – 19 [Increasing levels of ember attack] BAL 41 – FZ direct exposure to flames from fire front in addition to ember attack and heat flux.</p> <p>This would be a snap shot based on a set time and would need to be updated every 5 years. Property owners would need to be cognizant of any changes to their properties vegetation can impact on their risks. Likewise any changes in the adjacent fire risks.</p> <p>A major education campaign will need to address the new levels of information. Examples of action that can be taken to minimise fire risks needs to be provided.</p> <p>Established homes can be captured by having F.R.A. reports as a requirement when sold. Or at the very least have the indicative Fire Risk applied and have the property upgraded to minimise the risk. Who pays for or is responsible for this to be discussed. But it will need to be clearly stated on their Offer and Acceptance on the property. As this could be a beuristic nightmare I would propose that BAL at or under 19 have it recommended and not mandated. Above BAL 19 that some relaxation be allowed but at least some measures be put in place. This action to be determined and discussed further.</p> <p>NOTES. Even doing just indicative FRA reports is going to be a costly burden on Local Government. Do we need assistance from the State? Would it be better to employ directly a qualified Fire Risk Assessor? A standard F.R.A.. report costs a builder for a standard residential lot around \$250 each. User pays, shares the burden, but for established properties we need to lead and organise. We cannot leave it to the owners. The most cost effective process is what I have proposed above.</p> <p>Enclosed in email copy of: Fire Management Plan – Lot 204, Lyon Road - Atwell</p>	<p>within the Special Control Area that are directly impacted by a fire risk, areas within 100m of these areas will also be required to meet higher building and planning requirements. All development within a designated bushfire prone area and identified on a bushfire hazard assessment map will be required to undertake a bushfires assessment as part of any approval. The bushfire hazard assessment map will be reviewed regularly.</p>
2	Richard Bloor Department of Education 151 Royal Street EAST PERTH WA 6004	<p>Support</p> <p>The Department of Education has reviewed the document and advises that it has no objection to this Proposal.</p>	Submission Noted
3		<p>KEEP CONFIDENTIAL. I as the owner of a property in the "special control area" oppose this amendment. Reasons being that in the near future i wish to build a house on the property and this legislation will only further cut into my budget. As a low income earner this legislation will only put further stress and unwanted costs on the project.</p>	<p>The potential for increased cost on new residences is noted and acknowledged in the Scheme Amendment Report.</p> <p>The disincentives of imposing higher</p>

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			<p>building costs thorough bush fire designation; such as lowering property prices, insurance issues and potential developers viewing the imposition of additional construction standards as a disincentive to invest must be carefully weighed against the wider responsibility of Local Government.</p> <p>While Amendment 92 will place additional cost impositions on landowners and developers seeking to undertake development in bushfire prone areas, these are considered not to represent a magnitude which should dissuade this being seen for the broader importance of development being undertaken in a more appropriate manner cognisant of the bushfire risk.</p>
4	<p>Sonja Seal Western Power Locked Bag 2520 PERTH WA 6001</p>	<p>Support</p> <p>There are no objections, however, there are overhead powerlines and/or underground cables, adjacent to or traversing the property. Therefore, the following should be considered, prior to any works commencing at the above site/development/property.</p> <p>Working in proximity to Western Power Distribution Lines All work must comply with Worksafe Regulation 3.64 - Guidelines for Work in the Vicinity of Overhead Power Lines. If any work is to breach the minimum safe working distances a Request to Work in Vicinity of Powerlines form must be submitted. For more information on this please visit the Western Power Website links below: http://www.westernpower.com.au/safety/Electrical_Safety_at_Work.html http://www.westernpower.com.au/safety/DialBeforeYouDig.html or www.1100.com.au http://www.commerce.wa.gov.au/WorkSafe/</p> <p>Working in proximity to Western Power Transmission Lines All work must comply with Worksafe Regulation 3.64 - Guidelines for Work in the Vicinity of Overhead Power Lines. Our standard conditions for working in close proximity to overhead transmission lines are attached for your information.</p>	<p>Submission Noted</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>For more information on this please visit the Western Power Website link below: http://www.westernpower.com.au/safety/Safety Transmission Lines.html</p> <p>Please note: Western Power must be contacted on 13 10 87, if your proposed works involve: A) Any changes to existing ground levels around poles and structures. B) Working under overhead powerlines and/or over underground cables. Western Power is obliged to point out that any change to the existing(power) system, if required, is the responsibility of the individual developer.</p>	
5	Yvonne Ramsey 32 Lakes Way JANDAKOT WA 6164	<p>I believe if the council gave us more opportunities to get rid of our tree waste there would be no need to have our area as a fire risk as our property is between Glen Iris and the Jandakot city development.</p> <p>With a bit of help and support from the council our area could be fire proof especially because we are so close a residential area.</p>	<p>Comments regarding additional green waste pickups noted.</p> <p>Should Amendment No.92 be adopted the need for a Bushfire hazard Assessment Map for all areas noted as SCA Bushfire Prone shall be undertaken</p> <p>At that time site specific scenarios will be taken into consideration when identifying an area as bushfire prone or not.</p>
6	Alec Leatherday 58 Fanstone Avenue BEELIAR WA 6164	<p>Objection</p> <p>In a " Bushfire Prone Area " would the best proposal be to remove some of the fuel so that the bushfire risk could be removed. (Surely putting in place extra planning controls for future development do nothing to look after those already living in the area).</p> <p>If I have excess vegetation that could be posing a fire risk to my family and neighbours. Please identify it and I will have it removed.</p> <p>There is a section of the letter that under the heading " will my land be affected ", says " all residents in the Rural Zone, Rural Living Zone, Resource Zone and Conservation Zone area are subject to this Amendment 92. As we are considered " Improved Residential " maybe it does not include us and the attached map is incorrect.</p>	<p>The definition of "Improved Residential" is a classification utilised to levy rates.</p> <p>The lot in question is correctly identified in the area impacted by Amendment 92. The land is zoned "Rural Living".</p> <p>The Amendment will place additional planning and building requirements on land identified on a Bushfire Hazard Assessment Map. These requirements will not be retrospective and will only apply to those undertaking new development or major additions to existing structures.</p> <p>When looking at whether or not an</p>

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			area is to be designated Bushfire Prone on a Bushfire Hazard Assessment Map a set methodology, previously endorsed by Council, is utilised.
7.	Palmerino Ronci 37-41 Burlington Street NAVAL BASE WA 6163	<p>We believe each property needs to be assessed under its own merits, we also believe City of Cockburn must be diligent in its assessment of properties within the Bushfire Prone Area, and that given past land used on many site (including Lot 2) (particularly in the resource zone) these are devoid of any natural vegetation and pose no inherit fire risk. As such these sites should be excluded.</p> <p>Also the discussed 'Protocol' should be made transparent, clear and applied consistently</p>	The identification of a broad area of Cockburn as a Special Control Area – Bushfire Prone will enable the Council to do further more detailed mapping and identification of areas that have a direct bushfire threat. Identification on the Bushfire Hazard Assessment Map will require approval from Council and also community consultation with affected landowners.
8.	Andrew Miller 140 Holmes Road MUNSTER WA 6166	<p>Objection</p> <p>I do not support the planning amendments in their current form. I feel the neglect the chance of bushfires and do not adequately address the interest within the City of Cockburn. There are a significant number of residents properties that are less that 100m from bushland and the amount of properties could well increase with urbanisation within the City limits. The amendment also appears to neglect the impact of ember attack from bushfires.</p> <p>The threat from dirbane ember entering evaporative air conditioning limits and roof space extend for up to a kilometre from the fire front. This perimeter includes a large number of residentially zoned areas surrounding parkland and rural blocks within the City of Cockburn.</p> <p>I feel it is important to consider inappropriately constructed residential properties and their contribution to propagating a bushfire. As such properties within 2 KM envelope from rural and parkland should be constructed in accordance with the relevant bushfire attack level as detailed in Australian Standard as 3959-2009.</p> <p>Area within this envelope have be highlighted in green in the attached map. The yellow outline indicated properties that are less than 100M from rural or parkland.</p>	<p>Land within new residential estates is primarily subject to the structure planning process. A requirement of this process is the preparation of a fire management plan. Through the Structure Planning process Council is able to have the fire risk of an area mapped and solutions to address any risk managed.</p> <p>Moreover, land in built up establish urban environments have varying conditions to those in a rural setting remove the need for broad scale identification as bushfire prone. The provision of hydrants, scheme water, fire fighter response times and also street design overall lower the risk and increase survivability during a bushfire incident.</p>
9.	John Fraser 16 Eagle Drive JANDAKOT WA 6164	We note the proposed Bushfire Prone Area (BPA) is close to our property on Berrigan Drive, while we have no issue with additional controls being placed on development within a BPA, we do have a concern about the council's intention to buffer the SPA's by 100m.	Only land Zoned Rural, Rural Living, Resource and Conservation will be subject to the requirements laid down in proposed Clause 6.6 of the Scheme.

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		<p>Our property is almost all within 100m of the proposed BPA. Any additional controls on property development within the 100m "buffer" would be prejudicial and in our opinion unreasonable.</p> <p>We seek clarification on the implications of the proposed 100m "buffer".</p>	<p>The 100m buffer refers to the methodology utilised in identifying bushfire prone areas on any future Bushfire Hazard Assessment Map. Although this buffer may in theory extend beyond the boundary of the Special Control Area only and within the Special Control Area can be required to meet higher planning and building controls.</p>
10.	<p>Corinne Franklin, Vice President of the Banjup Residents Group Inc 176 Gibbs Road BANJUP WA 6164</p>	<p>Objection</p> <p>On behalf of the Banjup Residents Group Inc, in the position of Vice President, Banjup Residents Group Inc is against the proposed scheme amendment No. 92 to city of Cockburn town planning scheme No. 3 – creation of special control area (bushfire prone areas) and associated amendments.</p> <p>The Banjup Residents Group Inc has a membership of over 300 residents in 167 households in Banjup.</p> <p>1. BANJUP RESIDENTS' POSITION Banjup residents acknowledge that landowners in the area have duties and obligations to care for and protect their properties and the environment. Not least among these are fire safety obligations. Banjup residents appreciate that the recommendations arising from the two recent bush fire enquiries are sensible and should be implemented, not least for our own protection.</p> <p>2. CITY OF COCKBURN HAS UNFULFILLED OBLIGATIONS TO RATEPAYERS A main concern is that the City of Cockburn is continually putting more restrictions on owners of rural blocks but cutting back or not fulfilling its obligations to the ratepayers of Banjup. It is the role of the local authorities to provide and maintain sufficient infrastructure to look after its ratepayers. Banjup has a rural setting and therefore has different requirements compared to a compact housing estate. If the City of Cockburn requires Banjup ratepayers to comply with more regulations, in return we request the City of Cockburn to fulfil or adopt these fire safety initiatives in Banjup:</p> <p>1) Maintain our fire services, namely the Banjup volunteer bush fire brigade, which is strategically positioned in the middle of Banjup. Council's and FESA's frequent attempts to move the equipment/water tanker/facilities represents a far greater risk to the safety of Banjup residents than the marginal benefits proposed in this amendment. If Council was serious about fire safety (and not concerned about related cost) why does it keep proposing to directly increase our risks so</p>	<p>Objection noted and partially supported.</p> <p>Response to 2.1: Comment noted. The location the Banjup volunteer bush fire brigade is not a matter subject to Amendment 92.</p> <p>Response to 2.2: Comment noted. The City has responsibilities, under the Land Administration Act, to maintain its property and land vested in its control, including road verges. However, such matters are not subject to Amendment 92.</p> <p>Response to 2.3: Comment Noted.</p> <p>Response to 2.4: Comments Noted. The matter of fire breaks inspections their timing and issuing of notices is not a matter subject to Amendment 92.</p> <p>Response to 2.5: The undergrounding of Power is not a matter subject to Amendment 92.</p> <p>Response to 2.6: Comment noted. The City has responsibilities, under the Land Administration Act, to maintain its property and land vested</p>

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		<p>that it can save money?</p> <p>2) Cut back vegetation on roadside verges, particularly in cui-de-sacs. For example, repeatedly over the past 2 years we have requested the City, through the Mayor and others, to cut back the scrub trees along Scofield Place, yet nothing has been done. We note from the minutes of the Bushfire Reference Group that council officers are pressing for higher penalties with no warnings for fire break infringements and yet those same officers do little to improve the fire safety of the lands for which they are responsible.</p> <p>3) Optimize escape routes from cui de sacs, many of which are severely overgrown on the verge and present a significant fire hazard to those trying to make an escape from adjacent houses. Similarly, most roads in Banjup lack lane markings or reflectors, which could help residents safely, evacuate at times of low visibility due to smoke. Remove the requirement for fire permits in the winter months. This restriction is not present in other suburbs and the associated imposition has lead to an increase in fireload in the Banjup area over the last 3-4 years since it was introduced. This is similar to the increasing restrictions on burnbacks in country areas. Your good intent is proving to be counterproductive and unfortunately increasing our risk profile.</p> <p>4) Enforce the maintenance of the firebreaks by owners. However, inspections should occur prior to the fire season commencing, say October, to ensure that the firebreaks are 3m wide and 4m tall, with a friendly reminder to owners that the tracks should be ready for truck access. The current system of issuing notices in the searing heat of summer is not a collaborative way to manage this issue. This will give time for owners to remove obstructing vegetation before the 30 of November.</p> <p>5) Providing/sponsoring/subsidising underground power to Banjup residents. Most residents require electricity to pump water and help combat bush fires. Burying power lines would ensure the availability of electricity in bushfire situations.</p> <p>6) Reduce the density of vegetation on road verges, particularly under power lines.</p> <p>7) Provide a standard design, Council pre-approved, fire shelter design, that residents could install on their block, with Council providing a free on-site approval and free inspection on request, i.e. make it easy for residents to install protection facilities.</p> <p>8) Provide a 'text alert' service, so that residents can be quickly informed of fire threats, location, wind direction & speed, road closure etc. Voluntary subscription.</p> <p>9) Hold education workshops for rural residents, educational material such as template fire plans, with details to be completed by residents, fight or flight, equipment, where to meet, pets etc.</p>	<p>in its control, including road verges. However, such matters are not subject to Amendment 92.</p> <p>Response to 2.7: The Australian Building Codes Board (ABCB) in 2010 released a set of Performance Standards for Private Bushfire Shelters. However, the ABCB notes that the Standard and private bushfire shelters are not a standalone solution to protect people in bushfires. A proposal to construct such a structure would be construed as development and require approval as per the City's Town Planning Scheme No. 3.</p> <p>Response to 2.8: The provision of a text message based alert system is a matter for the State Government through FESA.</p> <p>Response to 2.9: Comment noted. The City currently undertakes a number of education campaigns concerning fire preparedness, management and response.</p> <p>Response to 2.10: The City is proactively seeking to deal with bushfire risks, through ensuring the risk posed by bushfire prone areas are recognised and dealt with through all relevant planning, subdivision and development considerations. The disincentives of imposing higher building costs thorough bush fire designation; such as lowering property prices, insurance issues and potential developers viewing the imposition of</p>

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		<p>10) Let us assess and find our own balance of lifestyle and safety without imposition. Respect our rural lifestyle,</p> <p>3. DEVIL IN THE DETAIL OF IMPLEMENTATION</p> <p>3.1. New and enhanced houses</p> <p>The BRG notes the City's commitment that the proposed changes to the Town Planning Scheme and building regulations applies to new houses built in Bush Fire Prone Areas, such as Banjup, and is not retrospective on existing houses, except when the house is 'expanded'.</p> <p>Representatives of the BRG have met with Cockburn officers and have come to understand that the proposed changes will only apply to existing houses if the expansion is 'major'. We submit that 'major' is too subjective a term to use in what could, in some instances, become an emotional debate between house owner and council. We submit, therefore, that Cockburn, in consultation with ratepayers, adopt a 'Local Planning Policy' that clearly defines what a 'major' expansion is.</p> <p>We submit that the 'Local Planning Policy' should define a "major expansion" as that which expands the 'footprint' of the existing residence by more than 50% or which would make an upper storey on an existing residence more than 50% of the existing footprint.</p> <p>3.2. Sheds, garages and other outbuildings</p> <p>The City's proposal speaks only of expansions to existing houses. It is silent on new or changed outbuildings, such as sheds, garages, and stables. We submit that if a new or changed outbuilding is further than 20 metres from an existing residence, then the proposed regulations would apply only to it and not to the existing residence. The same definition of a major expansion under a Local Planning Policy would apply equally to a change to an existing outbuilding as to an existing residence.</p> <p>We accept that if a new or changed outbuilding is closer to an existing residence than 20 metres, then the footprints of the residence and outbuildings may be aggregated for the purpose of determining a 'major expansion'.</p> <p>3.3. Oversized clearance zone</p> <p>The 20m zone around a house is an excessive clearance footprint compared to the block size. Most blocks are 100m wide. With a 3-4m firebreak on either side, a house of 20 to 30m wide and then a potential 20m clearance again on either side. All we are left with is a narrow corridor of typically sparse vegetation of about 15m either side between</p>	<p>additional construction standards as a disincentive to invest must be carefully weighed against the wider responsibility of Local Government</p> <p>Response to 3.1: Amendment 92 will provide NO powers to retrospectively require residents of Bushfire Prone Areas to upgrade their residences or outbuilding to the higher Australian Standard. The City however encourages residents to properly address and recognise the fire risk that may apply to their land.</p> <p>Amendment 92 will require all new single houses, extensions, outbuilding and swimming pools to undergo planning approval when identified as bushfire prone on a Bushfire Hazard Assessment Map. This will allow for those items noted in clause 6.6 of the Scheme Amendment to be statutorily imposed as a condition of planning approval.</p> <p>Where proposals to extend of alter an existing dwelling is proposed in a Bushfire Prone Area that proposal will be required to also appropriately address the bushfire risk of the area. Where a minor addition is proposed there is no intention to require the upgrade of the entire dwelling or the building of the extension to ASC2959-2009. Such requirements will only be required where an extension is deemed 'major'. It is seen as appropriate for consistency for residents, developers and City staff that such a distinction be defined and outlined through a</p>

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		<p>neighbours.</p> <p>What "vegetation" can be expected around the house? Only lawn? High on water consumption that will further lower our water table. Banjup sits on the Jandakot water mound. We rely only on bore and rain water for water consumption. Also with lawn comes fertilizers that pollute the water we drink! This amendment will turn Banjup into a suburb of private footy ovals and cricket pitches, not the rural image we all came here to live for.</p> <p>4. BANJUP'S LANDSCAPE</p> <p>We understand that one of the reasons the City is proposing this amendment is the concern generated by recent bush fires in Margaret River and Roleystone. It should be noted that the terrain in Banjup is different. The landscape is flat and sparsely vegetated, with most trees no more than 7m tall. The ferocity and consequence of the above bush fires was exacerbated by the hills and dense trees with canopies reaching 30m in height, which combined caused the fire to accelerate and was thus uncontrollable. It is also believed that the vegetation in Banjup presents a smaller fireload on the ground.</p> <p>Banjup is close to water sources for helicopters to refill during bush fires (Harvest Lake for example).</p> <p>Banjup has a good network of road and tracks for bush access.</p> <p>5. THE CONTRADICTION</p> <p>Landowners are not allowed to cut native vegetation.</p> <p>Landowners are supplied with grants to plant native vegetation, but this amendment would have us clear areas of -1 000m², a significant area of the block.</p> <p>Lawns are likely to be used as the buffer, contrary to your desire to minimize pollutants and water usage.</p> <p>Council is trying to urbanize the rural lifestyle, but is selective in the services it provides us (e.g. no deep sewerage, scheme water, street lighting, pavements). It is noted that Council intends that residents will fund the cost of their urban based impositions on rural constituents. An example of this urban mindset would be the Fire Permit system, imposed even in mid winter, a system that no other council has imposed in these months, and the permit itself given the alarmist title, "Permission to set fire to the bush" when typically all we want to do is burn a pile of sticks?</p> <p>6. ENVIRONMENTAL CONSEQUENCES</p>	<p>planning mechanism.</p> <p>Response to 3.2: ASC2959-2009 notes requirements for outbuildings when proposed in a Bushfire Prone Area. For the most part when outbuildings are proposed in a Bushfire Prone Area such dwellings must meet the requirements of the dwelling or be appropriately fire separated when they are located with 6m of a dwelling.</p> <p>Response to 3.3: The Fire Separation Zone or Hazard Separation Zone is usually a 20m wide buffer between the dwelling and the bushfire hazard. The vegetation in such an area must be of a reduced fuel load. Such an area does not have to be devoid of native vegetation.</p> <p>Response to 4: The City is not in a position to make comment on the proportional fire risk of its suburbs compared to Margaret River or Roleystone. However, any Bushfire Attack Level Assessment will take into consideration the topography, vegetation, fuel load and other site specific factors.</p> <p>Response to 5: Comments noted. Such items have been responded to in preceding responses.</p> <p>Response to 6: As noted above those premises not undertaking development will not be required to undertake any action. As such there will be no required clearing of the</p>

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		<p>Many houses in Banjup are more than 20-30 years old and were not designed according to passive solar design principles. Clearing all vegetation around the house will increase the heat load in summer and accordingly increase the use of air conditioning, electricity consumption (cost) and associated greenhouse gases due to the lack of shade. Vegetation would also provide a cooling effect to new houses.</p> <p>In summer; when coming home from the city, the temperature drop once leaving the freeway and entering Banjup is noticeable, about 4-5 deg C less, an affect we attribute to the rural vegetation. The reduction in vegetation will play a role in increasing background temperatures throughout the suburb and may well lead to heat stress (death) of the remaining vegetation.</p> <p>Banjup's wildlife (bandicoots, snakes, bobtail lizard, etc) will be reduced.</p> <p>7. COST & LIFESTYLE</p> <p>Whilst we appreciate the intent is to enhance the safety of Banjup residents, we are concerned that the amendments will detrimentally affect the value of our assets due to the liabilities that you are imposing upon them. Extensions to existing properties and new builds will be saddled with the cost of large water tanks, clearance of vegetation, upkeep of lawns, higher cooling costs, greater levels of insulation and a neighbourhood where we face of against our neighbour. Residents of Banjup accept the risk associated with their rural lifestyle, that is why we chose to live here, rather than the urban development the City seems intent on turning this into.</p>	<p>vegetation around their house.</p> <p>Response to 7: Final comments noted.</p>
11.	Frank Kroll, Water Corporation PO Box 100 LEEDERVILLE WA 6902	<p>Support</p> <p>Thank you for your letter dated 26 June 2012. The Water Corporation does not object to the application, subject to the following advice.</p> <p>It is noted the land is zoned is primarily Rural, and the land is predominantly not serviced not serviced by a scheme water supply. A potable scheme water supply consists of reticulation mains (below 300mm in diameter) and distribution mains which are designed to comply with the Corporation's Operating Licence and other criteria concerning the Department of Health, Department of Water and Australian Drinking Water Guidelines for the purpose of supplying drinking water.</p> <p>Reticulation mains have hydrants in accordance with the Corporation's Design Manual. Distribution mains through the area provide conveyance to their destinations and are not normally tapped for other purposes.</p>	Submission Noted

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		<p>Considering the above, the key bushfire protection measures should focus on fire prevention, as scheme water supplies will be spatially very limited for fire fighting in the areas designated.</p> <p>The Water Corporation's bushfire protection measures in Bushfire Protection Areas includes creating a sterile 20m (minimum) zone around its facilities such as pump stations, tanks and other above ground assets, as well as installing ember screens to buildings, and removing gutters from buildings in bushfire prone areas.</p> <p>The rezoning proposal is therefore noted, and the Corporation's assets will be classified in asset management plans for protection. Should you have any further queries, please do not hesitate to contact the undersigned.</p>	
12.	<p>Greg & Mary Devlin 72 Collis Road WATTLEUP WA 6166</p>	<p>Objection</p> <p>We believe this proposal is to a large extent an overkill of a problem which needs to be addressed from various authorities' ends rather than land owners. The majority of bushfires have been started by poor management of burns by DEC exuberated by some stupid demarcation lines between FESA and DEC and seldom have been started by owners.</p> <p>We believe that what is proposed regarding Bushfire Prone Areas is flawed on many fronts and an unnecessary overkill. Throwing more regulation at a problem is not the way to fix it. We need to keep to simple and common sense prevention measures rather than stack on a raft of regulations and costs If an area is considered fire prone, we should make it NOT FIREPRONE. This would also mean that surrounding areas would need to made NOT FIREPRONE as well. (natural bush, Water Authority land, etc)</p> <p>As far as we can see, most of the Wattleup area is far safer than many hills areas. Where tall trees abound and cover most houses for kilometres on end. The hills terrain often makes access difficult as well. Almost no construction could save houses in that situation short of thick concrete walls and rooves and steel shutters over the windows.</p> <p>OWNER OCCUPIED LAND.</p> <p>In our area, most of the blocks are to a large extent cleared. There is road access front and rear and even the treed blocks also often have side access via neighbours' land as well. This is in addition to the fire breaks already required. We already have firebreak regulations which are policed and enforced. These have worked well in the past, and fire awareness has increased a lot more than years ago. Do not let us get bogged down in more red tape in trying to fix a nonexistent problem. Even for burning off in winter, a Council permit is required and a Ranger inspects the area before a permit is issued.</p>	<p>Amendment 92 identifies all land zoned Rural, Rural Living, Resource and Conservation under the Town Planning Scheme as being Bushfire Prone with a Special Control Area. The purpose of this Amendment is in part to ensure that development affectively addresses the level of bushfire hazard applying to the land.</p> <p>Further mapping will be undertaken as part as part of the establishment of a Bushfire Hazard Assessment Map. This will take a more site specific approach to the identification of bushfire risk to current and future residences.</p> <p>OWNER OCCUPIED LAND</p> <p>A future bushfire hazard assessment map will allow Council to look at the site specific areas before requiring higher building and planning requirements. Areas not meeting the methodology set down for identification of bushfire prone land will not be indicated as such. These areas would not be subject to higher building and planning standards.</p>

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		<p>If a fire were to start on an owner occupied block, the chances of containing it quickly are far and away greater than on the large areas.</p> <p>Latitude 32 land and Water Supply land in Henderson Road.</p> <p>These areas of land are often way larger and more heavily treed than the private land. Yet they are not included in the BPA. Why?? We see more of a threat coming from these areas than the private ones. Any recent large fires in this area have been from similar such places. Once it starts, containment is almost impossible until it reaches a road or other open space.</p> <p>If bushfires can be prevented from starting in these large areas, or effectively and quickly extinguished, there will be no need to alter the construction of houses.</p> <p>We also know that firebugs have been responsible for many fires. too. Here again, they are generally started on these large areas, seldom on a private property.(detection is unlikely and they get more" bang for their buck")</p> <p>As an example, the Water Supply land has one firebreak around it, yet. a similar sized owner occupied area can have 30 odd lots, all with a firebreak around each and far better access. It is obvious as to which is the safer area. We need to look at and address dangers where they actually exist.(Cadastral maps actually show the Water supply area as many separate blocks. Should each be firebreaked?)</p> <p>The proposal is choosing to ignore these areas and is labelling the private land as fire prone!!!???. Let us check the perspective, here, for Goodness sake.</p> <p>BUILDING REGULATIONS</p> <p>These can certainly be examined, but they are already causing a lot of grief to owners and builders alike as per the current upgraded regs. Let us get those sorted out before we embark on more.</p> <p>INSURANCE</p> <p>Once an area is listed as BPA, it is a fair assumption that Insurance Co's will raise the premiums. This happened in flood prone areas, often to the tune of several thousand dollars. Households have already had massive power increases, water charges (for those who have water) are set to rise, also, so we do not need anymore. We now have the flow on from the Carbon Tax soon to come.(anyone who says there will no flow on would also see Elvis at the local shops)</p> <p>FESA AND DEC</p>	<p>Latitude 32 land and water supply land</p> <p>Land within the Latitude 32 area is regulated by the Hope Valley-Wattleup Redevelopment Act. The City has limited authority or control over this land.</p> <p>Insurance Premiums</p> <p>The Insurance industry has been clear that the assessment of insurance premiums takes into consideration a number of factors. The bushfire risk of an area should already be factored in even without a designation.</p> <p>In the future properties that are built to a higher standard may be subject to lower premiums due to the higher level of survivability during a fire event.</p>

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		<p>We have a ridiculous situation where a demarcation existed between these two bodies. We know this is finally being addressed and a totally incompetent Minister has been removed from office (at last), so this area of stupidity will, hopefully be cleared up. Surely a fire is a fire, so whoever can attend should be able to deal with it , no matter who or where they are from. The Kelmscott fires may not have been so severe if this situation did not exist.</p> <p>It is noticeable that the severity and possibly the amount of fires has increased in recent years. Yet more land has been denuded of trees by developers. This points to some sort of mismanagement occurring. It has been reported that the admin staff in FESA numbered about 40 some 10 years ago, but now numbers 400 with no increase in fire fighters "on the ground" Yet we now have, allegedly, a major bushfire problem???</p> <p>Let us get back to practical basics and common sense before embarking on more red tape and regulations.</p> <p>BURN OFFS</p> <p>Many of these fires have been caused by extremely poorly managed burnoffs by DEC. This was NOT the fault of land owners, the fires came from Govt land.</p> <p>LANDOWNERS RESPONSIBILITY</p> <p>As is largely the case now, landowners do need to remove excess vegetation from around buildings and remove tall trees that are within say 10 metres of buildings Stacks of firewood or other combustible material also needs to be stored some 10 metres away. Gas bottles need to be away from any source of combustible material also.</p> <p>These are commonsense matters which need to be flagged and enforced before we charge off down the road to more regulation</p>	
13.	Mark Taylor 287 Jandakot Road JANDAKOT WA 6164	<p>The proposed amendment is a case of bureaucratic overkill. A far simpler approach of achieving the same outcome would be to amend the Town Planning Scheme to make all new residences on resource (rural) land subject to meet higher building standards.</p> <p>I would like to propose that you drop your amendment and adopt the approach that I have outlined as above.</p> <p>There are anomalies with your proposed amendment:</p> <p>1) Reserves have not been included. These reserves could in future have ranger's</p>	<p>Objection noted though not supported.</p> <p>The decision to include on the Rural, Rural Living, Resource and Conservation zones in the Bushfire Prone Special Control Area was on the basis that those zones reflect the clear and present risk of bushfires. While residential areas may be subject to risks, it was considered</p>

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		<p>residences amenities buildings and other structures.</p> <ol style="list-style-type: none"> 2) Airport land has been excluded this could also in the future have residences and I believe already does so. 3) Land that has been cleared could be excluded from your mapping. This could in future regrow. 4) Standards are not freely available. I tried to look up the standards through the government on the internet and would have to pay to download them. 5) The name BFP is suggestive of a hazard which might not exist on some properties and is an incorrect term to use in all cases. <p>There are also down falls for existing property owners:</p> <ol style="list-style-type: none"> 1) The suggestive term Bush Fire Prone could turn buyers off from purchasing property even if no hazard exists. 2) Insurance companies will obviously review this and could potentially use this as an excuse to drive up premiums unnecessarily. 3) If land use changes in the future costly bureaucracy will drive up land costs. 4) If you own land adjoining a BFP area it could also drive down your own property value and increase your insurance. <p>It is interesting to note that in your proposal land owners adjoin BFP areas are not required to meet any new building standards. These new building standards could possibly be closer to the bush than buildings on BFP land.</p> <p>The name BFP is suggestive of a hazard which might not exist on same properties and is an incorrect term to use. Your proposal penalises small stake holders who have done the correct thing as promoted by the shire to retain bush. This further proposed impost by the shire could result in the degradation of land by clearing.</p> <p>I would ask you to please reconsider your approach and adopt a simpler one such as my suggestion.</p>	<p>that their existence in a fully urban environment needed to be treated differently to our rural zones which are a significantly heightened risk in terms of fire.</p> <p>The exclusion of regional and local reserves from the Amendment area is not a reflection of their level of fire risk but more a reflection on the type of use such land is utilised for. Amendment 92 is primarily focused on the protection of human life through the implementation of higher building standards. Such development is not traditionally found within reserved land.</p> <p>With regard to land within Jandakot Airport. This land is controlled via a masterplan approved under the Commonwealth Airports Act. The powers of the Planning and Development Act are limited with regard to airport land.</p> <p>It is envisioned that Bushfire Hazard Assessment Maps will be assessed regularly due to the changing nature of bushland. Moreover, any resident can request for a re assessment of their classification at any time.</p> <p>While Amendment 92 will place additional cost impositions on landowners and developers seeking to undertake development in bushfire prone areas, these are considered not to represent a magnitude which should dissuade this being seen for the broader importance of development being undertaken in a</p>

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			<p>more appropriate manner cognisant of the bushfire risk.</p> <p>It is believed that the current wording and formulation of Amendment 92 is appropriate and offers the best approach to tackling the bushfire threat within the City. A Local Planning Policy will be created to clarify for landowners and developers a number of points raised through community consultation.</p>
14.	<p>Miljenko Garbin 340 Wattleup Road WATTLEUP WA 6166</p>	<p>Objection</p> <p>This land should NOT be included in a Bush Fire Prone area. The land (340 Wattleup Road) is no more within a risk area than land facing Pearse Road and land next door facing Wattleup Road which in both cases are excluded from the Bush Fire Prone Area.</p>	<p>The City has identified all rural type land as being part of the Bushfire Prone Special Control Area as these environments are more predisposed to bushfire risk.</p> <p>Further mapping will be undertaken as part of a bushfire hazard assessment process that will look at the broad area in more detail.</p>
15.	<p>Dr Katinka Ruthrof & Dr David Savat 124 Lorimer Road BEELIAR WA 6164</p>	<p>A number of aspects of the amendment concern us, which we have outlined below:</p> <ol style="list-style-type: none"> 1. By designating a property part of a Bushfire Prone Area it places an additional financial encumbrance on the owners of that land through potential increases in insurance premiums; 2. The amendment does not outline who will be undertaking the bushfire attack level assessment, what type of training this officer will have, how often this will occur, or whether a charge to the property owner will be associated with it; 3. The amendment does not outline whether and how bushland conservation will be taken into account within the bushfire attack level assessment; and 4. The Amendment does not explicitly state that existing houses will not require higher building standards. In the FAQ, it states, "In general, no". 	<p>Comments Noted.</p> <p>Concerns on the matter of insurance premiums is noted above and in the Council Agenda Report.</p> <p>A Bushfire Attack Level Assessment will be required should development be proposed. There will be no requirement to undertake regular assessments.</p> <p>A Local Planning Policy will be established that will clarify how the competing priorities of environmental protection and human life can be balanced in bushfire prone areas.</p> <p>There is no authority given or power</p>

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			available to retrospectively force landowners to upgrade existing houses when no development is proposed.
16.	Warren Mitchell, Department of Indigenous Affairs PO Box 3153 EAST PERTH WA 6892	<p>Thank you for your correspondence dated 26th June 2012 seeking our comment on Proposed Scheme Amendment No. 92 (PSA92) to Cockburn Town Planning Scheme No. 3, to create special control areas in specific locations within your municipality that are prone to bushfire. The details of the proposed amendments have been provided to the Department of Indigenous Affairs (DIA) in your letter of June 26th, 2012 with the specific location of the areas to be affected attached in Maps 1 and 2 of PSA92.</p> <p>The information you provided has been reviewed and based on that information it is advised that there are four registered Aboriginal heritage sites currently mapped on the Register of Aboriginal Sites that meet the requirements of Section 5 of the <i>Aboriginal Heritage Act, 1972 (AHA)</i> in the area under consideration. These are: DIA 3292 (<i>Thomsons Lake</i>) DIA 3447 (<i>Mather Reserve, Banjup</i>) DIA 4311 (<i>Acourt Road, Banjup</i>) DIA 21811 (<i>Kraemer Reserve</i>)</p> <p>In addition, there are four locations that may meet the requirements of Section 5 of the <i>AHA</i> with further recording. There is insufficient information about these sites within the files held at the DIA for the Australian Cultural Material Committee (ACMC) to assess each location by the criteria of Section 5 of the <i>AHA</i>.</p> <p>They are currently mapped on the Register to alert the public to the possibility that there may be Aboriginal heritage sites at each location. These sites are: DIA 3300 (<i>Readymix Sandpit 2</i>) DIA 4108 (<i>Readymix Sandpit 1</i>) DIA 4309 (<i>Prinsep Road</i>) DIA 4339 (<i>Warton Road, Banjup</i>)</p> <p>Two further locations that are noted on the Register of Sites fall within the work area intended for use in PSA92. These are: DIA 3301 (<i>Banjup, Calsif</i>) DIA 3446 (<i>Barlram Swamp, Banjup</i>)</p> <p>These two locations have been previously assessed by the ACMC. Based on the information available at that time, neither was deemed to be an Aboriginal heritage site</p>	Comment Noted

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		<p>because neither satisfies the criteria of Section 5 of the <i>AHA</i>. The information about these locations is retained on the Register as stored data only; while each place may not qualify as a site under the definition of Section 5 of the <i>AHA</i>, they may nevertheless be of some importance or significance to the Indigenous Australians of the area.</p> <p>The ten locations given above are either wholly within, share common ground with, or have a common boundary with the Bushfire Prone Areas as given in PSA92. Each location also has an "open" status in the DIA Register. Thus, the data that provide the precise boundaries of each location are available to the public in the DIA's Aboriginal Heritage Inquiry System, which can be accessed via the following link:</p> <p>http://~.dia.wa.gov.au/en/Site-Search/Aboriginai-Heritage-Inquiry-System/</p> <p>GIS data taken from the Register reveals that places of relevance to Aboriginal heritage (over and above the ten already identified) are present on the land around and between the specific plots that are the subject of PSA92. These likely comprise a mixture of registered sites, sites that have not been assessed as of the date of this correspondence due to insufficiency of information, and locations that do not meet the criteria to be identified as a site under Section 5 of the <i>AHA</i> but are on the Register because they are nevertheless important to the local traditional owners.</p> <p>Moreover, aerial photographs show that some of the terrain in this locality is of the 'wetlands' ecological type, and it has been established from both historical sources and archaeological/ethnographic research that wetlands areas were highly prized as hunting and camping grounds by Indigenous Australians in the pre-contact and early colonial eras. Furthermore, in some parts of the PSA92 area the land is relatively undisturbed by post-contact rural, urban and industrial developments. All of these factors increase the possibility that there are unregistered Aboriginal heritage sites and subsurface archaeological deposits in the area under consideration for PSA92.</p> <p>Neither the letter received by the DIA on June 26 of this year nor the information provided in the City of Cockburn website regarding PSA92 make it clear whether ground disturbance activities are a component of the proposed amendment. If any such activities are intended (for example, the creation of firebreaks by bulldozers), the potential to adversely affect Aboriginal heritage sites (both known and unknown) increases by a considerable margin.</p> <p>All Aboriginal heritage sites (whether known to the DIA or not) are protected under the <i>Aboriginal Heritage Act, 1972 (AHA)</i>. Where rezoning of land is occurring for the purposes of development, we would like to reinforce that under the <i>AHA</i> it is the responsibility of the developer to inform its personnel and agents of the heritage values in the areas in question and assess the risks of potential impacts to Aboriginal heritage sites. It is recommended that advice on compliance with the <i>AHA</i> be provided to all</p>	

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		<p>parties affected by the proposed rezoning.</p> <p>Please find below a link to our Due Diligence Guidelines for assistance that will help in identifying the risk that proposed activities may have on adversely impacting Aboriginal heritage values:</p> <p>http://www.dia.wa.gov.au/Documents/HeritageCulture/Heritage%20managementiAHA Due Diligence Guidelines.pdf</p> <p>Should cultural material or a new site be discovered, there is an obligation under section 15 of the <i>AHA</i> to report the information to the Registrar of Aboriginal Sites. If you have any questions regarding this matter, please contact Senior Heritage Officer Warren Mitchell on (08) 6551 8136 or Warren.Mitchell@dia.wa.gov.au.</p>	
ci17	<p>Urban Design Plan Development PO Box 1820 FREMANTLE WA 6959</p>	<p>Final Submission This is the completed submission by urbanplan lodged on behalf of the owners of Lots 11 and 74 Beenyup Road Banjup, being A. Poli and Omega Management Services Pty. Ltd. and Bellridge Corporation respectively in accordance with Form 4 and Planning Regulations 16 and 20.</p> <p>Summary Urbanplan submits the proposed Scheme Amendment No. 92 is inadequate as it is a gross attempt to apply a head of power to formally implement Bushfire Protection Guidance. While implementation powers are arguably warranted for fire management, in summary, urbanplan is of the view that:</p> <ul style="list-style-type: none"> • fire management should not strictly apply the 'bushfire' approach as used in rural areas • fire management should be addressed in the urban context • a more concise site specific application is warranted through Structure Plan provisions • this concise approach should integrate wetland buffer management. <p>A site specific and managed approach to urban fire and wetland buffer implementation will enable:</p> <ul style="list-style-type: none"> • quick response defensible development • maintenance of functional wetland buffers • management responsibility placed onto property owners with • governance powers administered by Local Government through Structure Plan powers and Fire Break Orders and • application of the Australian Standard 3959. 	<p>Objection noted though not supported.</p> <p>Structure Planning is an appropriate approach to undertake the inclusion of bushfire prone requirements. However, as the majority of the City and the entirety of the City's rural, rural living and resource zones do not feature a Special Control Area – Development Area overlay over the base zoning, therefore such an approach is not feasible. Moreover, the period of time it would take for these structure plans to be created, submitted and approved is deemed too great. This also assumes a Structure Plan would be submitted at all.</p> <p>Amendment 92 created a new Special Control Area (SCA), one solely concerned with the identification of bushfire prone land. This SCA covers the rural areas of the City deemed to have a greater disposition to bush fire risk.</p>

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		<p>Observations On Proposed Scheme Amendment No. 92 It is evident the objective of Scheme Amendment Number 92 is to provide Heads of Power to ensure bush fire management is applied.</p> <p>urbanplan's concerns about the proposed Amendment are numerous. The Amendment:</p> <ul style="list-style-type: none"> • implies a presumption Against development within 100 metre Bushfire Prone Buffer • offers no criteria by which Fire Prone areas are mapped • applies Bushfire Protection Guidance to an Urban fire management situation where response times to fire risk are greatly reduced • defines areas prone to bush fire simply based on Cadastre based and not geomorphologic site or data assessment. <p>urbanplan's objective in lodging this submission is to demonstrate the ability to apply site specific urban fire assessment and management to Lots 11 and 7 4 as indicated in the advertised Amendment:</p> <p>"land owners retain a right to request review of the classification of their land on any Bushfire Hazard Assessment Map"</p> <p>In lodging this submission on behalf of Bellridge Corporation, urbanplan wishes to ensure the City's willingness to accept and implement site specific urban fire hazard assessment and management applied through the Structure Plan provisions as supported by a Development Zone Amendment for Lots 11 and 74.</p> <p>Buffer To Conservation Wetland In assessing and managing the fire risk, our proposal is to conserve the Conservation Category Wetland and manage the associated buffer.</p> <p>It is acknowledged part of subject land is classified Conservation Category Wetland. In accordance with the Planning Commission's guidance for management of wetlands, a buffer will be defined dependent upon values, functions and attributes of the wetland.</p> <p>Significantly, the buffer serves to protect against threats to the wetland from proposed residential development.</p> <p>Defining Wetland A wetland is defined by the identification of geomorphic wetland attributes and analysis of their area requirements. With reference to 'tripartite' test for wetland definition, being Hydritic soils, Wetland vegetation and Hydrology, the western portion of CCW within</p> <p>Lots 11 and 74 has a rapid increase in topographic gradient and sharp delineation</p>	<p>Amendment 92 will allow for the creation of bushfire hazard assessment maps, these maps take a more site specific approach to the identification of the more general threat of fire mentioned above.</p> <p>Only land identified on the Bushfire SCA and shown on a bushfire hazard assessment map will be subject to the higher building standards and other development requirements.</p> <p>With regard to Lots 11 and 74 Beenyup Road Banjup, the matter of this submission. Should a request to rezone the land be forthcoming the inclusion of the land within the boundary of Amendment 92 will require an applicant to address the fire risk of the site as part of the rezoning process. Should the land be rezoned to an urban zone the bushfire prone SCA would cease to exist on such land. However, any future structure plan for this site would be required to address the surrounding bushfire risk to the satisfaction of the City, FESA and the WAPC.</p> <p>As such the process outlined in the submission will be undertaken should the subject land be rezoned to an urban zoning.</p> <p>However, as noted above, such requirements cannot be implemented on rural land in areas not subject to structure planning. To take the approach suggested in this submission would be an unnecessary</p>

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		<p>between fringing vegetation and upland vegetation as well as sharp decrease in groundwater depth below ground level. The wetland edge is well defined.</p> <p>Managed Approach to Urban fire Risk and Wetland Buffer The proposed managed approach applies the Bushfire Attack Level assessment as supported and empowered by a Statutory Structure Plan associated Management Plan and Fire Break Orders. Therefore the proposed managed approach to Hazard Separation Zone and Wetland Buffers is:</p> <ul style="list-style-type: none"> • Create larger Lots to edge of Wetland comprising: <ul style="list-style-type: none"> o Building Protection Zone o Managed Parkland Hazard Separation Zone including: <ul style="list-style-type: none"> Low Fire Load Wetland Buffer • 5 metre wide Trafficable Access Reserve including: <ul style="list-style-type: none"> o Fire Fighting Access o Integrated fire access o Fire Hydrants to trafficable access reserve <ul style="list-style-type: none"> ▪ Council administers Fire Regulations, statutory Structure Plan and Wetland Management. • Proposed residential buildings would comply with a rigorous AS 3959 fire hazard assessment. <p>Refer Figure 1 Proposed Layout and associated figure demonstrating parkland edge treatment to large lots adjacent wetland.</p> <p>This approach warrants a specific portion of the site, unconstrained by the CCW, to be reclassified to Development Zone including supporting Structure Plan provisions pursuant to 6.2.6.3 of the Scheme that empower the management. Additional cost of housing construction could be applied during Building Licence procedures.</p> <p>FESA and City of Cockburn Officers would review the BAL interpretation in accordance with FESA's the Protection against Bush Fire Guidance. In due course it is requested such fire management guidance be appropriately applied to the urban fire risk context.</p> <p>Positive Outcomes The Proposal provides positive outcomes including:</p> <ul style="list-style-type: none"> • heads of power to FESA and Council through a statutory Structure Plan process • management powers and access to Council • placing management responsibility onto property owners • larger lots to edge of Wetland with administered management structures • fire hydrants along the trafficable path to edge of wetland 	<p>risk.</p>

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		<ul style="list-style-type: none"> • pitches the larger edge of wetland lots to those interested in parkland wetland setting • alternative escapes route for existing LandCorp Subdivision <p>A managed approach is superior to standard approaches that might result in:</p> <ul style="list-style-type: none"> • greater fire risk and management by authorities • inadequate strategic fire access • total responsibility placed on Council. <p>Conclusion In conclusion, while urbanplan has no overt objective to pursuing a Heads of Power to implement fire management, the criticism is the proposed Amendment No. 92 applies Bushfire Protection Guidance to an Urban fire management situation where response times to fire risk are greatly reduced.</p> <p>urban plan recommends a site specific and managed approach to urban fire and wetland buffer implementation. This will have the ensuing benefits of applying urban fire management techniques such as Fire Hydrants to the source of risk, enabling quick response, defensible development and importantly places the management responsibility onto property owners as governed by Local Government through Structure Plan powers, Fire Break Orders and Australian Standard 3959.</p> <p>The proposed managed approach applies the Bushfire Attack Level assessment as supported and empowered by a Statutory Structure Plan and associated Management Plan.</p> <p>The proposed managed approach to Hazard Separation Zone and Wetland Buffers comprises creation of larger lots to edge of Wetland, being the responsibility of the owners, with a Building Protection Zone and managed Parkland Hazard Separation Zone separated from the fire risk by a 5 metre wide Trafficable Access Reserve including Fire Hydrants.</p>	
18	E Thorman, CLE Town Planning & Design PO Box 796 SUBIACO WA 6904	<p>This submission is lodged on behalf of Armadale Road Pty Ltd, the landowner of Lot 1 Armadale Road Banjup (Lot 1). The proposed Amendment 92 identifies Lot 1 within a Bushfire Prone Special Control Area and therefore subject to the proposed scheme text relating to Bushfire Prone Areas, specifically clause 6.6.</p> <p>Lot 1 is currently zoned Rural in accordance with the Metropolitan Region Scheme and Resource in accordance with the City of Cockburn Town Planning Scheme No.3 (TPS 3). Lot 1 forms part of MRS Amendment 1221/41 (Banjup Urban Precinct) which proposes a rezoning of the subject site from rural to urban. It is understood that this amendment is significantly progressed and is currently with the Minister for endorsement. Based on the continued favourable progression of the amendment to Parliament it is anticipated that the MRS urban zoning of Lot 1 will be effective by September / October 2012. The MRS</p>	Comments Noted.

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		<p>urban zoning over Lot 1 will enable an intensification of development over the site to be determined as part of the local structure planning process and a local planning scheme amendment.</p> <p>Our understanding of Scheme Amendment 92, as it relates to Lot 1, is as follows:</p> <ul style="list-style-type: none"> • Consistent with clause 6.6.1, a <i>Bush fire Prone Area</i> means an area located in the Rural Zone, Rural Living Zone, Resource Zone and Conservation Zone, identified by the local government and shown on Bushfire Hazard Assessment Map. <p>Lot 1 will be the subject of a future local planning scheme amendment which will amend the local planning scheme zone to one that is commensurate with the MRS urban zone (ie residential, mixed business, etc). This future local removal of the Special Control Area. In order to remove the Special Control Area zone from the subject site a bushfire hazard assessment will be undertaken. Following endorsement of the local planning scheme amendment and rezoning of Lot 1, the provisions of clause 6.6 Bushfire Prone Areas will no longer apply to the site. Any development applications subsequently lodged on the site will not be required to be supported by a bushfire hazard assessment.</p> <p>It is acknowledged that the WAPC Planning for Bushfire Protection Guidelines sets out a range of matters that need to be addressed at various stages of the planning process and that these requirements may still apply to Lot 1 as part of the structure plan, subdivision or development process.</p> <p>Thank you for the opportunity to comment on the proposed Amendment 92 to the City of Cockburn TPS 3. Please do not hesitate to call if you wish to discuss this submission.</p>	
19	Mark Neave 133 Britannia Avenue BEELIAR WA 6164	<p>Objection</p> <p>I do not support the introduction of the proposed "special control area" for the area outlined in the Town Planning Scheme – Amendment No. 92, for the area bounded by Fanstone, East Churchill, Stock Road and the rail line. We comply with Council regulations in regard to Fire Control annually and I regard any overbearing Control as another step to a "nanny state"</p>	Objection noted though not supported.

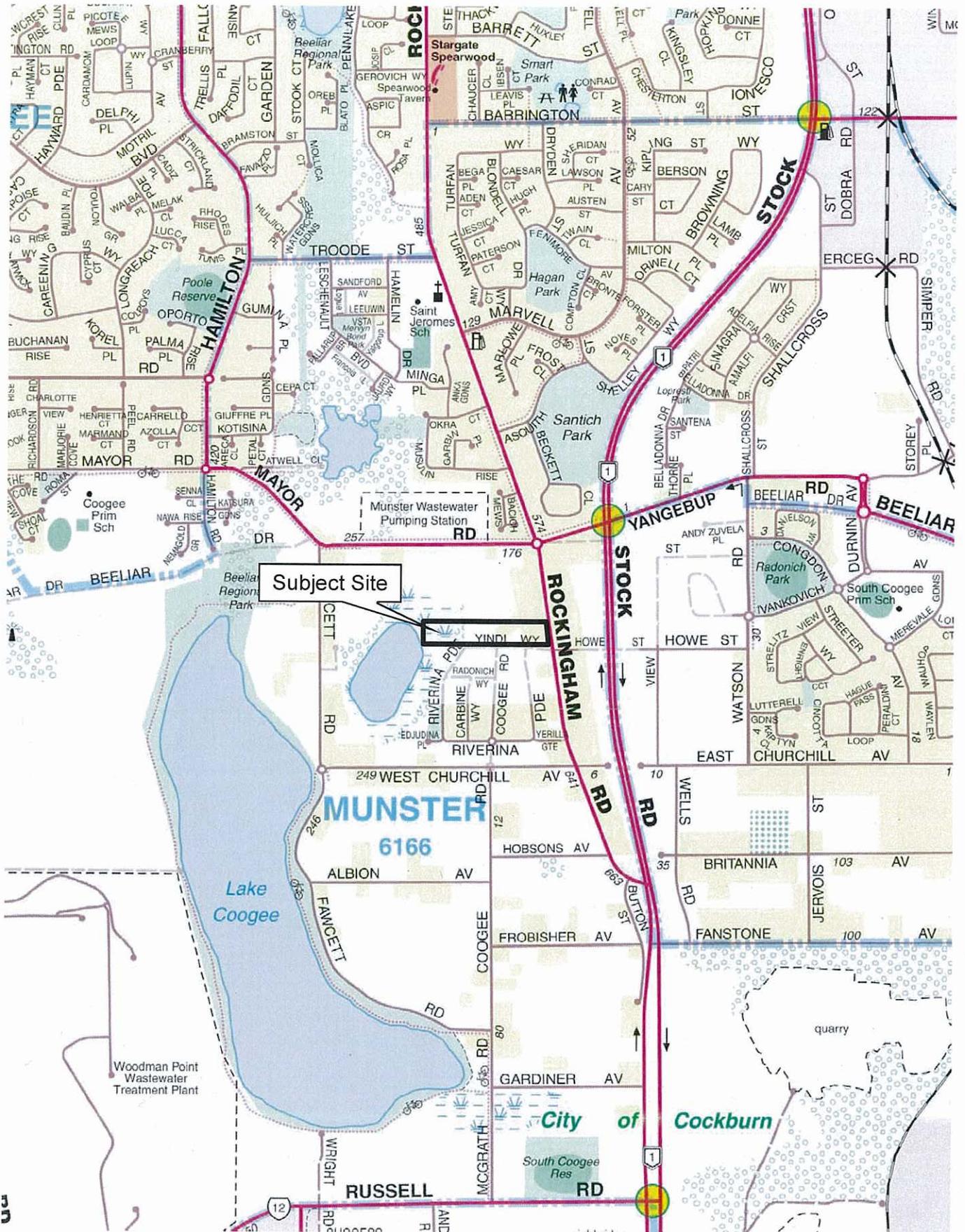


Figure 1

Location Plan

Lot 18 Rockingham Road, Munster



not to scale

July 12

10776-LP-F1-100402-A



LEGEND:

Zones and Reserves;

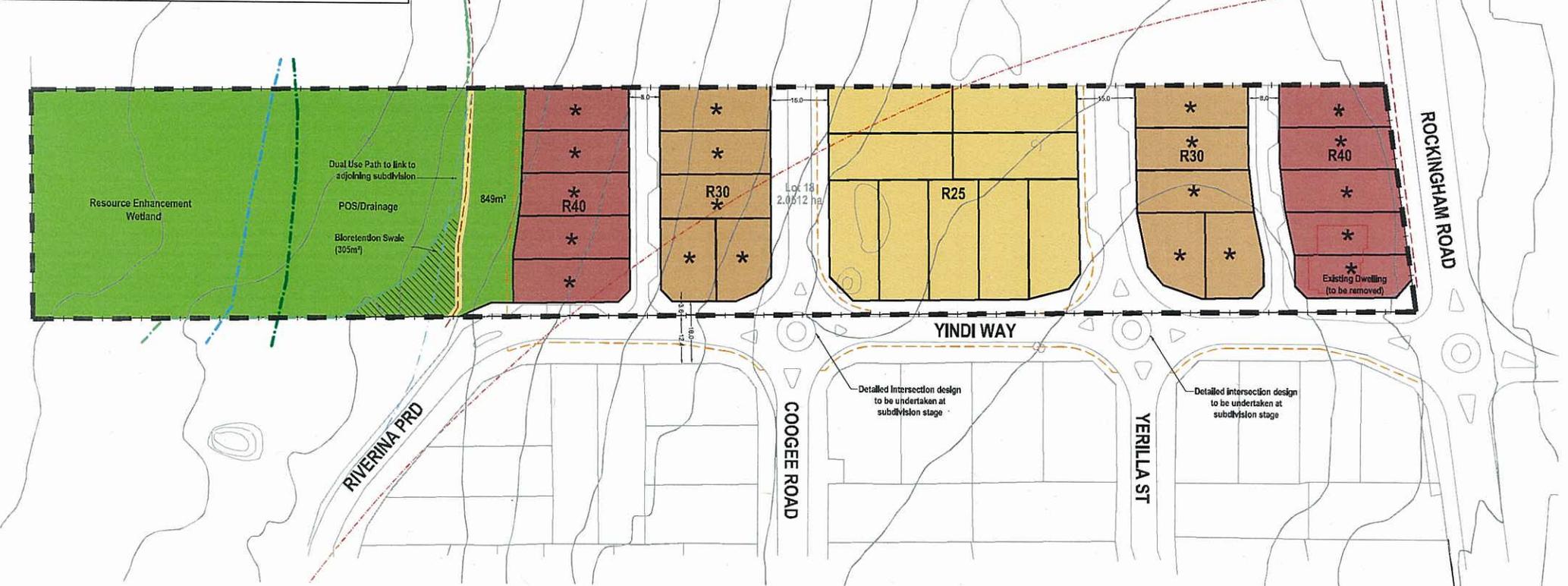
- Structure Plan Boundary
- Residential 25 (R25)
- Residential 30 (R30)
- Residential 40 (R40)
- Public Open Space

Other:

- 400m Walkable Catchment from Local Center
- Bush Forever
- REW Boundary
- EPP Welland Boundary
- REW Buffer (50m)
- Detailed Area Plan Required
- Dual use path
- Foot path

Implementation Notes:
 The following are to be undertaken by the Subdivider at Subdivision Stage:

1. Preparation and Implementation of a Fire Management Plan
2. Implementation of an endorsed Landscape Plan in relation to the identified area of POS.



LOCAL STRUCTURE PLAN
Lot 18 Rockingham Road
MUNSTER

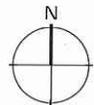


Subdivision, Rezoning, Structure Planning, Development Planning, Design, Advocacy

2953 Albany Highway,
 Kelmscott, WA 6111

T: 9495 1947
 F: 9495 1946
 admin@dykstra.com.au

19 July 2012



1:1000 @ A3

Figure 3

- Notes:**
- This document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement.
 - The dimensions, areas and number of lots are subject to survey and also the requirements of all authorities.

107764SPF3-120711A

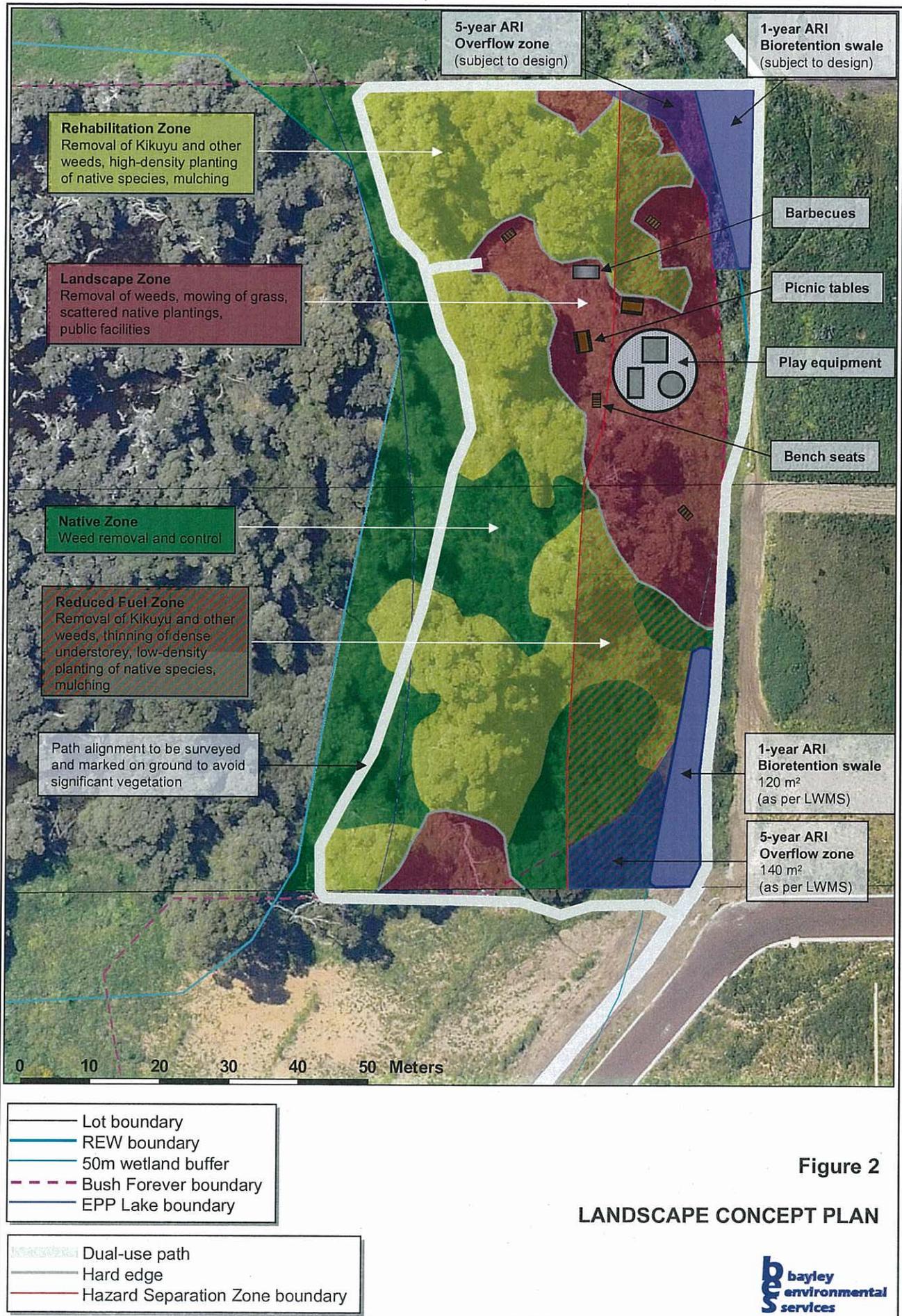


Figure 2

LANDSCAPE CONCEPT PLAN



SCHEDULE OF SUBMISSIONS
STRUCTURE PLAN PROPOSAL – LOT 18 ROCKINGHAM ROAD MUNSTER

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	Norm Walkerden, Telstra Forecasting & Area Planning Locked Bag 2525 Perth WA 6001	<p>Support</p> <p>Thank you for the above advice. At present, Telstra Corporation Limited has no objection. I have recorded it and look forward to further documentation as the development progresses.</p> <p>Any network extension that may be required for any development within the area concerned, the owner/developer will have to submit an application before construction is due to start to NBN Co. or the Telstra Smart Community website: http://www.telstra.com.au/smart-community/developers/ .</p> <p>More information regarding NBN Co. can be found on their website http://www.nbnco.com.au/ . I add this information about NBN Co. as it is not known when services will be available from NBNC. Telstra may provide services if NBN Co. cannot.</p> <p>Please dial 1100 (Dial before You Dig) for location of existing services.</p>	Support Noted
2	Suzana & Marinko Novak 4 Radonich Way MUNSTER WA 6166 <ul style="list-style-type: none"> • Details to be kept confidential 	<p>Objection</p> <p>There is not 1 R20 block in this subdivision. I would expect the majority of the blocks to be R20 as per the adjoining existing subdivision so that properties are in keeping with each other. There is no need for higher density housing in this area.</p> <p>Also no residential block should immediately adjoin the public open space. The public open space should be accessible by both car and pedestrian access along all sections of this land and for everyone enjoyment and there should be a road between the housing and public space, as per the current adjoining subdivision.</p>	<p>Disagree> Blocks indicate a range of densities from R25 to R40. This is in keeping with density targets for infill set by the state and assists in ensuring diversity. R40 coded lots already exist on Coogee Road and Riverina Parade.</p> <p>Disagree. The residential block immediately adjacent to POS improves passive surveillance of the POS. Parking bays are indicated along Yindi Way adjacent to the POS to ensure access to the wider community by vehicle. The existing Dual Use Path is indicated to extend through the western edge of this POS and an additional footpath is indicated along the eastern edge ensuring pedestrian access.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
3	Sally Bowman, Environmental Protection Authority Locked Bag 33, Cloisters Square Perth WA 6850	<p>Support</p> <p>I refer to your letter dated 23 August 2012 seeking comment on the proposed structure plan and wish to advise that the Office of the Environmental Protection Authority has no objection to the proposed structure plan.</p> <p>Should you have any enquiries please contact the person cited above.</p>	Support Noted
4	Lindsay Broadhurst, Main Roads Western Australia PO Box 6202 EAST PERTH WA 6892	<p>Support</p> <p>Thank you for your letter dated August 23, 2012 inviting comment on the above proposed structure plan.</p> <p>Main Roads has no objections regarding the proposed structure plan. If you require any further information please contact James McCallum on (08) 9323 4214. In reply please quote reference number 04/11588-07 (D12#271037).</p>	Support Noted
5	Jim Dodds, Department of Health PO Box 8172 Perth Business Centre WA 6008	<p>Support</p> <p>Thank you for your letter dated 23 August 2012 requesting comment from the Department of Health (DOH) on the above proposal.</p> <p><i>1. Water and Sewerage</i> For the development density indicated in the structure plan, the <i>Government Sewerage Policy - Perth Metropolitan Region</i> requires the provision of reticulated sewerage to serve the developments.</p> <p><i>2. Health Impact Assessment</i> You should also consider incorporating Health Impact Assessment (HIA) and/or Public Health Assessment (PHA) principles in your decision making process. For your information and guidance, you may access the relevant information at the following sites: HIA- http://www.public.health.wa.gov.au/2/1400/2/health_risk_assessment.pm PHA- http://www.public.health.wa.gov.au/2/1399/2/public_health_assessment.pm</p> <p>Should you have queries or require further information please contact Vic Andrich on 9388 4978 or victor.andrich@health.wa.gov.au</p>	Support Noted
6	Darren Evans, Greg Rowe and Associates Level 3. 369 Newcastle Street	<p>Objection</p> <p>Greg Rowe and Associates act on behalf of the owners of Lots 19 and 25 Rockingham Road, Munster. We have been instructed by our Client to</p>	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
	<p>Northbridge, WA 6003</p> <p>On behalf of the owners of Lots 19 and 25 Rockingham Road, Munster</p>	<p>prepare and lodge a submission on the above Local Structure Plan (LSP). As the City is aware, we have been working with the City on the future planning of our Client's landholdings, as well as the neighbouring Lot 18 for some time. We look forward to finalising the planning for the area and we will be submitting our Client's LSP shortly.</p> <p>To ensure consistency and co-ordination between Lot 18 and our Client's land we provide the following comments on the above.</p> <p>We confirm that our Client objects to the proposed LSP for Lot 18 unless the below recommend changes are made.</p> <p>Eastern Laneway Running Parallel To Rockingham Road The LSP for Lot 18 depicts a laneway in the east of the site running parallel to Rockingham Road. Under Section 6.2 of the LSP, this laneway is described as providing "linkages to the adjoining lot to the north".</p> <p>Also under Section 6.2, the comment is made <i>"Whilst planning over Lot 19 is not yet advance the LSP design has been prepared in close consultation with the consultant team acting on behalf of the adjoining landowner"</i>.</p> <p>Notwithstanding the comments in the LSP for Lot 18, we can confirm that the LSP for Lots 19 and 25 is well advanced and undergoing final documentation preparation before lodgement With respect to close consultation between our Office and Dykstra Planning, we can verify that we have worked in conjunction with that Office where possible, however, with respect to the eastern laneway, we can confirm that we advised Dykstra Planning that a connection north will not be possible and is not desired by our Client and therefore should be deleted.</p> <p>The proposed eastern laneway from Lot 18 through Lot 19 can only be constructed with the demolition of a substantial home on our Client's property (i.e. Lot 19). We can confirm that our Client has no intention of demolishing this substantial home at any time in the foreseeable future with family members to continue residing in the home post implementation of the future subdivision. The home is in very good condition having undergone a recent renovation and is not in any 'Nay near the end of its economic life.</p> <p>The current draft LSP layout for Lots 19 and 25 does not include any eastern laneway extending from Lot 18 in the south. The LSP for Lots 19 and 25 proposes Grouped Housing along Rockingham Road, which will be directly</p>	<p>Disagree. The laneway was included at the request of City staff and this request has been communicated in regards to the subject lot and the adjacent lot to the north (Lot 19) on numerous occasions throughout the review and pre-review process. A temporary 'dog leg' laneway connection to Riverina Parade has been recommended and agreed to by the applicant. This will remain until such a time as the laneway on Lot 19 is developed. The structure plan provides a long term planning vision and if lots on Lot 19 facing Rockingham Road are zoned R40, as is appropriate and has been indicated on plans viewed to date, then a laneway is required for these lots as well. The development of other lots on lot 19 will not be compromised by the provision of this laneway. With the inclusion of the temporary dogleg the laneway will have no impact on the timing or economic life of the existing structure on Lot 19.</p> <p>A laneway has been requested to control access points to Rockingham road and improved the street front amenity of</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>and safely served by direct access to Rockingham Road at some time in the future. Allocating the land on Lots 19 and 25 adjacent to Rockingham Road as Grouped Housing means that crossovers are limited and vehicles can enter and leave in forward gear through appropriate on-site manoeuvring. This design will be appropriately justified in our LSP report.</p> <p>The above LSP should be amended so that the laneway either ten minutes in a cul-de-sac on Lot 18 or an "elbow" is included so that the laneway connects back to the proposed internal subdivision road (i.e. the northern extension of Yerilla Street) without being proposed to conned through to Lot 19. Both of these options will allow for flexibility in the future. In addition, Section 6.2 of the LSP should be reworded to remove any reference to the eastern laneway extending north to Lot 19.</p> <p>It should be noted that the original layout for Lot 18 did not propose the laneway through our Client's land and, instead, "elbowed" round to intersect with the extension of Yerilla Street. Given this, the proposed change should be agreeable to the representatives of Lot 18. We have indicated this change on the attached plan.</p> <p>Density Codes Inconsistent Streetscapes The LSP for Lot 18 depicts lots in the same streetscape at different density codes. That is to say, lots on the opposite side of both the northern extensions of Coogee Road and Yerilla Street are proposed to be on one side R25 and the other R30. This is considered inappropriate, as under the R-Codes these density codes have different front street set back requirements, which will potentially detract from the visual amenity of the future streetscapes.</p> <p>The draft Lot 19 and 25 LSP proposes R30 coding on both sides of both of these streets, which will be suitably justified in the LSP report, and will ensure a consistent streetscape.</p> <p>To ensure a consistent streetscape through the northern extension of both Coogee Road and Yerilla Street it is recommended that the LSP for Lot 18 be amended so that either.</p> <ol style="list-style-type: none"> 1. all lots facing both of these streets are coded R30; or 2. any lots facing these streets that are coded R25 be required to have a Detailed Site Plan to ensure the streetscape issue can be adequately addressed. 	<p>Rockingham Road.</p> <p>Agree. Density of 4 lots in the central cell should be upgraded to R30.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Our preference is 1. above and we have roughly indicated this change on the attached plan.</p> <p>Unnecessary Deviation on Western Boundary The LSP for Lot 18 has an unnecessary deviation of the proposed common boundary between the western most lots and the Public Open Space (POS). The deviation in the boundary, which moves eastward from south to north, causes the lots in the northern part of the LSP to have reduced depth.</p> <p>This unnecessary deviation will have the same impact on lots on our Client's land.</p> <p>The unnecessary deviation has the potential to create a visual "black spot" on the POS and could result in rubbish and the like gathering in this location. It is considered best to avoid these possibilities It requested that the deviation be removed and that the common boundary between the western most lots and the POS be a straight line running north-south. This amendment can be made without impacting on the area of POS and will ensure all lots in this area have a suitable and maximum depth. We have roughly indicated this change on the attached plan:</p> <p>Landscape Concept Plan The Landscape Concept Plan annexed to the LSP for Lot 18 needs to be updated and to reflect the recent discussions on POS contributions and credits. In addition, the Landscape Concept Plan should be amended or appropriate text should be included in the LSP for Lot 18 to ensure the cost of its implementation is equitably distributed between the various landowners.</p> <p>We confirm that with the acceptance of the above amendments, our Client's objection to the LSP for Lot 18 will alter to a supporting submission.</p> <p>Should you require any further information or clarification in relation to this matter, please contact Darren Evans on 9221 1991.</p>	<p>This deviation is necessary to meet public open space requirements and accommodate appropriate fire separation requirements. It is anticipated that these same requirements will impact the allotted line location on Lot 19. Lot 19 will need to meet lot lines established in the submitted structure plan for Lot 18 to ensure correct and orderly planning.</p> <p>The Landscape Concept Plan is currently in draft form and needs to be finalised through the planning process. The exact nature of this plan should be detailed in collaboration with the City's Parks Department. The distribution of costs between landowners of Lots 18 and 19 is not a planning consideration.</p>
7.	Shelley McSpirit The Department of Water PO Box 332 Mandurah WA 6210	<p>Support</p> <p>Thank you for the referral of the above Local Structure Plan (LSP) received with correspondence dated 23 August 2012. The Department of Water (DoW) has reviewed the proposal and wishes to provide the following advice:</p>	Support Noted

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Better Urban Water Management Consistent with the Western Australian Planning Commission's (WAPC) Better Urban Water Management (BUWM) document and the policy measures outlined in State Planning Policy 2.9 Water Resources the proposed LSP should be supported by a Local Water Management Strategy (LWMS) prior to the approval of the proposed LSP.</p> <p>The supporting document, Lot 18 Rockingham Road, Munster LWMS (JDA, September 2011) and additional comments dated 27 September 2011 was deemed satisfactory to the DoW, as noted in correspondence dated 7 November 2011. Accordingly, the DoW has no objections to the proposed LSP for Lot 18 Rockingham Road, Munster.</p> <p>An Urban Water Management Plan (UWMP) will be required as a <i>condition of subdivision</i> in the in accordance with BUWM (WAPC, 2008) and shall describe and illustrate a greater level of information for storm water design principles and infrastructure to be implemented on site.</p> <p>If you wish to discuss the above further please contact Shelley McSpirit at the DoW's Mandurah Office on (08) 9550 4222.</p>	
8.	Stefan De Haan, Department of Environment and Conservation PO Box 1167 Bentley Delivery Centre WA 6983	<p>The Department of Environment and Conservation (DEC) has reviewed the above proposal and provides the following advice and recommended conditions.</p> <p>Potentially Contaminated site Due to previous potentially contaminating land uses (e.g. horticultural activities) on the site, there is potential for widespread soil and/or groundwater contamination within the subject land. The following conditions are recommended:</p> <p>(a) Prior to the commencement of site works, investigation for soil and groundwater contamination shall be carried out in accordance with DEC's Contaminated Sites Management Series guidelines.</p> <p>(b) Remediation, including validation of remediation, of any contamination identified shall be completed prior to the issuing of titles to the satisfaction of Western Australian Planning Commission on advice from DEC, to ensure that the lots created are suitable for the proposed use. (Department of Environment and Conservation).</p>	<p>Comments Noted</p> <p>To be addressed at subdivision stage.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Advice: In accordance with regulation 31(1)(c) of the Contaminated Sites Regulations 2006, a Mandatory Auditor's Report, prepared by an accredited contaminated sites auditor, will need to be submitted to Department of Environment and Conservation as evidence of compliance with condition XX (a) and (b). A current list of accredited auditors is available from http://www.dec.wa.gov.au/contaminatedsites</p> <p>Interface treatment between Bush Forever site and housing, The subdivision directly abuts a portion of Bush Forever site 429, which the Department understands will be transferred to the City of Cockburn for management as a Parks and Recreation reserve. The department's position is for a perimeter road to be located between residential development and conservation areas, for reasons of public safety, protection of bushland and fire safety for residents.</p> <p>The current subdivision plan does not provide a hard road edge and allows for residential properties to back directly onto the proposed reserve. DEC is concerned that this subdivision design will result in increased threats to both the residential properties and the reserve and recommends the subdivision plan be amended to allow for a road at the interface between the reserve and the residential housing. DEC recommends that the width of the perimeter road is adequate to accommodate all road, dual use path and drainage infrastructure, and still allow for a gently sloping fill batter (perhaps 1 in 6) which meets the natural ground level well inside the road boundary, and that will allow for successful revegetation.</p> <p>Weed control In order to protect the conservation values of the adjacent Bush Forever site, the proponent should ensure that flora species known to be invasive or environmentally damaging are not used in any landscaping where they may spread into the conservation areas.</p> <p>Fire management All necessary fire management requirements should be provided for in the subdivision plan, in accordance with the interim Planning for Bushfire Protection Guidelines (Edition 2 - Western Australian Planning Commission and Fire and Emergency Services Authority, May 2010) and any other relevant policies. DEC requests the provision of a perimeter road to provide adequate separation between conservation areas and urban development. A hard edge helps mitigate fire risk and provides improved access for fire</p>	<p>The provision of a road is not felt to be necessary and the same benefits of public safety, protection of bushland and fire safety can be met through this alternate design.</p> <p>Public safety of the park is improved through the location of residential properties directly adjacent to the open space. The protection of bushland is achieved through the delineation of 'bushland' and open space by a dual use path along the bushland edge. The provision of fire safety is achieved through a low primarily cleared and grassed area between the wetland and the adjacent properties. The dimensions of this park are similar to that of a perimeter road and will serve the same function.</p> <p>This should be dealt with through the completion of a landscape concept plan.</p> <p>The provision of fire safety is achieved through a low primarily cleared and grassed area between the wetland and the adjacent properties. The dimensions of this park are similar to that of a perimeter road and will serve the same function.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>suppression.</p> <p>Air quality- buffering and appropriate land use planning DEC notes that the subject land is within the buffer of a number of market gardens, which can potentially be a source of gas, dust, noise and odour emissions. Consideration should be given to placement of residential areas to avoid conflicting land uses within and adjacent to the subject land. Any conflicts should be considered in planning for the area. The Department's standard position is not to support developments which are inconsistent with the generic setbacks outlined within the Environmental Protection Authority's (EPA) Guidance Statement No. 3 – Separation Distances between Industrial and Sensitive Land Uses (June 2005).</p> <p>Wetlands Buffer There is currently insufficient information on the development proposal and biodiversity values of the adjacent resource enhancement wet land for the Department to be able to provide comment on the acceptability of the proposed wetland buffer. The department recommends that the proponent prepares a buffer study, including hydrological studies, to enable the Department's Wetlands Section to provide advice with respect to appropriate site specific buffers.</p> <p>It is DEC's expectation that environmental issues including those not specifically referred to in this letter will be appropriately managed through the planning system</p> <p>Please contact Michael Roberts at DEC's Swan Coastal District on 9303 7755 if you have any queries regarding this advice.</p>	<p>The proposed subdivision is in accordance with the Munster development zone and the long term development of this and surrounding sites.</p> <p>Site specific advice on wetland buffers, hydrological studies are to be resolved at subdivision stage</p>
9.	<p>Kathryn Przywolnik, Department of Indigenous Affairs PO Box 3153 EAST PERTH WA 6892</p>	<p>Support</p> <p>Thank you for your letter of 23 August 2012 seeking comment upon the proposed structure plan relating to 603 Rockingham Road, Munster (Lot 18 on Plan 3562). It is understood the structure plan seeks to allow the development of this land for residential purposes with a density from R25 to R40.</p> <p>I have reviewed the structure plan and note that the presence of Aboriginal heritage site DIA 20866 (Lake Coogee) within the area of 603 Rockingham Road, Munster has been identified by the Landowner. The landowner has also utilised the Cultural Heritage Due Diligence Guidelines and has indicated that no impact to Aboriginal heritage sites will occur through the residential</p>	<p>Comments Noted.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>development proposed to occur within the area. I can confirm that Figure 3 of the current structure plan indicates that the area of DIA 20866 (Lake Coogee) which intersects with 603 Rockingham Rd, Munster is within the area marked for public open space. Should development works be proposed to occur within the boundary of DIA 20866 (Lake Coogee) then the proponent is encouraged to approach the Department of Indigenous Affairs for advice prior to works commencing.</p> <p>Development proponents should be aware that there is no indication that any targeted Aboriginal heritage survey has ever occurred within the area of 603 Rockingham Road, Munster. As such there is some possibility that there is currently unidentified Aboriginal cultural material within this area, particularly in the lake fringe area.</p> <p>Please do not hesitate to contact Simon Keenan on 6551 8118 or on simon.keenan@dia.wa.gov.au</p>	
10.	Brett Coombes, Water Corp PO Box 100 Lederville WA	<p>Support</p> <p>A formal mailed response will follow in due course. The proposed LSP is noted. The lot layout and densities are consistent with a recent WAPC subdivision application which the Water Corp has supported with standard servicing conditions. The Corporation has infrastructure planning in place to deal with the proposed subdivision and development of this land. Regards Brett Coombes Senior Planning Officer Development Services Planning & Capability Group</p>	Support Noted

Extract from Land Administration Strategy 2011-2016.

2015/16	Subdivision of Lot 331 Boswell Place, Spearwood.	\$200,000	\$1.6M
			

ATTACHMENT 2 GIS EXTRACT



Lot 331 Boswell Place, Spearwood



Government of Western Australia
Department of Education

Attach 3

Your ref :
Our ref : 3311001 12/20011
Enquiries : SNTOP01(D12/0604488)
Cathie Duncan

Chief Executive Officer
City of Cockburn
PO Box 1215
BIBRA LAKE DC WA 6965

Att: Lee Gatt

Dear Lee

LOT 331 BOSWELL PLACE, SPEARWOOD

Reference is made to your letter of 3 May 2012

The Department of Education (DOE) is now in a position to acquire the property located on 1 Boswell Place, Spearwood being the land described as Lot 331 on Plan 13263 contained in Certificate of Title Volume 1577 Folio 131.

On advice from Landgate, Property & Valuation Services, the Department of Education is prepared to offer the City of Cockburn One Million Six Hundred Thousand Dollars \$1,600,000 exclusive of GST (\$1,760,000 including GST) for Lot 331. The property is to be transferred as an unencumbered freehold certificate of title.

Should this offer be accepted by the City of Cockburn please sign and return the attached copy of this letter to the Department of Education. This offer will be subject to review 6 December 2012.

Should you require additional information or have any further queries in relation to this matter please contact Cathie Duncan on 9264 4420 or email cathie.duncan@education.wa.edu.au.

Yours sincerely

CATHIE DUNCAN
A/SENIOR CONSULTANT, PROPERTY
STRATEGIC ASSET PLANNING

11 September 2012

Att.

151 Royal Street, East Perth Western Australia 6004



Government of **Western Australia**
Department of **Education**

Your ref :
Our ref SNTOP01 (D12/0199539)
Enquiries : Cathie Duncan

Chief Executive Officer
City of Cockburn
PO Box 1215
BIBRA LAKE DC WA 6965

Att: Kevin Sim

Dear Kevin

RECEIVED at: CITY OF COCKBURN	
File #:	<u>3311001</u>
x-ref:	
Action Officer	CC
<u>KSIM</u>	04 APR 2012
Retention	DAYBOX
	Manual File
	Archive FILE
LOOSE / ATTACHED	File please:

LOT 331 ON PLAN 13263 – 1 BOSWELL PLACE, SPEARWOOD

I refer to previous correspondence between the City and Cockburn and Graham Dart the Principal of the Newton Primary School concerning the future of Lot 331 on Plan 13263 adjoining the school.

It has been brought to my attention that Lot 331 has been earmarked for possible residential development in the City of Cockburn Land Management Strategy 2011-2016.

The Department of Education concurs with the concerns expressed by Graham Dart in his letter of 27 October 2011, if the Lot was to be developed for residential purposes, such as:-

- the proximity of residences to the active recreation space (noise and inconvenience)
- the reduction in the active recreation space currently enjoyed by both the school and the local community

In order to retain the area for active recreation I enquire if the City of Cockburn would consider the sale of Lot 331 to the Department of Education for subsequent inclusion into Reserve No. 37249.

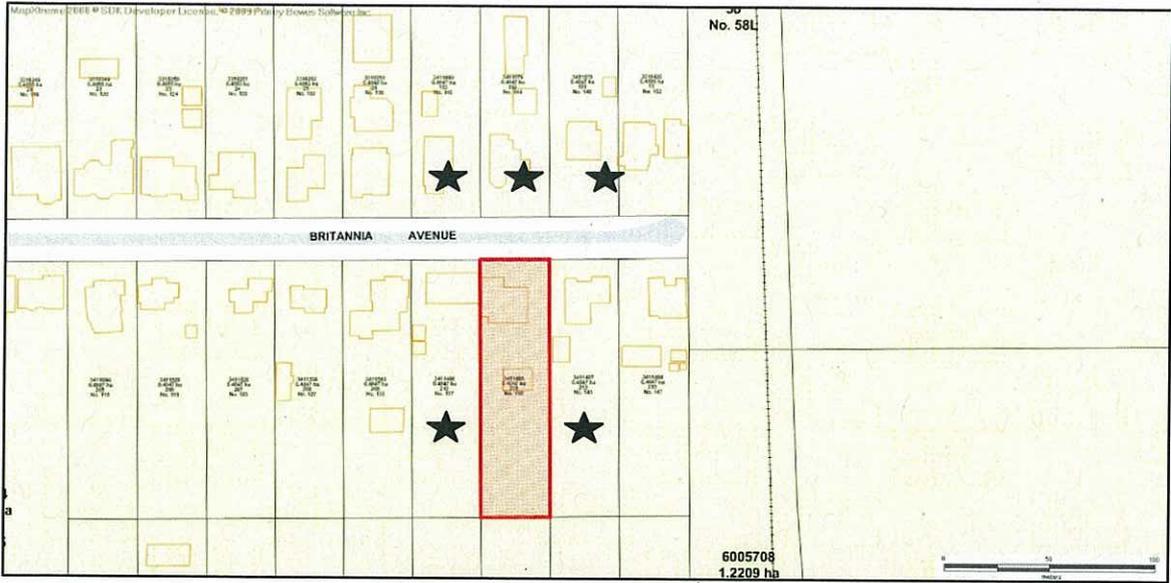
Should you require additional information or have any further enquiries regarding this matter please contact Cathie Duncan on 9264 4420 or email cathie.duncan@det.wa.edu.au.

Yours sincerely

PHILIP NEWNHAM
A/MANAGER LAND AND PROPERTY
STRATEGIC ASSET PLANNING

30 March 2012

ATTACHMENT 1: LOCATION PLAN FOR 139 BRITANNIA AVENUE, BEELIAR



LOCATION PLAN

Properties advertised to ★



AERIAL PHOTOGRAPHS

Britannia Ave

Shire Verge

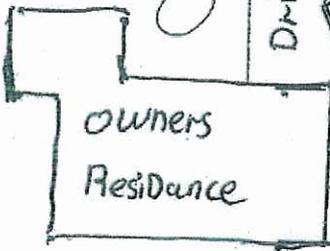
Cross over

Driveway

V 2

10m

Fence/Screen



Owners Residence



New Gates

60m

• palm Trees

○ Large Trees

Lot 211

139 Britannia Ave



SHED

← 8m →



Trailer 2

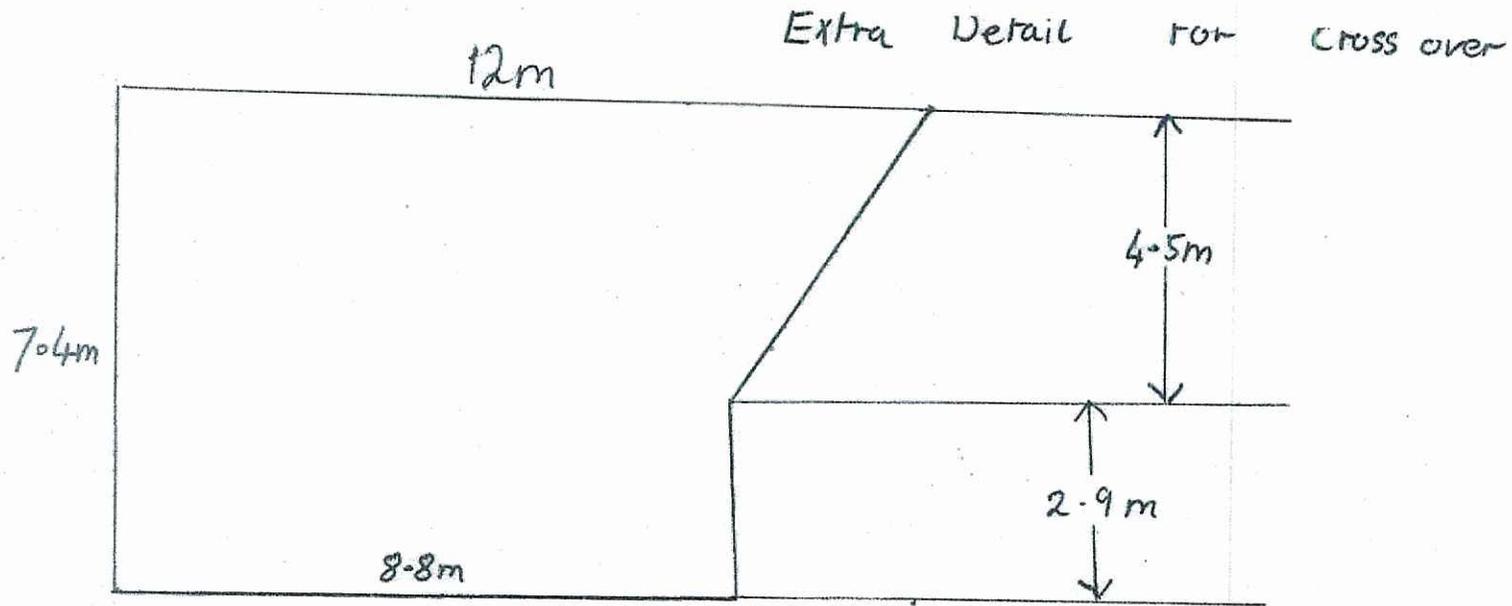
123.54m

North

Scale 1:500

32.79m

21 JUN 2012



Construction Concrete 125 mm Thick
with Reo mesh / Bars

Scale
1:100



ATTACHMENT 2 (i of 2)

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF065754	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	6/08/2012	202,760.00
EF065755	10349	COCKBURN BASKETBALL ASSOC INC ELECTRICITY REIMBURSEMENTS	6/08/2012	862.75
EF065756	10402	COOGEE PRIMARY SCHOOL COMMUNITY GRANT	6/08/2012	387.20
EF065757	10788	JANDAKOT VOLUNTEER BUSH FIRE BRIGADE EXPENSE REIMBURSEMENTS	6/08/2012	13,918.98
EF065758	10944	MCLEODS LEGAL SERVICES	6/08/2012	3,059.17
EF065759	11481	ST JEROME'S PRIMARY SCHOOL SCHOOL GRADUATION AWARDS 2011	6/08/2012	725.00
EF065760	11598	PERTH WALDORF SCHOOL SUSTAINABLE EVENTS GRANT	6/08/2012	750.00
EF065761	12656	COOGEE BEACH SURF LIFESAVING CLUB INC POOR GROVE SLSC DEVELOPMENT COSTS	6/08/2012	4,042.50
EF065762	15363	JONES LANG LASALLE (WA) PTY LTD SHOP RENT - GATEWAY SHOPPING CENTRE	6/08/2012	21,216.00
EF065763	17383	AUST COMMUNICATIONS & MEDIA AUTHORITY LICENSE RENEWAL	6/08/2012	2,956.00
EF065764	18303	BIBRA LAKE JUNIOR FOOTBALL CLUB REGISTRATION FEES	6/08/2012	1,000.00
EF065765	18425	SUCCESS STRIKERS NETBALL CLUB REGISTRATION FEES	6/08/2012	887.00
EF065766	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	6/08/2012	6,418.67
EF065767	21650	KUAN TAN SALARY PACKAGED LAPTOP REIMBURSEMENT	6/08/2012	664.00
EF065768	22682	BEAVER TREE SERVICES PTY LTD TREE PRUNING SERVICES	6/08/2012	6,226.00
EF065769	24132	MR PUAKE LIM REIMBURSEMENT	6/08/2012	230.00
EF065770	24133	GREG SIERGERT CONTRIBUTION	6/08/2012	250.00
EF065771	24134	ROBERT SMITH REIMBURSEMENT	6/08/2012	70.00
EF065772	24135	CHRISTOPHER DYSON REIMBURSEMENT	6/08/2012	354.00
EF065773	11865	VALMA LUCY OLIVER MONTHLY COUNCILLOR ALLOWANCE	8/08/2012	583.33
EF065774	11867	KEVIN JOHN ALLEN MONTHLY COUNCILLOR ALLOWANCE	8/08/2012	1,833.33
EF065775	12740	MAYOR LOGAN HOWLETT MONTHLY COUNCILLOR ALLOWANCE	8/08/2012	6,166.67
EF065776	15883	TONY ROMANO - COUNCILLOR MONTHLY COUNCILLOR ALLOWANCE	8/08/2012	583.33
EF065777	19059	CAROL REEVE-FOWKES MONTHLY COUNCILLOR ALLOWANCE	8/08/2012	583.33
EF065778	20634	LEE-ANNE SMITH MONTHLY COUNCILLOR ALLOWANCE	8/08/2012	583.33
EF065779	21185	BART HOUWEN MONTHLY COUNCILLOR ALLOWANCE	8/08/2012	583.33
EF065780	23338	STEVE PORTELLI MONTHLY COUNCILLOR ALLOWANCE	8/08/2012	583.33
EF065781	23339	STEPHEN PRATT MONTHLY COUNCILLOR ALLOWANCE	8/08/2012	583.33

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EF065782	23340	SHAHYAZ MUBARAKAI MONTHLY COUNCILLOR ALLOWANCE	8/08/2012	583.33
EF065783	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	10/08/2012	52,778.00
EF065784	10351	COCKBURN BMX STADIUM SPORT EQUIPMENT	10/08/2012	550.00
EF065785	10944	MCLEODS LEGAL SERVICES	10/08/2012	5,633.31
EF065786	24143	KEVIN GLOVER TAFE FEES	10/08/2012	355.00
EF065787	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	20/08/2012	181,198.00
EF065788	10944	MCLEODS LEGAL SERVICES	20/08/2012	2,790.91
EF065789	11399	SOUTH COOGEE VOLUNTEER BUSHFIRE BRIGADE EXPENSE REIMBURSEMENTS	20/08/2012	12,500.00
EF065790	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	20/08/2012	7,022.05
EF065791	19245	CHRIS BEATON FUEL EXPENSES REIMBURSEMENT	20/08/2012	708.65
EF065792	23746	SUCCESS SAFETY HOUSE COMMITTEE DONATION	20/08/2012	500.00
EF065793	24149	MICHAEL BROWN SALARY PACKAGED LAPTOP REIMBURSEMENT	20/08/2012	1,266.00
EF065794	10152	AUST SERVICES UNION PAYROLL DEDUCTIONS	3/08/2012	4,145.68
EF065795	10305	CHILD SUPPORT AGENCY PAYROLL DEDUCTIONS	3/08/2012	5,554.37
EF065796	10733	HOSPITAL BENEFIT FUND PAYROLL DEDUCTIONS	3/08/2012	2,604.75
EF065797	11001	MUNICIPAL EMPLOYEES UNION PAYROLL DEDUCTIONS	3/08/2012	892.40
EF065798	11856	WA LOCAL GOVERNMENT SUPER PLAN PAYROLL DEDUCTIONS	3/08/2012	421,363.36
EF065799	11857	CHAMPAGNE SOCIAL CLUB PAYROLL DEDUCTIONS	3/08/2012	1,647.60
EF065800	11859	STAFF SOCIAL CLUB PAYROLL DEDUCTIONS	3/08/2012	83.60
EF065801	11860	45S CLUB PAYROLL DEDUCTIONS	3/08/2012	78.00
EF065802	18005	COLONIAL FIRST STATE PAYROLL DEDUCTIONS	3/08/2012	343.74
EF065803	18247	ELLIOTT SUPERANNUATION FUND PAYROLL DEDUCTIONS	3/08/2012	228.83
EF065804	18432	HESTA SUPER FUND PAYROLL DEDUCTIONS	3/08/2012	3,026.25
EF065805	18718	HEALTH SUPER FUND PAYROLL DEDUCTIONS	3/08/2012	1,835.82
EF065806	18719	COLONIAL FIRST STATE - DAVID GIBSON PAYROLL DEDUCTIONS	3/08/2012	278.72
EF065807	18795	SUPERWRAP PAYROLL DEDUCTIONS	3/08/2012	500.17
EF065808	19010	SUMMIT PERSONAL SUPER PLAN PAYROLL DEDUCTIONS	3/08/2012	353.71
EF065809	19193	REST SUPERANNUATION PAYROLL DEDUCTIONS	3/08/2012	35.28

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EF065810	19343	WATSON SUPERANNUATION FUND PAYROLL DEDUCTIONS	3/08/2012	578.52
EF065811	19706	ING MASTERFUND PAYROLL DEDUCTIONS	3/08/2012	6.30
EF065812	19726	HEALTH INSURANCE FUND OF WA PAYROLL DEDUCTIONS	3/08/2012	4,669.45
EF065813	19727	MTAA SUPER FUND PAYROLL DEDUCTIONS	3/08/2012	170.71
EF065814	19997	AUSTRALIANSUPER PAYROLL DEDUCTIONS	3/08/2012	13,922.57
EF065815	20056	CBUS PAYROLL DEDUCTIONS	3/08/2012	862.60
EF065816	20217	DOWNING SUPERANNUATION FUND PAYROLL DEDUCTIONS	3/08/2012	5,153.46
EF065817	20300	CATHOLIC SUPER & RETIREMENT FUND PAYROLL DEDUCTIONS	3/08/2012	877.19
EF065818	20337	THE LLOYDS SUPERANNUATION FUND PAYROLL DEDUCTIONS	3/08/2012	4,980.79
EF065819	20978	MARITIME SUPER - SEAFARERS DIVISION PAYROLL DEDUCTIONS	3/08/2012	211.02
EF065820	21365	ING LIFE - ONEANSWER PERSONAL SUPER PAYROLL DEDUCTIONS	3/08/2012	156.62
EF065821	21526	TASPLAN SUPER PAYROLL DEDUCTIONS	3/08/2012	111.36
EF065822	21921	MAURICIO FAMILY SELF MANAGED SUPER FUND PAYROLL DEDUCTIONS	3/08/2012	2,946.25
EF065823	21996	ANZ ONEANSWER PERSONAL SUPER PAYROLL DEDUCTIONS	3/08/2012	519.10
EF065824	22067	STEPHENS SUPERANNUATION FUND PAYROLL DEDUCTIONS	3/08/2012	984.79
EF065825	22857	ANZ ONEANSWER PERSONAL SUPER PAYROLL DEDUCTIONS	3/08/2012	230.54
EF065826	22901	FONTANA SUPER PLAN PAYROLL DEDUCTIONS	3/08/2012	2,255.46
EF065827	23552	AGEST SUPER PAYROLL DEDUCTIONS	3/08/2012	272.38
EF065828	23695	NETWEALTH INVESTMENT & SUPERANNUATION PAYROLL DEDUCTIONS	3/08/2012	1,469.72
EF065829	23856	W & E MARCHBANK SUPERANNUATION FUND PAYROLL DEDUCTIONS	3/08/2012	260.23
EF065830	23993	ONEPATH LIFE LIMITED PAYROLL DEDUCTIONS	3/08/2012	622.53
EF065831	10118	AUSTRALIA POST POSTAGE CHARGES	27/08/2012	34,603.79
EF065832	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	27/08/2012	52,428.00
EF065833	10888	LJ CATERERS CATERING SERVICES	27/08/2012	3,853.50
EF065834	10944	MCLEODS LEGAL SERVICES	27/08/2012	884.51
EF065835	11399	SOUTH COOGEE VOLUNTEER BUSHFIRE BRIGADE EXPENSE REIMBURSEMENTS	27/08/2012	1,250.00
EF065836	11789	WALGA ADVERTISING/TRAINING SERVICES	27/08/2012	26,796.15
EF065837	15653	COOGEE BEACH PROGRESS ASSOCIATION NEWSLETTER PRINTING CONTRIBUTION	27/08/2012	100.00

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EF065838	19059	CAROL REEVE-FOWKES DRY CLEANING EXPENSES REIMBURSEMENT	27/08/2012	341.90
EF065839	20839	SUCCESS PRIMARY SCHOOL COMMUNITY GRANT	27/08/2012	600.00
EF065840	21231	ANDREW TROSIC UNIVERSITY FEES REIMBURSEMENT	27/08/2012	6,950.00
EF065841	21463	CAPITAL FINANCE AUSTRALIA LTD FINANCIAL SERVICES - LEASE FINANCES	27/08/2012	6,430.07
EF065842	23346	TRISTAN EASTWOOD EXPENSES REIMBURSEMENT	27/08/2012	138.96
EF065843	24148	KRISTOPHER INGHAM REFUND	27/08/2012	200.00
EF065844	24158	ERIN STINTON SALARY PACKAGED IPAD REIMBURSEMENT	27/08/2012	626.62
EF065845	24159	DAVID NEEDHAM DAMAGE TO GARDEN REIMBURSEMENT	27/08/2012	46.42
EF065846	10255	CABCHARGE AUSTRALIA PTY LTD CABCHARGES	31/08/2012	659.01
EF065847	12051	POT BLACK CANNINGTON ENTERTAINMENT SERVICES	31/08/2012	60.00
EF065848	23766	COFFEY SPORT AND LEISURE SPORT AND RECREATION CONSULTANCY	31/08/2012	39,148.74
EF065849	23815	SOUTH FREMANTLE WOMENS FOOTBALL CLUB REGISTRATION FEES - KIDSPORT	31/08/2012	200.00
EF065850	24162	MATHEW ARMSTRONG CROSSOVER CONTRIBUTION	31/08/2012	300.00
EF065851	24163	ANNA MONASTRA CROSSOVER CONTRIBUTION	31/08/2012	300.00
EF065852	24164	MARIA LIONTI CROSSOVER CONTRIBUTION	31/08/2012	300.00
EF065853	24165	ANDREW J. MANDERSON & SHIRLENE A. TURNER CROSSOVER CONTRIBUTION	31/08/2012	300.00
EF065854	24166	TERESA SEARLE CROSSOVER CONTRIBUTION	31/08/2012	300.00
EF065855	24169	ERIN DREW CROSSOVER CONTRIBUTION	31/08/2012	300.00
EF065856	24170	DANIEL FITZGERALD CROSSOVER CONTRIBUTION	31/08/2012	300.00
EF065857	10010	AAC ID SOLUTIONS SECURITY & PROMOTIONAL PRODUCTS	31/08/2012	2,066.00
EF065858	10015	ABSOLUTE ASPHALT PTY LTD ASPHALTING SERVICES/SUPPLIES	31/08/2012	16,654.00
EF065859	10058	ALSCO PTY LTD HYGIENE SERVICES/SUPPLIES	31/08/2012	1,067.72
EF065860	10071	AUSTRALASIAN PERFORMING RIGHT ASSOC. LTD LICENCE - PERFORMING RIGHTS	31/08/2012	2,823.56
EF065861	10082	ARMANDOS SPORTS SPORTING GOODS	31/08/2012	970.35
EF065862	10086	ARTEIL WA PTY LTD ERGONOMIC CHAIRS	31/08/2012	360.00
EF065863	10091	ASLAB PTY LTD ASPHALTING SERVICES/SUPPLIES	31/08/2012	258.03
EF065864	10093	ASPHALT SURFACES PTY LTD PLEASE REFER TO CREDITOR# 2 ASPHALTING SERVICES/SUPPLIES	31/08/2012	13,523.32
EF065865	10110	AUSRECORD STATIONERY SUPPLIES	31/08/2012	137.30

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EF065866	10153	SISTER CITIES AUST INC MEMBERSHIP/SUBSCRIPTIONS	31/08/2012	550.00
EF065867	10170	MACRI PARTNERS PROFESSIONAL SERVICES	31/08/2012	11,000.00
EF065868	10184	BENARA NURSERIES PLANTS	31/08/2012	23,592.82
EF065869	10207	BOC GASES GAS SUPPLIES	31/08/2012	672.71
EF065870	10210	BOKAY GROUP WA PTY LTD SIGNAGE SERVICES	31/08/2012	234.30
EF065871	10212	BOSS BOLLARDS SECURITY PRODUCTS	31/08/2012	352.00
EF065872	10219	BOUSFIELDS MENSWEAR CLOTHING SUPPLIES	31/08/2012	1,528.00
EF065873	10221	BP AUSTRALIA LIMITED DIESEL/PETROL SUPPLIES	31/08/2012	19,429.88
EF065874	10226	BRIDGESTONE AUSTRALIA LTD TYRE SERVICES	31/08/2012	60,665.32
EF065875	10239	BUDGET RENT A CAR - PERTH MOTOR VEHICLE HIRE	31/08/2012	328.46
EF065876	10246	BUNNINGS BUILDING SUPPLIES PTY LTD HARDWARE SUPPLIES	31/08/2012	1,614.49
EF065877	10247	BUNZL AUSTRALIA LTD PAPER/PLASTIC/CLEANING SUPPLIES	31/08/2012	283.98
EF065878	10256	CABLE LOCATES & CONSULTING LOCATING SERVICES	31/08/2012	635.53
EF065879	10279	CASTROL AUSTRALIA PTY LTD GREASE/LUBRICANTS	31/08/2012	6,503.17
EF065880	10280	CCH AUSTRALIA LIMITED REPORTING SERVICES	31/08/2012	2,269.30
EF065881	10295	CHALLENGER INSTITUTE OF TECHNOLOGY TRAINING SERVICES	31/08/2012	25,091.97
EF065882	10333	CJD EQUIPMENT PTY LTD HARDWARE SUPPLIES	31/08/2012	9,961.13
EF065883	10338	TRANSPACIFIC CLEANAWAY WASTE DISPOSAL SERVICES	31/08/2012	93,542.78
EF065884	10346	COATES HIRE OPERATIONS PTY LTD EQUIPMENT HIRING SERVICES	31/08/2012	11,657.98
EF065885	10348	COCA COLA AMATIL SOFT DRINK SUPPLIES	31/08/2012	2,859.62
EF065886	10349	COCKBURN BASKETBALL ASSOC INC ELECTRICITY REIMBURSEMENTS	31/08/2012	1,016.71
EF065887	10357	COCKBURN ICE ARENA PTY LTD ENTERTAINMENT SERVICES	31/08/2012	200.00
EF065888	10358	COCKBURN LIQUOR CENTRE LIQUOR SUPPLIES	31/08/2012	1,395.65
EF065889	10359	COCKBURN PAINTING SERVICE PAINTING SUPPLIES/SERVICES	31/08/2012	4,785.00
EF065890	10360	COCKBURN PARTY HIRE HIRE OF PARTY EQUIPMENT	31/08/2012	494.00
EF065891	10375	VEOLIA ENVIRONMENTAL SERVICES WASTE SERVICES	31/08/2012	8,653.61
EF065892	10384	COMMUNICATIONS AUSTRALIA PTY LTD COMMUNICATION SERVICES	31/08/2012	19,029.89
EF065893	10386	COMMUNITY NEWSPAPER GROUP ADVERTISING SERVICES	31/08/2012	13,646.13

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EF065894	10388	CSR BUILDING PRODUCTS COMMERCIAL INTERIOR SUPPLIES	31/08/2012	247.36
EF065895	10408	COOLBELLUP NEWSAGENCY NEWSPAPER SUPPLIES	31/08/2012	220.80
EF065896	10431	CRYSTAL CLEAN COMPUTER SERVICES COMPUTER CLEANING SERVICES	31/08/2012	4,356.33
EF065897	10453	DARKZONE NORTHBRIDGE ENTERTAINMENT SERVICES	31/08/2012	350.00
EF065898	10459	DAVID GRAY & CO PTY LTD MOBILE GARBAGE BINS	31/08/2012	167.75
EF065899	10522	DYMOCKS HAY ST BOOKS	31/08/2012	1,097.26
EF065900	10526	E & MJ ROSHER PTY LTD MOWER PARTS	31/08/2012	9,108.65
EF065901	10557	ENVAR SERVICE PTY LTD PREVENTATIVE MAINTENANCE SERVICES	31/08/2012	9,565.74
EF065902	10580	FC COURIERS COURIER SERVICES	31/08/2012	2,608.35
EF065903	10590	FIRE & EMERGENCY SERVICES AUTH OF WA COST SHARING - COMMUNITY FIRE MANAGER	31/08/2012	1,524.01
EF065904	10597	FLEXI STAFF PTY LTD EMPLOYMENT SERVICES	31/08/2012	117,701.11
EF065905	10608	FORESHORE REHABILITATION & LANDSCAPING FENCING/LANDSCAPING SERVICES	31/08/2012	1,881.00
EF065906	10609	FORESTVALE TREES P/L PLANTS - TREES/SHRUBS	31/08/2012	2,574.00
EF065907	10636	FUJI XEROX AUSTRALIA PTY LTD PHOTOCOPY CHARGES	31/08/2012	58.30
EF065908	10641	GALVINS PLUMBING PLUS PLUMBING SERVICES	31/08/2012	3,955.25
EF065909	10655	GHD PTY LTD CONSULTANCY SERVICES	31/08/2012	8,288.78
EF065910	10666	GOLDNET SECURITY SECURITY SERVICES/PRODUCTS	31/08/2012	200.00
EF065911	10683	GRONBEK SECURITY LOCKSMITH SERVICES	31/08/2012	2,022.50
EF065912	10697	HARDWARE DISTRIBUTORS WA HARDWARE SUPPLIES	31/08/2012	718.50
EF065913	10708	HEAVY AUTOMATICS PTY LTD EQUIPMENT MAINTENANCE SERVICES	31/08/2012	445.50
EF065914	10709	HECS FIRE FIRE SYSTEM MAINTENANCE	31/08/2012	11,696.30
EF065915	10711	HERALD PUBLISHING COMPANY PTY LTD ADVERTISING SERVICES	31/08/2012	1,121.89
EF065916	10726	HOLTON CONNOR ARCHITECTS & PLANNERS ARCHITECTURAL SERVICES	31/08/2012	12,045.00
EF065917	10737	RAIN SCAPE WATERWISE SOLUTIONS RETICULATION/IRRIGATION SUPPLIES	31/08/2012	719.62
EF065918	10739	HYDRAMET PTY LTD POOL PARTS/EQUIPMENT	31/08/2012	3,194.40
EF065919	10743	ICON-SEPTTECH PTY LTD DRAINAGE PRODUCTS	31/08/2012	25,719.42
EF065920	10771	INTERLEC PTY LTD ELECTRICAL SERVICES	31/08/2012	113,699.74
EF065921	10779	J F COVICH & CO PTY LTD ELECTRICAL SERVICES	31/08/2012	101,811.94

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EF065922	10783	JANDAKOT METAL INDUSTRIES METAL SUPPLIES	31/08/2012	99.00
EF065923	10791	JASMAN ENTERPRISES PTY LTD HIGH PRESSURE CLEANING	31/08/2012	424.60
EF065924	10792	JASOL AUSTRALIA CLEANING PRODUCTS	31/08/2012	114.87
EF065925	10794	JASON SIGNMAKERS SIGNS	31/08/2012	250.20
EF065926	10796	JCA DEALER SERVICES REPAIRS/MAINTENANCE SERVICES	31/08/2012	440.00
EF065927	10803	GECKO CONTRACTING TURF & LANDSCAPE MTNCE MOWING/LANDSCAPING SERVICES	31/08/2012	40,502.00
EF065928	10814	JR & A HERSEY PTY LTD SAFETY CLOTHING SUPPLIES	31/08/2012	1,520.79
EF065929	10879	LES MILLS AEROBICS INSTRUCTION/TRAINING SERVICES	31/08/2012	1,034.26
EF065930	10896	LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE ANALYTICAL SERVICES	31/08/2012	20,446.42
EF065931	10901	LOST LADDER WINDOW CLEANING WINDOW CLEANING SERVICES	31/08/2012	5,615.50
EF065932	10913	MACDONALD JOHNSTON ENGINEERING CORP REPAIR SERVICES	31/08/2012	8,638.39
EF065933	10918	MAIN ROADS WA REPAIRS/MAINTENANCE SERVICES	31/08/2012	12,532.73
EF065934	10923	MAJOR MOTORS PTY LTD REPAIRS/MAINTENANCE SERVICES	31/08/2012	349.87
EF065935	10938	MAXWELL ROBINSON & PHELPS PEST & WEED MANAGEMENT	31/08/2012	10,359.00
EF065936	10939	LINFOX ARMAGUARD BANKING SECURITY SERVICES	31/08/2012	2,058.76
EF065937	10942	MCGEES PROPERTY PROPERTY CONSULTANCY SERVICES	31/08/2012	5,390.00
EF065938	10944	MCLEODS LEGAL SERVICES	31/08/2012	4,434.36
EF065939	10946	MEDIA ON MARS GRAPHIC DESIGN SERVICES	31/08/2012	385.00
EF065940	10954	MEN OF THE TREES ROCKINGHAM VARIOUS PLANTS	31/08/2012	567.20
EF065941	10960	METRO FILTERS FILTER SUPPLIES	31/08/2012	62.10
EF065942	10972	MIRACLE RECREATION EQUIPMENT PLAYGROUND/PARK EQUIPMENT	31/08/2012	3,372.60
EF065943	10981	MOBILE MASTERS COMMUNICATIONS EQUIPMENT/SERVICES	31/08/2012	830.40
EF065944	10990	MOWER CITY SALES & SERVICES PTY LTD LAWN MOWING EQUIPMENT	31/08/2012	864.30
EF065945	10997	WILSON PARKING AUSTRALIA SECURITY SERVICES	31/08/2012	141,925.74
EF065946	11026	NESTLE FOOD SERVICES CATERING SUPPLIES	31/08/2012	378.00
EF065947	11028	NEVERFAIL SPRINGWATER LIMITED BOTTLED WATER SUPPLIES	31/08/2012	1,459.80
EF065948	11036	NORTH LAKE ELECTRICAL ELECTRICAL SERVICES	31/08/2012	10,510.65
EF065949	11068	VODAFONE HUTCHISON AUSTRALIA PTY LTD PAGING SERVICES	31/08/2012	562.00

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EF065950	11077	P & G BODY BUILDERS PTY LTD PLANT BODY BUILDING SERVICES	31/08/2012	5,827.80
EF065951	11082	PACIFIC BRANDS APPAREL CLOTHING SUPPLIES	31/08/2012	689.59
EF065952	11111	PERTH ADVERTISING SERVICES ADVERTISING SERVICES	31/08/2012	4,125.00
EF065953	11136	DONEGAN ENTERPRISES FENCING REPAIRS/MAINTENANCE	31/08/2012	1,760.00
EF065954	11152	FULTON HOGAN INDUSTRIES PTY LTD ROAD MAINTENANCE	31/08/2012	6,050.00
EF065955	11164	PMP PRINT PTY LTD PRINTING SERVICES	31/08/2012	274.73
EF065956	11182	PREMIUM BRAKE & CLUTCH SERVICE BRAKE SERVICES	31/08/2012	3,704.80
EF065957	11208	QUICK CORPORATE AUSTRALIA PTY LTD STATIONERY/CONSUMABLES	31/08/2012	5,344.62
EF065958	11225	RECORDS AND INFORMATION MANAGEMENT PROFESSIONALS CORPORATE MEMBERSHIP RENEWALS	31/08/2012	583.00
EF065959	11235	REINFORCED CONCRETE PIPES PTY LTD CONCRETE PIPE SUPPLIES	31/08/2012	1,880.34
EF065960	11240	PINK HYGIENE SOLUTIONS SANITARY SERVICES	31/08/2012	457.39
EF065961	11243	REPCO AUTO PARTS AUTO SUPPLIES	31/08/2012	184.25
EF065962	11257	RNR CONTRACTING PTY LTD SUPPLY & DELIVER EMULSION	31/08/2012	1,449.25
EF065963	11264	ROCLA PIPELINE PRODUCTS CONCRETE LINER SUPPLIES	31/08/2012	7,425.00
EF065964	11267	ROLLOWAYS ENTERTAINMENT SERVICES	31/08/2012	123.00
EF065965	11294	SAFEMAN (WA) PTY LTD PROTECTIVE CLOTHING/EQUIPMENT	31/08/2012	9,065.25
EF065966	11307	SATELLITE SECURITY SERVICES PTY LTD SECURITY SERVICES	31/08/2012	4,670.78
EF065967	11308	SBA SUPPLIES HARDWARE SUPPLIES	31/08/2012	2,570.09
EF065968	11311	SCITECH DISCOVERY CENTRE ENTERTAINMENT SERVICES	31/08/2012	420.00
EF065969	11318	SELECT SECURITY WA PTY LTD SECURITY SERVICES	31/08/2012	587.40
EF065970	11361	SIGMA CHEMICALS PTY LTD CHEMICAL SUPPLIES	31/08/2012	713.74
EF065971	11387	BIBRA LAKE SOILS SOIL & LIMESTONE SUPPLIES	31/08/2012	430.00
EF065972	11392	SOLVER PAINTS WA PAINT SUPPLIES	31/08/2012	1,733.38
EF065973	11425	SOUTHERN METROPOLITAN REGIONAL COUNCIL WASTE DISPOSAL GATE FEES	31/08/2012	1,009,418.97
EF065974	11449	SPEARWOOD FLORIST FLORAL ARRANGEMENTS	31/08/2012	125.00
EF065975	11453	SPEARWOOD NEWSROUND NEWSPAPER SUPPLIES	31/08/2012	1,304.24
EF065976	11463	SPECTRUM CABINETS CABINET SUPPLIES	31/08/2012	693.00
EF065977	11470	SPORTSWORLD OF WA SPORT SUPPLIES	31/08/2012	518.10

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EF065978	11483	ST JOHN AMBULANCE AUST WA OPERATIONS FIRST AID COURSES	31/08/2012	275.00
EF065979	11496	STANLEE WA LTD CATERING EQUIPMENT/SUPPLIES	31/08/2012	30.91
EF065980	11505	STATE LIBRARY OF WESTERN AUSTRALIA BOOK SUPPLIES	31/08/2012	5,851.60
EF065981	11511	STATEWIDE BEARINGS BEARING SUPPLIES	31/08/2012	386.44
EF065982	11531	SUNNY INDUSTRIAL BRUSHWARE PTY LTD BRUSH/ROAD BROOM SUPPLIES	31/08/2012	3,427.60
EF065983	11546	T FAULKNER & CO INSTALLATIONS/SUPPLY OF HAND RAILS	31/08/2012	14,413.00
EF065984	11557	TECHNOLOGY ONE LTD IT CONSULTANCY SERVICES	31/08/2012	6,039.00
EF065985	11625	TOTAL EDEN PTY LTD RETICULATION SUPPLIES	31/08/2012	24,917.01
EF065986	11642	TRAILER PARTS PTY LTD TRAILER PARTS	31/08/2012	557.51
EF065987	11651	TREE WATERING SERVICES TREE WATERING SERVICES	31/08/2012	10,620.00
EF065988	11652	TRENCHBUSTERS HIRING SERVICES	31/08/2012	8,910.00
EF065989	11655	TRISLEYS HYDRAULIC SERVICES PTY LTD POOL EQUIPMENT/REPAIRS	31/08/2012	12,027.40
EF065990	11657	TRUCKLINE PARTS CENTRES AUTOMOTIVE SPARE PARTS	31/08/2012	4,107.13
EF065991	11665	TUNNEL VISION PLUMBING SERVICES	31/08/2012	1,287.00
EF065992	11669	TYCO SERVICES FIRE ALARM SYSTEM REPAIRS	31/08/2012	2,375.92
EF065993	11697	VAT MAN-FAT FILTERING SYSTEMS FILTER CLEANING SERVICES	31/08/2012	684.00
EF065994	11699	VERNON DESIGN GROUP ARCHITECTURAL SERVICES	31/08/2012	6,207.08
EF065995	11701	VIBRA INDUSTRIAL FILTRATION A/ASIA FILTER SUPPLIES	31/08/2012	153.23
EF065996	11708	VITAL PACKAGING PTY LTD PACKAGING SUPPLIES	31/08/2012	1,908.50
EF065997	11715	WA BLUEMETAL ROADBASE SUPPLIES	31/08/2012	13,214.65
EF065998	11722	WA HINO SALES & SERVICE REPAIRS/MAINTENANCE SERVICES	31/08/2012	1,424.21
EF065999	11726	WA LIMESTONE LIMESTONE SUPPLIES	31/08/2012	7,775.30
EF066000	11729	WA MOBILE PHONE INSTALLATIONS INSTALLATION SERVICES	31/08/2012	598.00
EF066001	11749	WARRENS EARTHMOVING CONTRACTORS EARTHMOVING SERVICES	31/08/2012	3,421.00
EF066002	11773	WESFARMERS LANDMARK LIMITED CHEMICAL SUPPLIES	31/08/2012	2,032.22
EF066003	11787	DEPT OF TRANSPORT (WA GOVT) WA GOVT DEPARTMENT	31/08/2012	3,457.50
EF066004	11789	WALGA ADVERTISING/TRAINING SERVICES	31/08/2012	2,860.65
EF066005	11793	WESTERN IRRIGATION PTY LTD IRRIGATION SERVICES/SUPPLIES	31/08/2012	511.50

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EF066006	11806	WESTRAC PTY LTD REPAIRS/MTNCE - EARTHMOVING EQUIPMENT	31/08/2012	1,363.10
EF066007	11807	WESTRAL BLINDS & CURTAINS	31/08/2012	400.00
EF066008	11810	ABAXA PREVIOUSLY WH LOCATIONS LOCATING SERVICES	31/08/2012	9,796.33
EF066009	11824	WORK CLOBBER SAFETY CLOTHING	31/08/2012	274.00
EF066010	11828	WORLDWIDE ONLINE PRINTING - O'CONNOR PRINTING SERVICES	31/08/2012	3,154.00
EF066011	11835	WURTH AUSTRALIA PTY LTD HARDWARE SUPPLIES	31/08/2012	838.52
EF066012	11841	YANGEBUP FAMILY CENTRE INC DONATION	31/08/2012	1,637.00
EF066013	11854	ZIPFORM PRINTING SERVICES	31/08/2012	32,378.97
EF066014	11972	COBEY MAINTENANCE SERVICES TURF MANAGEMENT	31/08/2012	31,434.88
EF066015	11974	GREENWASTE SERVICES MULCHING/SHREDDING SERVICES	31/08/2012	44,116.60
EF066016	11985	IVO GRUBELICH BUS HIRE	31/08/2012	1,560.00
EF066017	11987	SAFETY ZONE AUSTRALIA PTY LTD SAFETY EQUIPMENT	31/08/2012	722.10
EF066018	11990	EARTHCARE (AUSTRALIA) P/L LANDSCAPING SERVICES	31/08/2012	871.20
EF066019	12007	SHANE MCMASTER SURVEYS SURVEYING SERVICES	31/08/2012	24,772.00
EF066020	12018	O'CONNOR LAWNMOWER & CHAINSAW CENTRE MOWING EQUIPMENT/PARTS/SERVICES	31/08/2012	120.00
EF066021	12024	ACCESS OFFICE INDUSTRIES FURNITURE - STORAGE	31/08/2012	192.39
EF066022	12146	BUSWEST TRANSPORT SERVICES - BUS HIRE	31/08/2012	935.00
EF066023	12153	HAYS PERSONNEL SERVICES PTY LTD EMPLOYMENT SERVICES	31/08/2012	27,601.03
EF066024	12200	THORPE-BOWKER BOOKS	31/08/2012	1,463.51
EF066025	12361	DANIEL BRUYN PHOTOGRAPHICS PHOTOGRAPHY SERVICES	31/08/2012	199.99
EF066026	12379	CONCEPT MEDIA ADVERTISING SERVICES	31/08/2012	413.60
EF066027	12388	ELITE POOL COVERS POOL COVERS	31/08/2012	311.30
EF066028	12447	BORDER EDGE KERBING KERBING SERVICES	31/08/2012	8,937.50
EF066029	12539	COCKBURN JUNIOR FOOTBALL CLUB INC. SPORTS SERVICES	31/08/2012	2,000.00
EF066030	12542	SEALIN GARLETT CEREMONIAL SERVICES	31/08/2012	1,200.00
EF066031	12560	AUSTSWIM LTD TRAINING SERVICES	31/08/2012	1,290.00
EF066032	12561	CATEK EQUIPMENT REPAIRS REPAIRS/MAINTENANCE SERVICES	31/08/2012	226.38
EF066033	12589	AUSTRALIAN INSTITUTE OF MANAGEMENT TRAINING SERVICES	31/08/2012	6,185.00

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EF066034	12656	COOGEE BEACH SURF LIFESAVING CLUB INC POOR GROVE SLSC DEVELOPMENT COSTS	31/08/2012	493,361.37
EF066035	12712	MISS MAUD CATERING SERVICES	31/08/2012	548.77
EF066036	12779	WESTERN RESOURCE RECOVERY PTY LTD WASTE DISPOSAL SERVICES	31/08/2012	1,843.80
EF066037	12796	MEDIA MONITORS AUSTRALIA PTY LTD MEDIA MONITORING SERVICES	31/08/2012	803.32
EF066038	12820	MONTELEONE FENCING FENCING SERVICES/MAINTENANCE	31/08/2012	43,743.00
EF066039	12821	GUARDIAN PHARMACY HAMILTON HILL MEDICAL SUPPLIES	31/08/2012	545.25
EF066040	12849	GIUDICE SURVEYS SURVEYING SERVICES	31/08/2012	2,750.00
EF066041	12883	CONSERVATION VOLUNTEERS AUSTRALIA ENVIRONMENTAL SERVICES	31/08/2012	1,320.00
EF066042	12996	ACCESSIBLE TRANSIT SPECIALISTS REPAIRS/MAINTENANCE SERVICES	31/08/2012	170.50
EF066043	12999	SV GLASS GLAZING SERVICES	31/08/2012	2,119.70
EF066044	13037	PPCA LTD LICENCE FEE - SOUND & MUSIC	31/08/2012	477.73
EF066045	13067	FRIENDS OF LIBRARIES AUSTRALIA INC MEMBERSHIP FEES	31/08/2012	120.00
EF066046	13073	CUSTOM BUILT SAUNAS SAUNA EQUIPMENT/SERVICES	31/08/2012	350.00
EF066047	13111	OCE-AUSTRALIA LIMITED COPIERS/PRINTERS	31/08/2012	292.60
EF066048	13238	SPINELESS WONDERS INSECT WORKSHOP	31/08/2012	240.00
EF066049	13373	THE HIRE GUYS HIRING SERVICES	31/08/2012	2,724.00
EF066050	13409	KLEENIT CLEANING SERVICES	31/08/2012	21,185.00
EF066051	13563	ECOJOBS ENVIRONMENTAL PERSONNEL EMPLOYMENT SERVICES	31/08/2012	314.33
EF066052	13582	DBS FENCING FENCING SERVICES	31/08/2012	605.00
EF066053	13671	CORPORATE EXPRESS AUSTRALIA LTD OFFICE/STATIONERY SUPPLIES	31/08/2012	8,903.94
EF066054	13764	DIMENSION DATA LEARNING SOLUTIONS COMPUTER SOFTWARE	31/08/2012	4,235.00
EF066055	13772	HARVEY NORMAN AV/IT SUPERSTORE O'CONNOR ELECTRICAL GOODS	31/08/2012	704.00
EF066056	13825	JACKSON MCDONALD LEGAL SERVICES	31/08/2012	2,684.44
EF066057	13832	INSIGHT CALL CENTRE SERVICES COMMUNICATION SERVICES	31/08/2012	3,141.82
EF066058	13860	KRS CONTRACTING VERGE COLLECTION SERVICES	31/08/2012	34,461.90
EF066059	13998	AIR & POWER PTY LTD MECHANICAL PARTS	31/08/2012	484.55
EF066060	14188	CHALLENGER INSTITUTE OF TECHNOLOGY - MURDOCH TRAINING PROVIDER	31/08/2012	3,327.60
EF066061	14435	LAKES JUNIOR FOOTBALL CLUB YOUTH ACTIVE PROGRAM REGISTRATION FEES	31/08/2012	2,095.00

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EF066062	14447	ANDOVER DETAILERS DETAILING SERVICES	31/08/2012	1,338.00
EF066063	14459	BIDVEST (WA) PTY LTD FOOD/CATERING SUPPLIES	31/08/2012	1,479.96
EF066064	14593	AUSTREND INTERNATIONAL PTY LTD ALUMINIUM SUPPLIES	31/08/2012	3,892.46
EF066065	14615	GEON PRINTING & COMMUNICATIONS PRINTING SERVICES	31/08/2012	4,719.00
EF066066	14640	LANDMARK ENGINEERING & DESIGN OUTDOOR FURNITURE - PARKS/RESERVES	31/08/2012	35,313.30
EF066067	14777	LGIS INSURANCE BROKING INSURANCE PREMIUMS	31/08/2012	19,163.76
EF066068	14908	OAKVALE CAPITAL LIMITED CONSULTANCY SERVICES	31/08/2012	4,274.14
EF066069	15072	DRUM PRINT & PUBLICATIONS PRINTING SERVICES	31/08/2012	576.00
EF066070	15109	REPEAT PLASTICS (WA) PLASTIC PRODUCTS	31/08/2012	478.06
EF066071	15224	GILBARCO EQUIPMENT REPAIRS	31/08/2012	210.54
EF066072	15267	CHEMSEARCH CHEMICAL SUPPLIES	31/08/2012	12,124.54
EF066073	15274	CHARITY LINK MEMBERSHIP FEE	31/08/2012	88.00
EF066074	15327	LKL CONTRACTING BOBCAT HIRE / LANDSCAPING SERVICES	31/08/2012	23,928.52
EF066075	15337	CHUBB SECURITY SERVICES LTD SECURITY SERVICES	31/08/2012	1,983.31
EF066076	15393	GREENWAY ENTERPRISES HARDWARE SUPPLIES	31/08/2012	2,382.51
EF066077	15455	PHOENIX PARK LITTLE ATHLETICS CLUB SPORTS FEES	31/08/2012	390.00
EF066078	15462	GREENSLADES & CO P/L PET FOOD SUPPLIES	31/08/2012	388.25
EF066079	15507	HART SPORT SPORTING GOODS	31/08/2012	383.50
EF066080	15515	ANYBODY'S FITNESS WATER AEROBICS	31/08/2012	615.00
EF066081	15541	JANDAKOT NEWS NEWSPAPER SUPPLIERS	31/08/2012	171.96
EF066082	15544	NNT CLOTHING - UNIFORMS	31/08/2012	767.41
EF066083	15550	APACE AID PLANTS & LANDSCAPING SERVICES	31/08/2012	45,946.78
EF066084	15574	BEARDS SECURITY DOORS & AWNINGS DOORS/DOOR EQUIPMENT	31/08/2012	160.00
EF066085	15625	OPUS INTERNATIONAL CONSULTANTS (PCA) LTD CONSULTANCY SERVICES	31/08/2012	18,959.60
EF066086	15678	A2Z PEST CONTROL PEST CONTROL	31/08/2012	250.00
EF066087	15764	PITNEY BOWES AUSTRALIA P/L - WA EQUIPMENT MAINTENANCE	31/08/2012	45,767.70
EF066088	15862	FREMANTLE MILK DISTRIBUTORS MILK DELIVERY	31/08/2012	2,269.35
EF066089	15895	ROYAL WOLF TRADING AUST CONTAINER HIRE	31/08/2012	2,750.66

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EF066090	15914	T-QUIP MOWING EQUIPMENT	31/08/2012	871.75
EF066091	16050	SOUTH METROPOLITAN PERSONNEL EMPLOYMENT SERVICES	31/08/2012	54.10
EF066092	16064	CMS ENGINEERING PTY LTD AIRCONDITIONING SERVICES	31/08/2012	2,302.30
EF066093	16079	WESTERN RECYCLING RECYCLING SERVICES	31/08/2012	264.00
EF066094	16107	WREN OIL WASTE DISPOSAL	31/08/2012	18.15
EF066095	16113	HURICAIN SPORTS GOODS SPORTING GOODS	31/08/2012	69.30
EF066096	16175	PUBLIC LIBRARIES AUSTRALIA LTD MEMBERSHIP FEES	31/08/2012	385.00
EF066097	16257	THE FINISHING TOUCH GALLERY FRAMING SERVICES	31/08/2012	276.00
EF066098	16291	WA PROFILING ROAD PROFILING SERVICES	31/08/2012	39,439.40
EF066099	16359	RISK MANAGEMENT TECHNOLOGIES PTY LTD COMPUTER SOFTWARE	31/08/2012	2,591.60
EF066100	16396	MAYDAY EARTHMOVING GRADER HIRE	31/08/2012	14,036.00
EF066101	16403	ROBINSON BUILDTECH BUILDING SERVICES - ALTERATIONS	31/08/2012	3,106.18
EF066102	16568	BIOWISE SOIL SUPPLIES	31/08/2012	2,640.00
EF066103	16698	TIDY UP RUBBISH BAG SERVICE RUBBISH BAG SERVICE	31/08/2012	342.00
EF066104	16712	MOLONEY ASSET MANAGEMENT SYSTEMS SOFTWARE MAINTENANCE	31/08/2012	440.00
EF066105	16926	CURTIN UNIVERSITY OF TECHNOLOGY EDUCATION SERVICES	31/08/2012	5,000.00
EF066106	16959	PERTH HOMEGUARD PTY LTD SECURITY PRODUCTS	31/08/2012	260.70
EF066107	16985	WA PREMIX CONCRETE SUPPLIES	31/08/2012	8,524.56
EF066108	16997	AUS SECURE SECURITY SERVICES/PRODUCTS	31/08/2012	500.00
EF066109	17078	PHOENIX KNIGHTS FOOTBALL CLUB REGISTRATION FEES	31/08/2012	200.00
EF066110	17092	CENTRAL SCREENS SECURITY SYSTEMS/PRODUCTS	31/08/2012	300.00
EF066111	17097	VALUE TISSUE PAPER PRODUCTS	31/08/2012	745.80
EF066112	17178	THE CLEAN UP COMPANY WASTE DISPOSAL SERVICES	31/08/2012	2,695.50
EF066113	17213	COCKBURN CITY SOCCER CLUB INC FLOODLIGHT FUNDING	31/08/2012	1,000.00
EF066114	17268	FREMANTLE SOCCER CLUB INC YOUTH ACTIVE PROGRAM REGISTRATION FEES	31/08/2012	1,180.00
EF066115	17272	SOUTH COOGEE JUNIOR FOOTBALL CLUB REGISTRATION FEES	31/08/2012	4,400.00
EF066116	17283	MUSEUMS AUSTRALIA WA SUBSCRIPTION	31/08/2012	350.00
EF066117	17362	JOHN EARLEY TRAINING	31/08/2012	120.00

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EF066118	17397	KNOWLEDGEONE CORPORATION TRAINING	31/08/2012	1,694.00
EF066119	17399	BALLOONATIKS BALLOONS	31/08/2012	462.00
EF066120	17471	PIRTEK (FREMANTLE) PTY LTD HOSES & FITTINGS	31/08/2012	2,434.27
EF066121	17481	ADS AUTOMATION PTY LTD DOOR/GATE REPAIRS	31/08/2012	1,467.61
EF066122	17600	ERLECTIONS (WA) GUARD RAILS	31/08/2012	91,131.92
EF066123	17604	WRITING WA MEMBERSHIP	31/08/2012	135.00
EF066124	17825	INFOMASTER COMPUTER SOFTWARE	31/08/2012	28,899.52
EF066125	17942	MRS MAC'S FOOD SUPPLIES	31/08/2012	438.10
EF066126	18038	COCKBURN NETBALL CLUB SPORTS GRANT	31/08/2012	3,200.00
EF066127	18061	ADP STORE FIXTURES SHELVING/STORAGE PRODUCTS	31/08/2012	3,436.62
EF066128	18111	CLARK EQUIPMENT EARTHMOVING/EXCAVATING EQUIPMENT	31/08/2012	2,726.88
EF066129	18114	BOLLIG DESIGN GROUP P/L ARCHITECTURAL SERVICES	31/08/2012	15,970.90
EF066130	18126	DELL AUSTRALIA PTY LTD COMPUTER HARDWARE	31/08/2012	20,130.00
EF066131	18147	AURECON AUSTRALIA PTY LTD CONSULTANCY - CIVIL ENGINEERING	31/08/2012	16,472.50
EF066132	18203	NATSYNC ENVIRONMENTAL PEST CONTROL	31/08/2012	65.00
EF066133	18272	AUSTRACLEAR LIMITED INVESTMENT SERVICES	31/08/2012	170.94
EF066134	18286	IW PROJECTS PTY LTD CONSULTANCY SERVICES - CIVIL ENGINEERING	31/08/2012	2,645.50
EF066135	18304	JANDAKOT JETS JUNIOR FOOTBALL CLUB SPORTING EQUIPMENT GRANT	31/08/2012	3,676.00
EF066136	18389	GAVIN CONSTRUCTION CONSTRUCTION SERVICES - COCKBURN VOL SES BUILDING	31/08/2012	299,220.80
EF066137	18425	SUCCESS STRIKERS NETBALL CLUB REGISTRATION FEES	31/08/2012	3,400.00
EF066138	18427	ATWELL NETBALL CLUB REGISTRATION FEES	31/08/2012	791.00
EF066139	18436	J.C.S PLUMBING SERVICES PLUMBING SERVICES	31/08/2012	1,250.00
EF066140	18508	JOHN TURNER BRICK LAY	31/08/2012	8,035.50
EF066141	18575	BARN BABES ENTERTAINMENT SERVICES	31/08/2012	370.00
EF066142	18613	ECO-HIRE EQUIPMENT HIRE	31/08/2012	23,350.80
EF066143	18614	BOWMAN & ASSOCIATES PTY LTD CONSULTANCY SERVICES - PROJECT MGMT	31/08/2012	44,000.00
EF066144	18625	PEDERSENS HIRE & STRUCTURES PTY LTD FUNCTION EQUIPMENT HIRE	31/08/2012	541.03
EF066145	18639	HAMILTON HILL DELIVERY ROUND NEWSPAPER DELIVERY SERVICE	31/08/2012	41.20

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EF066146	18734	P & R EDWARDS ENTERTAINMENT SERVICES	31/08/2012	1,100.00
EF066147	18764	AFFIRMATIVE PAVING BRICK PAVING SERVICES	31/08/2012	507.00
EF066148	18801	FREMANTLE BIN HIRE BIN HIRE - SKIP BINS	31/08/2012	880.00
EF066149	18884	SILICH ENTERPRISES PTY LTD BOLLARDS	31/08/2012	275.00
EF066150	18962	SEALANES (1985) P/L CATERING SUPPLIES	31/08/2012	2,445.50
EF066151	18997	GISSA INTERNATIONAL PTY LTD TRAINING SERVICES	31/08/2012	5,679.26
EF066152	19038	DOWSING CONCRETE CONCRETING SERVICES	31/08/2012	54,445.05
EF066153	19107	FOREVER SHINING MONUMENT	31/08/2012	15,888.40
EF066154	19155	WE LIKE TO PARTY BALLOONS & PARTY SUPPLIES	31/08/2012	236.40
EF066155	19303	JIM'S FENCING FENCING SERVICES	31/08/2012	1,940.40
EF066156	19306	ZIP HEATERS (AUST) PTY LTD HEATERS	31/08/2012	836.00
EF066157	19505	ADVANCED WINDOW SHUTTERS WINDOW SHUTTERS	31/08/2012	2,100.00
EF066158	19533	WOOLWORTHS LTD GROCERIES	31/08/2012	1,757.40
EF066159	19545	GRASSWEST BUILDING & GARDEN MAINTENANCE	31/08/2012	3,640.00
EF066160	19619	SKIPPER TRUCKS TRUCKS	31/08/2012	826.47
EF066161	19623	ERGOLINK OFFICE FURNITURE	31/08/2012	286.07
EF066162	19628	PAPERBARK TECHNOLOGIES ARBORICULTURAL CONSULTANCY SERVICES	31/08/2012	717.00
EF066163	19652	TMS SERVICES SECURITY SERVICES	31/08/2012	1,122.00
EF066164	19657	BIGMATE MONITORING SERVICES PTY LTD COMPUTER HARDWARE/SOFTWARE	31/08/2012	3,161.40
EF066165	19755	EMBROIDME JOONDALUP EMBROIDERY	31/08/2012	2,214.30
EF066166	19794	THE SOUTHERN LIONS RUGBY UNION CLUB SPORTS CLUB	31/08/2012	600.00
EF066167	19795	FREMANTLE RUGBY LEAGUE CLUB INC REGISTRATION FEES	31/08/2012	160.00
EF066168	19830	AUTO MASTERS - SPEARWOOD MECHANICAL SERVICES	31/08/2012	1,673.97
EF066169	19847	PFD FOOD SERVICES PTY LTD CATERING SERVICES	31/08/2012	1,835.85
EF066170	19856	WESTERN TREE RECYCLERS SHREDDING SERVICES	31/08/2012	31,678.90
EF066171	19885	SAFEGUARD INDUSTRIES SECURITY SCREENS/DOORS	31/08/2012	400.00
EF066172	19967	FINGER FOOD CATERING CATERING SERVICES	31/08/2012	1,051.00
EF066173	20000	AUST WEST AUTO ELECTRICAL P/L AUTO ELECTRICAL SERVICES	31/08/2012	13,749.56

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EF066174	20321	RIVERJET P/L EDUCTING-CLEANING SERVICES	31/08/2012	29,832.00
EF066175	20341	WILHELMINA MARIA HOUWEN GARDENING SERVICES	31/08/2012	960.00
EF066176	20457	IAN PERCY NARRATIVE THERAPY	31/08/2012	340.00
EF066177	20583	ANIMAL PEST MANAGEMENT SERVICES FERAL ANIMAL CONTROL	31/08/2012	330.00
EF066178	20602	RAIVANS GRAPHIC DESIGN	31/08/2012	240.00
EF066179	20618	AGPARTS WAREHOUSE PTY LTD SPRAY EQUIPMENT	31/08/2012	765.82
EF066180	20631	ID CONSULTING PTY LTD CONSULTANCY SERVICES	31/08/2012	1,567.50
EF066181	20635	SCRD ENVIRONMENTAL PTY LTD RECYCLING SERVICES - COMPUTER	31/08/2012	5,397.70
EF066182	20711	PALMYRA RUGBY CLUB YOUTH ACTIVE	31/08/2012	895.00
EF066183	20833	BOOMERS PLUMBING & GAS PLUMBING SERVICES	31/08/2012	420.40
EF066184	20849	NEW HORIZONS LEARNING CENTRE (PERTH) TRAINING SERVICES - IT	31/08/2012	1,298.00
EF066185	20882	BELL-VISTA FRUIT & VEGETABLE FRUIT & VEGETABLE	31/08/2012	1,132.71
EF066186	20940	ROBERT HALF AUSTRALIA PTY LTD EMPLOYMENT SERVICES	31/08/2012	7,715.40
EF066187	20951	ELECTROFEN PTY LTD FENCING SERVICES	31/08/2012	1,658.25
EF066188	21126	ULVERSCROFT LARGE PRINT (AUST.) P/L BOOKS	31/08/2012	36.30
EF066189	21127	JOANNA AYCKBOURN INSTRUCTION - SINGING	31/08/2012	650.00
EF066190	21151	PERTH WEB DESIGN WEB DESIGN SERVICES	31/08/2012	660.00
EF066191	21177	DESERT SHADOW ARTISTIC SERVICES	31/08/2012	260.00
EF066192	21290	ONSITE RENTALS EQUIPMENT HIRE /TOILETS ETCE	31/08/2012	566.50
EF066193	21363	TENDERLINK.COM PTY LTD COMPUTER SOFTWARE	31/08/2012	550.00
EF066194	21371	SANPOINT PTY LTD KERBING SERVICES	31/08/2012	120,788.21
EF066195	21397	THE PLAYROOM O'CONNOR TOYS AND GAMES	31/08/2012	200.00
EF066196	21463	CAPITAL FINANCE AUSTRALIA LTD FINANCIAL SERVICES - LEASE FINANCES	31/08/2012	6,430.07
EF066197	21678	IANNELLO DESIGNS GRAPHIC DESIGN	31/08/2012	280.50
EF066198	21764	LONE RANGERS SHOOTING COMPLEX AMUSEMENT/ENTERTAINMENT	31/08/2012	900.00
EF066199	21791	THE LEISURE INSTITUTE OF WA (AQUATICS) INC. PROFESSIONAL ORGANISATION	31/08/2012	720.00
EF066200	21796	GREEN LEAF GARDENS LANDSCAPING SERVICES	31/08/2012	3,750.00
EF066201	21879	SPOTLESS SERVICES AUSTRALIA LTD CLEANING SERVICES	31/08/2012	51,239.84

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EF066202	21915	ECOWATER SERVICES PTY LTD MAINTENANCE SERVICES - WASTE SYSTEMS	31/08/2012	621.20
EF066203	21916	DAVIES FIRST NATIONAL REAL ESTATE CONSULTANCY SERVICES - REAL ESTATE	31/08/2012	17,517.50
EF066204	21922	DIGGA-WEST EARTHMOVING EQUIPMENT	31/08/2012	1,892.00
EF066205	21933	SPIRAL WORKS PRODUCTIONS MULTIMEDIA SERVICES	31/08/2012	540.00
EF066206	21946	RYAN'S QUALITY MEATS MEAT SUPPLIES	31/08/2012	1,483.21
EF066207	21990	MEDIBANK HEALTH SOLUTIONS PTY LTD MEDICAL SERVICES	31/08/2012	1,610.40
EF066208	22122	PLATTERS 'R' US CATERING SERVICES	31/08/2012	557.50
EF066209	22126	HAPPY VALLEY RESOURCES P/L MOLTONI WASTE DISPOSAL	31/08/2012	13,167.00
EF066210	22169	GREENSTAR GROUP WA PTY LTD AIR CONDITIONING SERVICES	31/08/2012	909.65
EF066211	22177	ADVERTISING DESIGN SERVICES (WA) PTY LTD ADVERTISING DESIGN SERVICES	31/08/2012	3,861.00
EF066212	22193	ARCHERY WA T/A ARCHERY PARK SPORT & RECREATION (ARCHERY)	31/08/2012	400.00
EF066213	22195	CAFE CORPORATE COFFEE SUPPLIES/MACHINE SERVICES	31/08/2012	127.00
EF066214	22242	ASPHALT SURFACES PTY LTD ASPHALTING SERVICES	31/08/2012	322,754.67
EF066215	22339	EDITH COWAN UNIVERSITY EDUCATIONAL SERVICES - TERTIARY	31/08/2012	8,140.00
EF066216	22342	MIDWAY DRYCLEANERS DRYCLEANING SERVICES	31/08/2012	132.00
EF066217	22349	FREMANTLE TRAILERS TRAILERS - BOAT AND BOX	31/08/2012	2,755.07
EF066218	22376	NAZZARI BUS SALES PTY LTD BUS SALES, REPAIRS, MAINTENANCE	31/08/2012	440.33
EF066219	22388	CARRINGTON'S TRAFFIC SERVICES TRAFFIC MANAGEMENT SERVICES	31/08/2012	26,649.17
EF066220	22441	MIKE GILL TENNIS ACADEMY SPORTING ACTIVITIES	31/08/2012	200.00
EF066221	22448	CAKES WEST PTY LTD CATERING	31/08/2012	56.30
EF066222	22505	LEXAN CORPORATION PTY LTD TYRE RECYCLING	31/08/2012	936.69
EF066223	22511	JOHNNY'S TILING TILING SERVICES	31/08/2012	200.00
EF066224	22553	BROWNES FOOD OPERATIONS CATERING SUPPLIES	31/08/2012	1,894.91
EF066225	22569	KINETIC HEALTH GROUP PTY LTD MEDICAL SERVICES	31/08/2012	1,354.10
EF066226	22570	CLOSE THE LOOP OPERATIONS PTY LTD PROMOTIONAL PRODUCTS - RECYCLED	31/08/2012	2,815.34
EF066227	22572	IRONBARK ENVIRONMENTAL & SUSTAINABLE DEVELOPMENT CONSULTING SERVICES - ENVIRONMENTAL	31/08/2012	3,828.00
EF066228	22639	SHATISH CHAUHAN TRAINING SERVICES - YOGA	31/08/2012	325.00
EF066229	22653	PCYC FREMANTLE SPONSORSHIP	31/08/2012	600.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF066230	22682	BEAVER TREE SERVICES PTY LTD TREE PRUNING SERVICES	31/08/2012	27,821.75
EF066231	22716	PHOENIX LACROSSE CLUB SPONSORSHIP / SPORTS EQUIPMENT GRANT	31/08/2012	200.00
EF066232	22720	DIAMONDS NETBALL CLUB WA INC. SPORTS - NETBALL	31/08/2012	391.00
EF066233	22737	CJS LIMESTONE CONTRACTORS PTY LTD LIMESTONE WORKS	31/08/2012	45,793.00
EF066234	22751	WORKFORCE CLOTHING PTY LTD CLOTHING - INDUSTRIAL	31/08/2012	684.53
EF066235	22805	COVS PARTS PTY LTD MOTOR PARTS	31/08/2012	1,548.06
EF066236	22806	AUSTRALIAN FUEL DISTRIBUTORS PTY LTD FUEL SUPPLIES	31/08/2012	116,795.01
EF066237	22859	TOP OF THE LADDER GUTTER CLEANING GUTTER CLEANING SERVICES	31/08/2012	1,491.60
EF066238	22875	RINNAI AUSTRALIA PTY LTD GAS, ELECTRICAL	31/08/2012	176.00
EF066239	22913	AUSTRALIAN OFFICE LEADING BRANDS.COM.AU ENVELOPES	31/08/2012	1,367.17
EF066240	22949	TASHANA LEE TWEDDLE HEAVENSTRINGS ENTERTAINMENT SERVICES - MUSIC	31/08/2012	585.00
EF066241	22963	WEST BIOFUEL TECHNOLOGIES PTY LTD EARTHMOVING /EXCAVATION SERVICES	31/08/2012	60,428.50
EF066242	22968	BAND & ENTERTAINMENT BOOKING OFFICE ENTERTAINMENT SERVICES	31/08/2012	1,300.00
EF066243	22970	WASHPOD CONSOLIDATED PTY LTD CLEANING - EQUIPMENT	31/08/2012	591.50
EF066244	23038	RAINBOW GYM SPORT - GYMNASTICS	31/08/2012	400.00
EF066245	23213	SPOTLESS FACILITY SERVICES PTY LTD LAUNDRY SERVICES	31/08/2012	811.21
EF066246	23253	KOTT GUNNING LEGAL SERVICES	31/08/2012	1,031.80
EF066247	23309	FUN IN TRAINING AUSTRALIA PTY LTD FITNESS CLASSES-INSTRUCTIONS	31/08/2012	1,254.00
EF066248	23348	ZUMBA WITH HONEY FITNESS CLASSES	31/08/2012	429.00
EF066249	23356	NORDIC ACADEMY AUSTRALIA PTY LTD WALKING EQUIPMENT	31/08/2012	1,051.00
EF066250	23425	TANKS VERY MUCH TANKS, VEGIE & RAIN WATER	31/08/2012	2,200.00
EF066251	23506	HUDSON GLOBAL RESOURCES (AUST) PTY LTD HUMAN RESOURCES CONSULT	31/08/2012	2,475.00
EF066252	23545	CYCLING WA BICYCLE EDUCATION	31/08/2012	1,050.00
EF066253	23550	HENRICKS CONSULTING PTY LTD CONSULTANCY SERVICES - HUMAN RESOURCES	31/08/2012	1,216.60
EF066254	23570	A PROUD LANDMARK PTY LTD LANDSCAPE CONTRUCTION SERVICES	31/08/2012	116,737.43
EF066255	23625	VDM CONSULTING (WA) PTY LTD CONSULTANCY SERVICES	31/08/2012	2,585.00
EF066256	23628	DISMANTLE RECONDITIONED BICYCLES & BIKE EDUCATION	31/08/2012	880.00
EF066257	23666	ENGINEERED WATER SYSTEMS MARINE CONSTRUCTION SERVICES	31/08/2012	182,752.30

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF066258	23694	TIGER FITNESS (WA) PTY LTD GYM EQUIPMENT/SERVICE	31/08/2012	452.10
EF066259	23738	HAMPA CATERING CATERING SERVICES/SUPPLIES	31/08/2012	750.00
EF066260	23780	VANGUARD PRESS PRINTING SERVICES	31/08/2012	13,552.00
EF066261	23806	PAVY RESOURCES (AUST) PTY LTD CONSULTANCY - COMPUTER	31/08/2012	16,757.40
EF066262	23818	AM & IE MUTCH ENGINEERING CONSULTANTS CONSULTANCY SERVICES	31/08/2012	7,260.00
EF066263	23844	IDEAL SYSTEMS (WA) PTY LTD LIFTING EQUIPMENT	31/08/2012	601.70
EF066264	23849	JCB CONSTRUCTION EQUIPMENT AUSTRALIA PURCHASE OF NEW MACHINERY - 1DXU275	31/08/2012	181,492.05
EF066265	23854	FRATELLE GROUP PTY LTD ARCHITECTURAL SERVICES	31/08/2012	30,318.75
EF066266	23930	WEST TIP WASTE CONTROL PTY LTD HOOK TRUCK HIRE	31/08/2012	9,119.00
EF066267	23968	BLACK COCKATOO PRESERVATION SOCIETY OF AUSTRALIA ENVIRONMENTAL SERVICES	31/08/2012	2,200.00
EF066268	23971	FIND WISE LOCATION SERVICES LOCATING SERVICES - UNDERGROUND	31/08/2012	1,183.60
EF066269	23972	CMW GEOSCIENCES PTY LTD GEOTECHNICAL INVESTIGATION REPORT	31/08/2012	3,300.00
EF066270	23978	INTEGRA WATER TREATMENT SOLUTIONS WATER TREATMENT-LANDFILL	31/08/2012	2,235.00
EF066271	23989	AWM FURNITURE - OFFICE	31/08/2012	2,107.40
EF066272	23992	LIGHT APPLICATION PTY LTD LIGHTING CONTROL SYSTEMS	31/08/2012	1,368.40
EF066273	24040	SKYTUNE INVESTMENTS PTY LTD ROCK BREAKING	31/08/2012	4,050.00
EF066274	24057	METQUIP RENTALS PTY LTD HIRE SERVICES - INDUSTRIAL EQUIP	31/08/2012	7,986.00
EF066275	24058	ACADEMY SERVICES (WA) PTY LTD CLEANING SERVICES	31/08/2012	2,247.32
EF066276	24059	BALLOON ARTISTRY BY AARON SMYTH BALLOON-ENTERTAINMENT	31/08/2012	540.00
EF066277	24062	LEEMING NETBALL CLUB INC. REGISTRATION FEES-KIDSPORT	31/08/2012	600.00
EF066278	24065	RUDD INDUSTRIAL & FARM SUPPLIES AIR COMPRESSORS	31/08/2012	2,633.40
EF066279	24090	FAST TRACK COMPUTER SOLUTIONS COMPUTER TRAINING COURSES	31/08/2012	764.50
EF066280	24128	BANG THE TABLE PTY LTD WEBSITE DESIGN	31/08/2012	6,600.00
EF066281	24129	JOHNNY APPLESEED GPS GPS SYSTEMS	31/08/2012	742.00
EF066282	24131	GLASSRENU WA GLASS CLEANING	31/08/2012	2,021.80
EF066283	24145	TOMPKINS PARK TOUCH ASSOCIATION KIDSPORT REGISTRATION FEES	31/08/2012	200.00
EF066284	23351	COCKBURN GP SUPER CLINIC PTY LTD OPERATING FUNDS	30/08/2012	50,000.00
EF066285	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	3/09/2012	195,384.00
EF066286	10409	COOLBELLUP SPORTING ASSOC INC SECURITY GROUND FEES REIMBURSEMENTS	3/09/2012	2,495.50

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF066287	10803	GECKO CONTRACTING TURF & LANDSCAPE MTNCE MOWING/LANDSCAPING SERVICES	3/09/2012	21,102.75
EF066288	10888	LJ CATERERS CATERING SERVICES	3/09/2012	2,647.50
EF066289	10937	NELSON MAURICIO UNIVERSITY REIMBURSEMENT - MBA	3/09/2012	3,600.00
EF066290	10944	MCLEODS LEGAL SERVICES	3/09/2012	1,975.34
EF066291	11404	SOUTH LAKE DOLPHINS SWIMMING CLUB SWIMMING REGISTRATION	3/09/2012	1,000.00
EF066292	11557	TECHNOLOGY ONE LTD IT CONSULTANCY SERVICES	3/09/2012	2,013.00
EF066293	11867	KEVIN JOHN ALLEN MILEAGE CLAIM REIMBURSEMENT	3/09/2012	4,268.32
EF066294	12829	ST JOHN OF GOD HOSPITAL SURPLUS GRANT REFUND	3/09/2012	1,650.00
EF066295	18389	GAVIN CONSTRUCTION CONSTRUCTION SERVICES - GP SUPER CLINIC	3/09/2012	962,341.84
EF066296	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	3/09/2012	6,988.53
EF066297	18683	JADRANKA KIURSKI TRAVEL EXPENSES REIMBURSEMENT	3/09/2012	628.72
EF066298	19059	CAROL REEVE-FOWKES MILEAGE CLAIM REIMBURSEMENT	3/09/2012	1,535.30
EF066299	21301	SIMON MORGAN REIMBURSEMENT - TAFE FEES	3/09/2012	277.70
EF066300	23339	STEPHEN PRATT MILEAGE CLAIM REIMBURSEMENT	3/09/2012	447.05
EF066301	23526	NEIL ALLEN EXPENSES REIMBURSEMENT	3/09/2012	191.39
EF066302	23962	STEVEN SALLUR SALARY PACKAGED LAPTOP REIMBURSEMENT	3/09/2012	606.00
EF066303	24173	ELVIRA BLAKE TAFE FEES REIMBURSEMENT	3/09/2012	182.05
EF066304	24174	ROZEL TORRES CLASS FEES REFUND	3/09/2012	90.00
024984	10747	IINET LIMITED INTERNET SERVICES	6/08/2012	629.45
024985	11790	WESTERN AUSTRALIAN PLANNING COMMISSION PLANNING APPLICATION	6/08/2012	1,603.00
024986	24136	STACEY GURNEY REIMBURSEMENT	6/08/2012	211.50
024987	13932	ARMAGUARD BANKING SERVICES	8/08/2012	4,965.55
024988	11790	WESTERN AUSTRALIAN PLANNING COMMISSION PLANNING APPLICATION	10/08/2012	1,603.00
024989	24142	WATMARINE ENGINEERING SERVICES OVERPAYMENT	10/08/2012	20.00
024990	13932	ARMAGUARD BANKING SERVICES	15/08/2012	1,758.00
024991	11790	WESTERN AUSTRALIAN PLANNING COMMISSION PLANNING APPLICATION	20/08/2012	474.20
024992	13932	ARMAGUARD BANKING SERVICES	22/08/2012	3,131.10
024993	11758	WATER CORP WATER USAGE SUPPLIES	27/08/2012	93,269.60
024994	13932	ARMAGUARD BANKING SERVICES	29/08/2012	4,210.15

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
024995	10350	COCKBURN BMX CLUB REGISTRATION FEES	30/08/2012	200.00
024996	10479	DEPT OF HEALTH WA WORKSHOP REGISTRATIONS	30/08/2012	1,820.00
024997	10747	IINET LIMITED INTERNET SERVICES	30/08/2012	629.45
024998	11478	ST JEROME'S NETBALL REGISTRATION FEES	30/08/2012	200.00
024999	11760	WATER CORPORATION SEWER EASEMENT	30/08/2012	1,338.10
025000	12159	CITY OF JOONDALUP OVERDUE BOOK	30/08/2012	37.40
025001	12257	SENSIS PTY LTD ADVERTISING SERVICES	30/08/2012	480.92
025002	14596	TOWEL2GO PTY LTD SPORTING GOODS	30/08/2012	251.00
025003	17706	KOORI MAIL SUBSCRIPTION	30/08/2012	75.00
025004	17798	WESTERN DIAGNOSTIC PATHOLOGY ANALYTICAL SERVICES	30/08/2012	70.07
025005	18496	LAKESIDE JUNIOR BASKETBALL CLUB SPORTING ORGANISATION	30/08/2012	100.00
025006	20878	JANDAKOT EAGLES SOFTBALL CLUB DONATION	30/08/2012	200.00
025007	22680	LEONARD THORN EDUCATIONAL	30/08/2012	900.00
025008	24146	RIVERSIDE PARK PONY CLUB KID SPORT REGISTRATION FEES	30/08/2012	200.00
025009	24167	ROBERT DONALD & MARY JOSEPHINE STANTON RATES REFUND	30/08/2012	594.64
025010	24168	LM & WN SMITH RATES REFUND	30/08/2012	489.26
025011	99999	JONATHON G ROSE PLANNING APPLICATION REFUND - 2 ACACIA WAY	29/08/2012	209.00
025012	99999	GUS LEE-STEERE PLANNING APPLICATION REFUND - 41 FAIRBAIRN RD	29/08/2012	278.00
025013	99999	NICHOLE TERLET HALL BOND REFUND - ATWELL	29/08/2012	150.00
025014	99999	LANDCORP PLANNING APPLICATION REFUND	29/08/2012	352.00
025015	99999	TRACEY A MCGHEE PLANNING APPLICATION REFUND - 4 ARISTATA PDE	29/08/2012	209.00
025016	99999	PLANNING SOLUTIONS PLANNING APPLICATION REFUND - 126 POWER AVE	29/08/2012	800.00
025017	99999	NIKKI BRANCH HALL BOND REFUND - JANDAKOT	29/08/2012	150.00
025018	99999	ARCHISTRUCT BUILDERS & DESIGNERS PLANNING APPLICATION REFUND - 19 AMBITIOUS LINK	29/08/2012	128.00
025019	99999	UNITED PETROLEUM PLANNING APPLICATION REFUND - 812 NORTH LAKE RD	29/08/2012	278.00
025020	99999	ARUN RAMASWAMY HALL BOND REFUND - SUCCESS	29/08/2012	25.50
025021	11790	WESTERN AUSTRALIAN PLANNING COMMISSION SUBDIVISION FEES - LOT 42/303 MIGUEL RD BIBRA LAKE	3/09/2012	104.80
025022	24140	MERRION FOX PARENT FORUM - SEVICES ADD RETENTION HELD NIL	3/09/2012	2,500.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
		LESS PRIOR PERIOD CANCELLED CHEQUES/EFTS		
		TOTAL		8,292,829.69
		TOTAL AS PER AP SOURCE 13GLACT9991000		8,292,829.69
		TOTAL AS PER TR SOURCE 13GLACT9991000		8,292,829.69
		ADDITIONAL DIRECT PAYMENTS		
		BANK FEES		
		MERCHANT FEES COC		1,456.85
		MERCHANT FEES SLLC		1,428.96
		MERCHANT FEES VARIOUS OUT CENTRES		423.21
		FLEXIPHONE FEE NATIONAL BPAY CHARGE		5,534.31
		RTGS/ACLR FEE		2.50
		NAB TRANSACT FEE		318.91
				9,164.74
		FAMILY DAY CARE AND IN HOME CARE PAYMENTS		
		FDC PAYMENTS		74,138.62
		IHC PAYMENTS		141,683.19
				215,821.81
		PAYROLL TRANSACTIONS		
		COC 31/07/12 CITY OF COCKBURN 042958		712098.15
		COC 03/08/12 CITY OF COCKBURN 042958		1855.61
		COC 06/08/12 CITY OF COCKBURN 042958		185.06
		COC 07/08/12 CITY OF COCKBURN 042958		227341.83
		COC 13/08/12 CITY OF COCKBURN 042958		1003.1
		COC 14/08/12 CITY OF COCKBURN 042958		675163.35
		COC 16/08/12 CITY OF COCKBURN 042958		1708.91
		COC 17/07/12 CITY OF COCKBURN 042958		2378.4
		COC 21/08/12 CITY OF COCKBURN 042958		223828.63
		COC 24/08/12 CITY OF COCKBURN 042958		4212.56
		COC 25/07/12 CITY OF COCKBURN 042958		4300.81
		COC 28/08/12 CITY OF COCKBURN 042958		696570.57
		COC 30/08/12 CITY OF COCKBURN 042958		1985.07
		COC 30/08/12 CITY OF COCKBURN 042958		1004.97
				2,553,637.02
		CREDIT CARD PAYMENTS		
		CBA CREDIT CARD PAYMENT		62,902.77
				62,902.77
		TOTAL PAYMENTS FOR AUGUST		11,134,356.03

PAYMENT SUMMARY

CHEQUE PAYMENTS

024984 - 025022

CANCELLED PAYMENTS

Nil

ELECTRONIC FUNDS TRANSFER PAYMENT

EF065754 – EF066304

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 August 2012

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Operating Revenue						
Governance	54,959,725	56,322,435	-2%	(1,362,710) X	64,039,340	64,033,597
Financial Services	45,875	82,183	-44%	(36,308)	581,100	581,100
Information Services	120	606	-80%	(486)	3,627	3,627
Human Resource Management	51,786	46,027	13%	5,758	159,768	130,340
Library Services	14,612	11,277	30%	3,334	47,601	44,791
Community Services	2,860,673	2,888,760	-1%	(28,087)	6,418,593	6,303,706
Human Services	1,826,580	1,241,840	47%	584,740 ✓	6,405,247	6,221,506
Development Services	1,027,868	960,479	7%	67,389	3,271,092	3,126,770
Planning Services	552,717	688,499	-20%	(135,782) X	1,236,715	1,236,715
Waste Services	18,665,902	17,304,287	8%	1,361,615 ✓	32,012,872	31,994,738
Parks & Environmental Services	235,456	173,553	36%	61,903	179,187	6,760
Engineering Services	10,284	33,048	-69%	(22,764)	180,183	176,560
Infrastructure Services	218,284	218,954	0%	(670)	225,750	8,150
	80,469,881	79,971,948	1%	497,933	114,761,076	113,868,360
Less: Restricted Grants & Contributions b/fwd	(1,213,185)	(1,044,156)	16%	(169,029)	(1,044,156)	-
Total Operating Revenue	79,256,696	78,927,792	0%	328,904	113,716,920	113,868,360
Operating Expenditure						
Governance	(551,073)	(551,739)	0%	667	(3,682,502)	(3,456,151)
Financial Services	(1,387,855)	(1,426,934)	-3%	39,078	(4,471,879)	(4,471,879)
Information Services	(721,479)	(670,557)	8%	(50,922)	(3,881,598)	(3,881,598)
Human Resource Management	(393,685)	(464,446)	-15%	70,761	(2,219,167)	(2,189,739)
Library Services	(472,304)	(482,830)	-2%	10,526	(2,831,632)	(2,783,692)
Community Services	(1,343,923)	(1,707,307)	-21%	363,384 ✓	(10,834,871)	(10,746,769)
Human Services	(1,175,106)	(1,357,300)	-13%	182,194 ✓	(7,544,854)	(7,350,808)
Development Services	(684,172)	(782,236)	-13%	98,064	(4,373,626)	(4,232,525)
Planning Services	(188,113)	(350,919)	-46%	162,806 ✓	(1,837,816)	(1,774,180)
Waste Services	(3,449,029)	(2,691,253)	28%	(757,776) X	(17,923,026)	(17,902,061)
Parks & Environmental Services	(1,196,831)	(1,854,515)	-35%	657,685 ✓	(10,654,196)	(10,406,522)
Engineering Services	(1,040,356)	(1,255,898)	-17%	215,542 ✓	(7,557,494)	(7,553,872)
Infrastructure Services	(1,109,374)	(1,344,832)	-18%	235,458 ✓	(7,721,211)	(7,448,857)
	(13,713,299)	(14,940,766)	-8%	1,227,466	(85,533,872)	(84,198,652)

OCM 11/10/2012 - Agenda Item 15.2

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 August 2012

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Less: Net Internal Recharging	703,631	519,590	35%	184,041 ✓	3,117,425	3,115,859
Add: Reverse Impairment Charge - Investments	-	-	0%	-	-	-
Add: Depreciation on Non-Current Assets						
Computer & Electronic Equip	(59,852)	(34,464)	74%	(25,388)	(206,784)	(206,784)
Furniture & Equipment	(31,244)	(30,196)	3%	(1,048)	(181,143)	(181,143)
Plant & Machinery	(427,400)	(542,682)	-21%	115,282 ✓	(3,256,091)	(3,256,091)
Buildings	(513,126)	(564,338)	-9%	51,212	(3,386,022)	(3,386,022)
Roads	(1,788,257)	(1,750,000)	2%	(38,257)	(10,500,000)	(10,500,000)
Drainage	(411,809)	(380,000)	8%	(31,809)	(2,280,000)	(2,280,000)
Footpaths	(148,552)	(146,212)	2%	(2,340)	(877,274)	(877,274)
Parks Equipment	(275,967)	(246,668)	12%	(29,299)	(1,480,000)	(1,480,000)
	(3,656,207)	(3,694,560)	-1%	38,353	(22,167,314)	(22,167,314)
Total Operating Expenditure	(16,665,876)	(18,115,736)	-8%	1,449,860	(104,583,762)	(103,250,107)
Change in Net Assets Resulting from Operations	62,590,821	60,812,056	3%	1,778,765	9,133,158	10,618,253
Non-Operating Activities						
Profit/(Loss) on Assets Disposal						
Plant & Machinery	75,011	119,983	-37%	(44,972)	(100,364)	(315,364)
Freehold Land	2,126,000	1,181,290	80%	944,710 ✓	15,072,727	1,175,000
Furniture & Office Equipment	-	-	0%	-	-	-
Buildings	-	-	0%	-	15,000	15,000
	2,201,011	1,301,273	69%	899,738	14,987,363	874,636
Less: Underground Power Infrastructure Contribution	-	(600,000)	-100%	600,000	(5,025,000)	(5,025,000)
Asset Acquisitions						
Land and Buildings	(1,788,965)	(6,909,785)	-74%	5,120,820 ✓	(43,938,104)	(35,818,923)
Infrastructure Assets	(2,275,367)	(6,264,192)	-64%	3,988,825 ✓	(25,647,434)	(17,259,411)
Plant and Machinery	(56,682)	(927,570)	-94%	870,888 ✓	(5,605,491)	(3,627,000)
Furniture and Equipment	-	-	0%	-	(40,000)	(40,000)
Computer Equipment	(174,593)	(536,246)	-67%	361,653 ✓	(3,014,150)	(1,167,500)
Note 1.	(4,295,606)	(14,637,793)	-71%	10,342,186	(78,245,179)	(57,912,834)
Add: Transfer to Reserves	(3,433,520)	(5,859,197)	-41%	2,425,677 ✓	(45,301,959)	(31,392,984)
	57,062,705	41,016,339	39%	16,046,365	(104,451,617)	(82,837,928)

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 August 2012

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Add Funding from						
Grants & Contributions - Asset Development	1,790,885	1,804,892	-1%	(14,007)	12,533,504	10,936,929
Less: held in restricted funds from prior years	(236,916)	(279,970)	-15%	43,055	(439,655)	(219,500)
Proceeds on Sale of Assets	2,201,011	5,434,290	-59%	(3,233,279) X	21,218,727	7,106,000
Reserves	2,327,926	11,098,221	-79%	(8,770,295) X	55,124,190	38,638,204
Loan Funds Raised	-	500,000	-100%	(500,000) X	4,865,000	4,865,000
Contributed Developer Assets	-	-	0%	-	-	-
	63,145,611	59,573,772	6%	3,571,839	(11,149,851)	(21,511,296)
Less: Transfer from Reserves - Impaired Investments	-	-	0%	-	-	-
Non-Cash/Non-Current Item Adjustments						
Depreciation on Assets	3,656,207	3,694,560	-1%	(38,353)	22,167,314	22,167,314
Profit/(Loss) on Assets Disposal	(2,201,011)	(1,301,273)	69%	(899,738) X	(14,987,363)	(874,636)
Non-Current Accrued Debtors	-	-	0%	-	-	-
Non-Current Leave Provisions	194,152	-	0%	194,152 ✓	-	-
Net Change in Restricted/Committed Cash	1,450,101	1,324,126	10%	125,974 ✓	1,483,811	219,500
Deferred Pensioners Adjustment	-	-	0%	-	-	-
	66,245,060	63,291,185	5%	2,953,875	(2,486,089)	882
Opening Funds	6,583,190	2,520,044	161%	4,063,145	2,520,044	-
Closing Funds	Note 2, 3. 72,828,249	65,811,229	11%	7,017,020	33,955	882

Notes to Statement of Financial Activity

Note 1.

Additional information on the capital works program including committed orders at end of month:

	Actuals	Commitments at Month End	Commitments & Actuals YTD	YTD Revised Budget	Full Year Revised Budget	Uncommitted at Month End
Assets Classification	\$	\$			\$	\$
Land and Buildings	(1,788,965)	(27,771,705)	(29,560,670)	(6,909,785)	(43,938,104)	14,377,434
Infrastructure Assets	(2,275,367)	(4,259,489)	(6,534,856)	(6,264,192)	(25,647,434)	19,112,578
Plant and Machinery	(56,682)	(2,007,307)	(2,063,989)	(927,570)	(5,605,491)	3,541,502
Furniture and Equipment	-	-	-	-	(40,000)	40,000
Computer Equipment	(174,593)	(1,394,970)	(1,569,562)	(536,246)	(3,014,150)	1,444,588
	(4,295,606)	(35,433,471)	(39,729,077)	(14,637,793)	(78,245,179)	38,516,102

Note 2.

Closing Funds in the Financial Activity Statement are represented by:

	Actuals	YTD Revised Budget	Full Year Revised Budget	Adopted Budget
	\$	\$	\$	\$
Current Assets				
Cash & Investments	91,871,678	124,272,797	53,832,347	56,957,676
Rates Outstanding	42,413,592	-	-	-
Rubbish Charges Outstanding	8,828,764	-	-	-
Sundry Debtors	11,678,921	-	-	-
GST Receivable	878,257	-	-	-
Prepayments	(388)	-	-	-
Accrued Debtors	312,832	-	-	-
Stock on Hand	(1,415)	-	-	-
	155,982,240	124,272,797	53,832,347	56,957,676
Current Liabilities				
Creditors	(15,634,823)	-	-	-
Income Received in Advance	(613,054)	-	-	-
GST Payable	(559,806)	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(2,633,478)	-	-	-
Provision for Long Service Leave	(1,750,150)	-	-	-
	(21,191,310)	-	-	-
Net Current Assets	134,790,930	124,272,797	53,832,347	56,957,676
Add: Non Current Investments	7,956,474	-	-	-
	142,747,404	124,272,797	53,832,347	56,957,676
Less: Restricted/Committed Assets				
Cash Backed Reserves #	(62,789,521)	(54,285,694)	(49,782,203)	(51,676,294)
Deposits & Bonds Liability *	(3,001,880)	-	-	-
Grants & Contributions Unspent *	(4,127,754)	(4,175,874)	(4,016,189)	(5,280,500)
	72,828,249	65,811,229	33,955	882
Closing Funds (as per Financial Activity Statement)	72,828,249	65,811,229	33,955	882

See attached Reserve Fund Statement

* See attached Restricted Funds Analysis

Note 3.

Amendments to original budget since budget adoption. Surplus/(Deficit)

Ledger	Project/ Activity	Description	Council Resolution	Classification	Non Change (Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended budget Running Balance
					\$	\$	\$	\$
		Budget Adoption		Closing Funds Surplus(Deficit)				882
OP	9144	Lease recovery from 13 Kent St property		Operating Income		3,000		3,882
		Community Youth Bus is no longer required, majority of fund was sent						
OP	9165	to various Disability & Inclusion OP's		Operating Expenditure		1,481		5,363
OP	8138	Environmental OP project was loaded incorrectly		Operating Expenditure		10,000		15,363
GL	725	Reduction in Reserve transfer for Naval Base lease revenue		Operating Income		192,765		208,128
OP	9101	Transferring Coogee Caravan Park lease revenue to Reserve		Operating Income			179,013	29,115
GL	202	Rounding adjustments		Operating Income			37	29,079
GL	202	Increase in insurance recoveries due to grant adjustment		Operating Income		4,823		33,902
	161, 162,							
GL	175	Rounding adjustments to FESA budget		Operating Income		53		33,955
				Closing Funds Surplus (Deficit)	0	212,124	179,050	33,955

Statement of Comprehensive Income *by Nature and Type*

for the period ended 31 August 2012

	Actual	Amended YTD Budget	\$ Variance to YTD Budget	Forecast	Amended Budget	Adopted Budget
	\$	\$	\$	\$	\$	\$
OPERATING REVENUE						
01 Rates	52,944,936	53,742,334	(797,398)	53,431,602	54,229,000	54,229,000
05 Fees and Charges	24,127,006	22,803,081	1,323,926	46,500,560	45,176,634	45,176,634
10 Grants and Subsidies	1,215,257	1,538,571	(323,315)	7,831,040	8,154,355	8,456,698
15 Contributions, Donations and Reimbursements	181,175	203,854	(22,679)	556,934	579,613	431,710
20 Interest Earnings	782,313	637,291	145,023	5,706,365	5,561,342	5,561,342
25 Other revenue and Income	6,009	2,661	3,348	19,324	15,976	12,976
Total Operating Revenue	79,256,696	78,927,792	328,904	114,045,824	113,716,920	113,868,360
OPERATING EXPENDITURE						
50 Employee Costs - Salaries & Direct Oncosts	(6,029,836)	(6,337,458)	307,622	(37,575,875)	(37,883,498)	(37,798,025)
51 Employee Costs - Indirect Oncosts	(146,870)	(103,207)	(43,663)	(965,500)	(921,837)	(898,818)
55 Materials and Contracts	(4,189,093)	(5,479,119)	1,290,026	(31,067,464)	(32,357,490)	(31,355,338)
65 Utilities	(522,219)	(771,977)	249,758	(4,239,161)	(4,488,919)	(4,484,950)
70 Interest Expenses	-	-	-	-	-	-
75 Insurances	(1,003,416)	(1,024,290)	20,874	(1,845,826)	(1,866,700)	(1,866,700)
80 Other Expenses	(1,821,866)	(1,224,716)	(597,150)	(8,612,579)	(8,015,429)	(7,794,821)
85 Depreciation on Non Current Assets	(3,656,207)	(3,694,560)	38,353	(22,128,961)	(22,167,314)	(22,167,314)
Add Back: Indirect Costs Allocated to Capital Works	703,631	519,590	184,041	3,301,465	3,117,425	3,115,859
Total Operating Expenditure	(16,665,876)	(18,115,736)	1,449,860	(103,133,902)	(104,583,762)	(103,250,107)
CHANGE IN NET ASSETS RESULTING FROM OPERATING ACTIVITIES						
	62,590,821	60,812,056	1,778,765	10,911,923	9,133,158	10,618,253
NON-OPERATING ACTIVITIES						
11 Capital Grants & Subsidies	1,040,030	1,395,646	(355,616)	8,080,952	8,436,568	6,939,454
16 Contributions - Asset Development	750,855	409,246	341,609	4,438,545	4,096,936	3,997,475
95 Profit/(Loss) on Sale of Assets	2,201,011	1,301,273	899,738	15,887,101	14,987,363	874,636
57 Acquisition of Crown Land for Roads	-	-	-	-	-	-
58 Underground Power Scheme	-	(600,000)	600,000	-	(5,025,000)	(5,025,000)
Total Non-Operating Activities	3,991,896	2,506,165	1,485,730	28,406,598	22,495,868	6,786,565
NET RESULT	66,582,716	63,318,221	3,264,495	39,318,521	31,629,026	17,404,818

Notes to Statement of Comprehensive Income

Note 1.

Additional information on main sources of revenue in fees & charges.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
<u>Community Services:</u>				
Recreational Services	55,238	69,383	532,245	532,245
South Lake Leisure Centre	338,566	348,497	2,765,549	2,765,549
Law and Public Safety	2,280,664	2,255,980	2,570,500	2,570,500
	<u>2,674,467</u>	<u>2,673,860</u>	<u>5,868,294</u>	<u>5,868,294</u>
<u>Waste Services:</u>				
Waste Collection Services	15,548,154	15,288,000	15,288,000	15,288,000
Waste Disposal Services	3,112,569	2,009,983	16,668,909	16,668,909
	<u>18,660,722</u>	<u>17,297,983</u>	<u>31,956,909</u>	<u>31,956,909</u>
	<u>21,335,189</u>	<u>19,971,843</u>	<u>37,825,203</u>	<u>37,825,203</u>

Note 2.

Additional information on Salaries and Direct On-Costs by each Division.

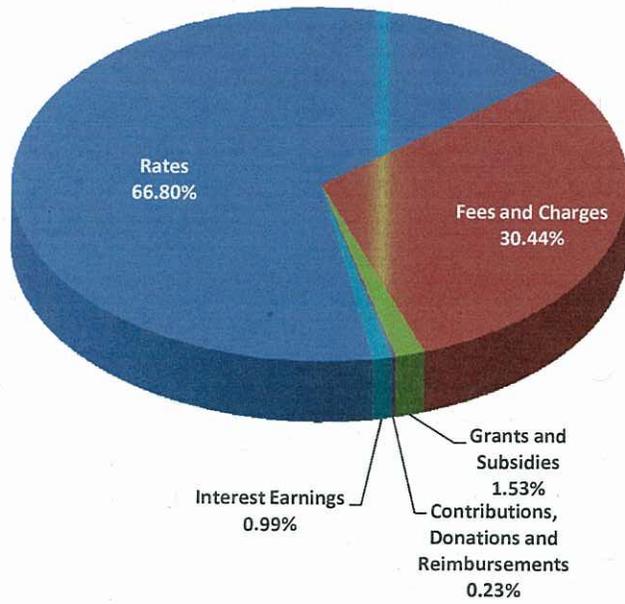
Executive Division	(280,063)	(278,781)	(1,715,193)	(1,715,193)
Finance & Corporate Services Division	(935,230)	(1,022,412)	(5,734,260)	(5,729,205)
Community Services Division	(1,905,688)	(1,918,484)	(11,595,336)	(11,553,496)
Planning & Development Division	(767,014)	(709,814)	(4,354,178)	(4,315,600)
Engineering & Works Division	(2,141,841)	(2,407,968)	(14,484,530)	(14,484,530)
	<u>(6,029,836)</u>	<u>(6,337,458)</u>	<u>(37,883,498)</u>	<u>(37,798,025)</u>

Note 3

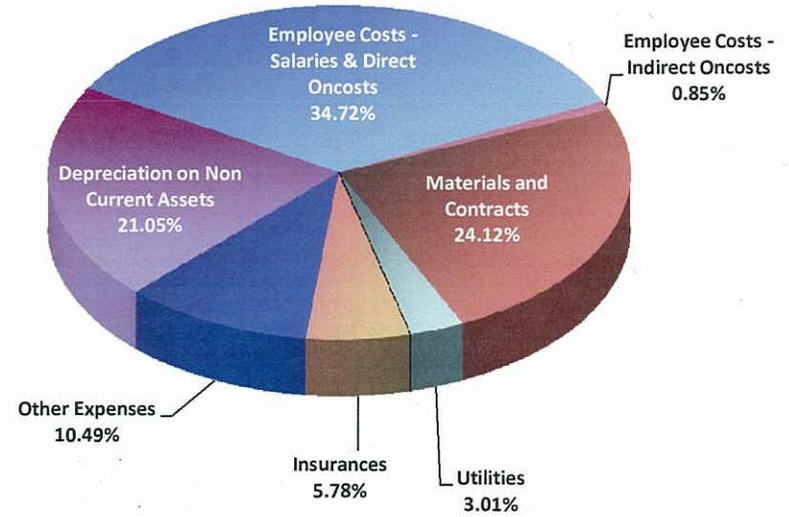
Additional information on Materials and Contracts by each Division.

Executive Division	(238,624)	(197,606)	(1,321,935)	(1,316,192)
Finance & Corporate Services Division	(425,266)	(410,321)	(2,588,541)	(2,588,541)
Community Services Division	(915,141)	(1,317,750)	(7,388,429)	(7,103,674)
Planning & Development Division	(104,151)	(416,675)	(1,745,294)	(1,578,255)
Engineering & Works Division	(2,505,911)	(3,136,767)	(19,313,292)	(18,768,676)
Not Applicable	0	0	0	0
	<u>(4,189,093)</u>	<u>(5,479,119)</u>	<u>(32,357,490)</u>	<u>(31,355,338)</u>

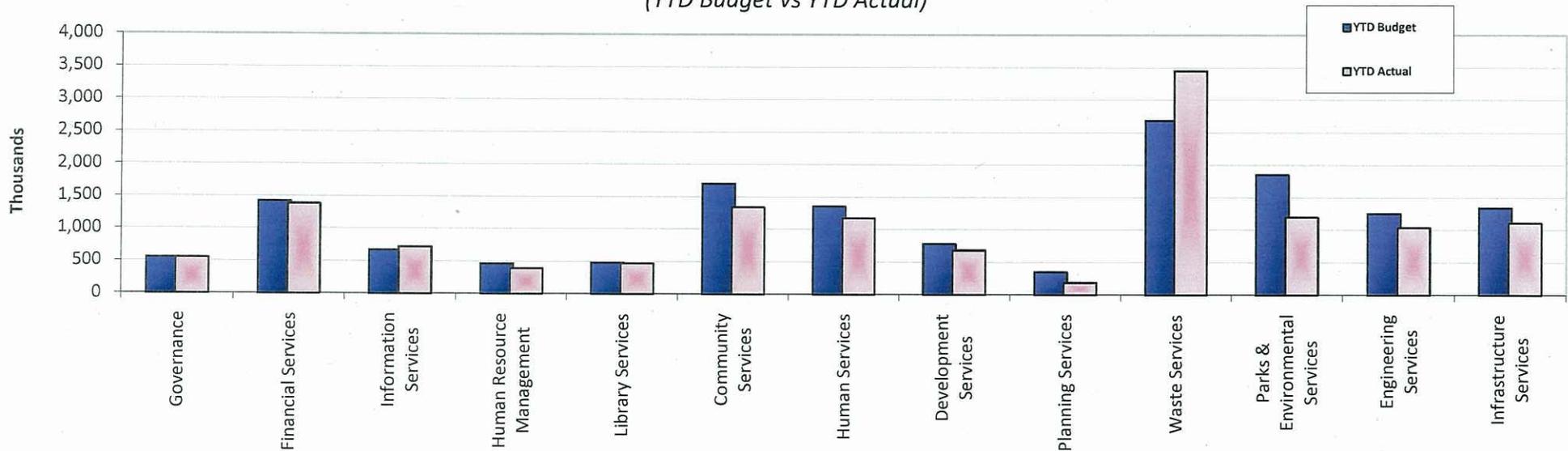
Operating Income by Nature and Type
(YTD Actual)



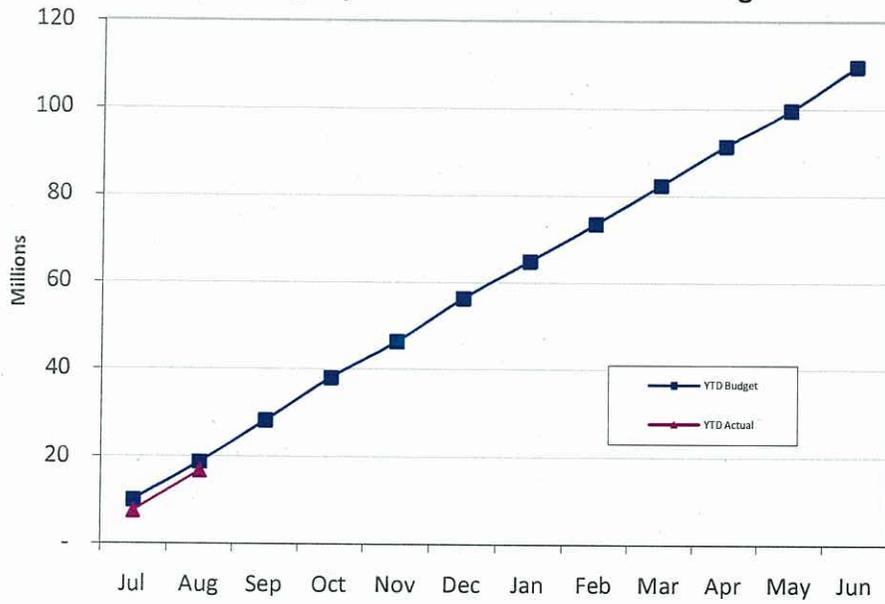
Operating Expenditure by Nature and Type
(YTD Actual)



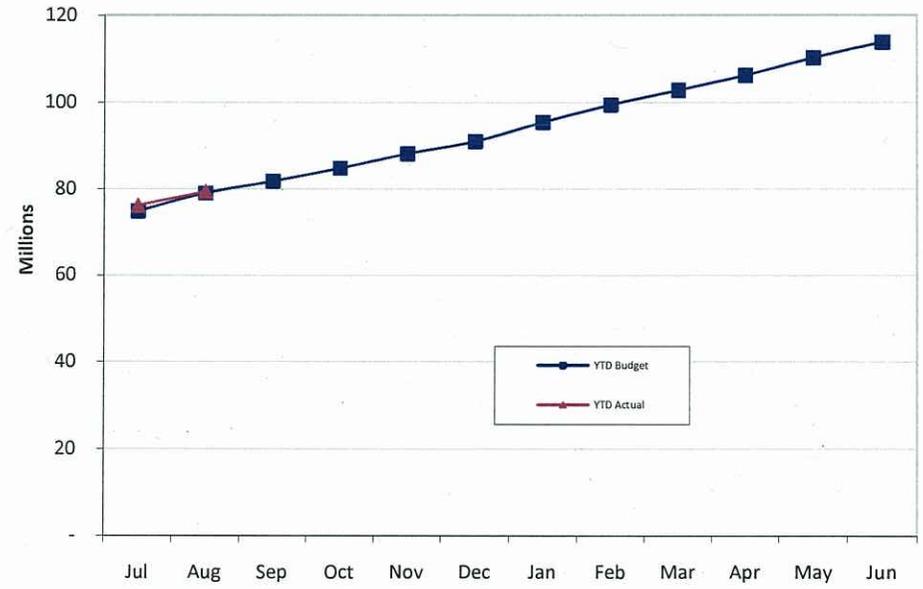
Operating Expenditure by Business Unit
(YTD Budget vs YTD Actual)



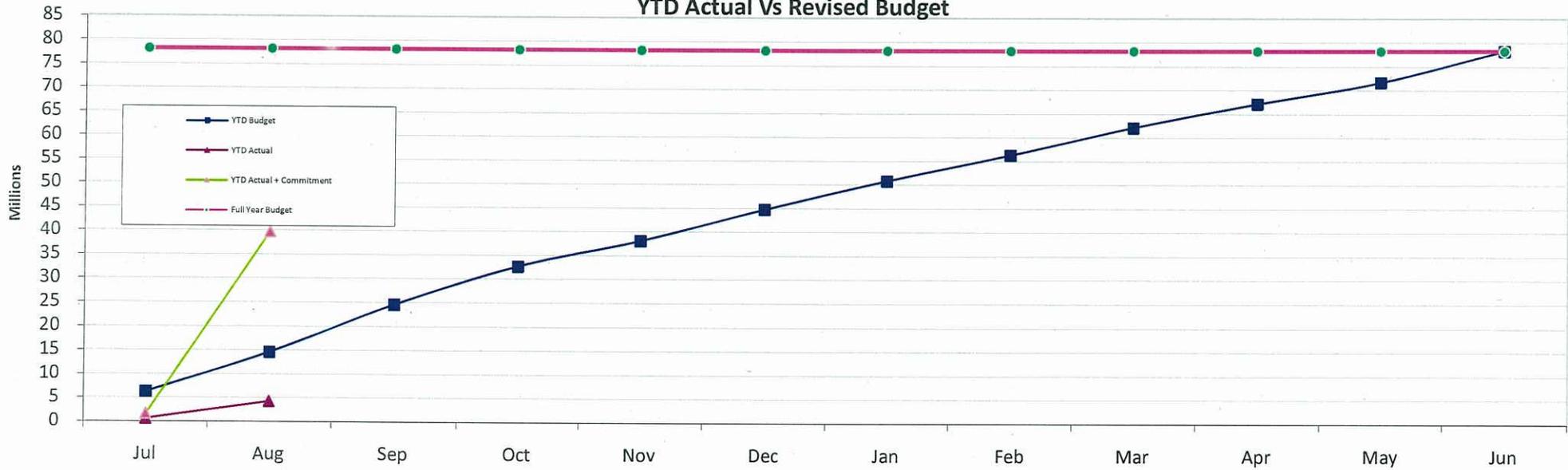
YTD Operating Expenditure Vs YTD Revised Budget



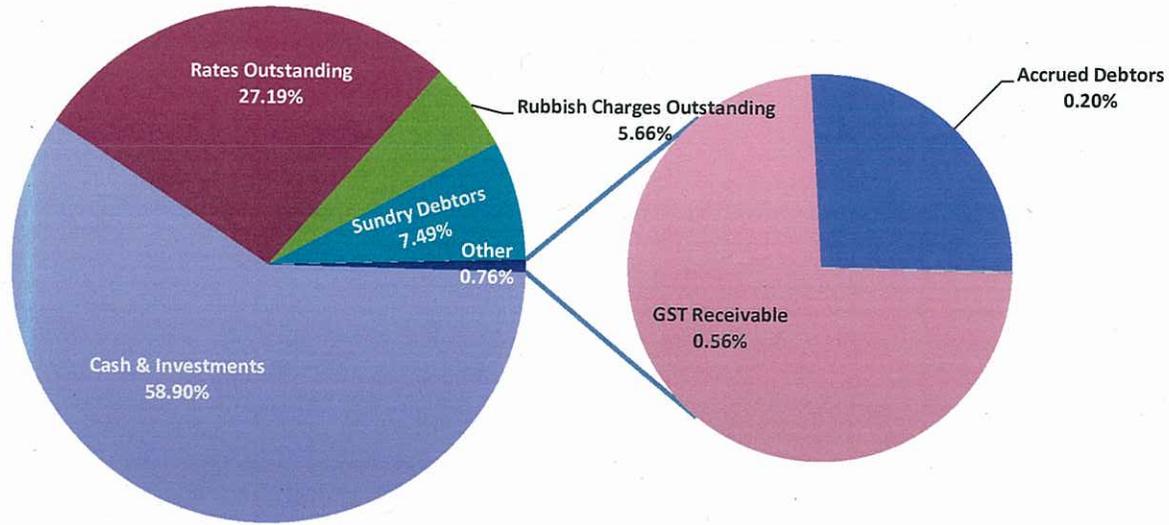
YTD Operating Income Vs YTD Revised Budget



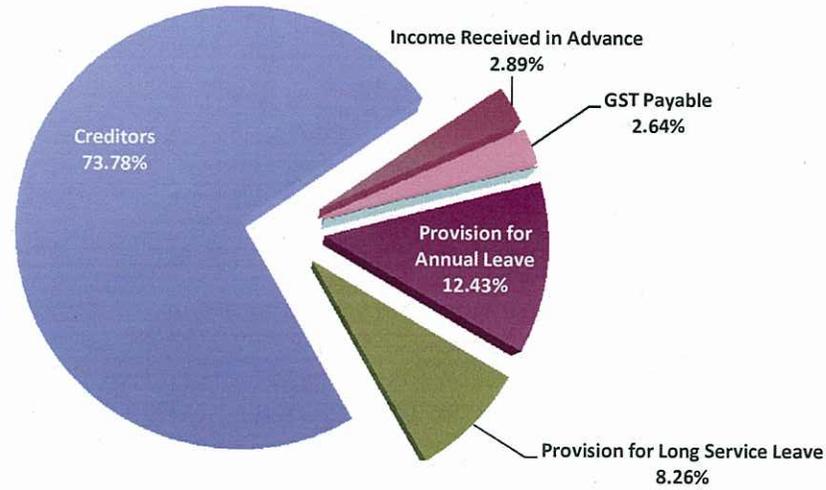
**Capital Expenditure
YTD Actual Vs Revised Budget**



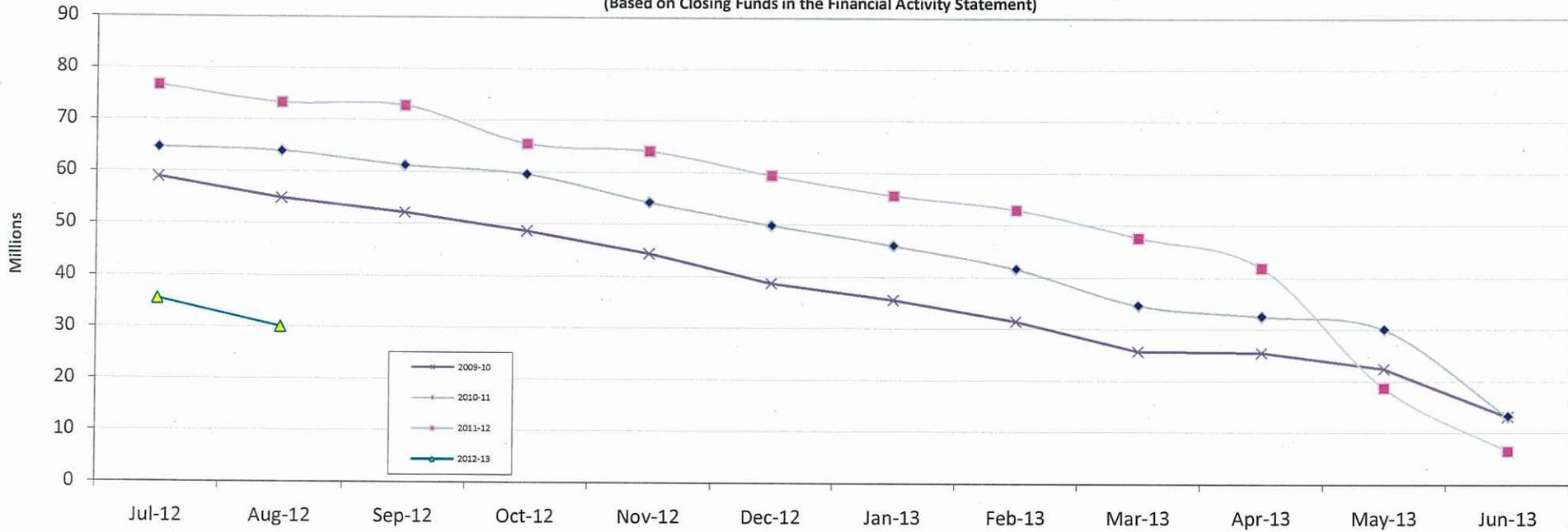
Current Assets
(YTD Actual)



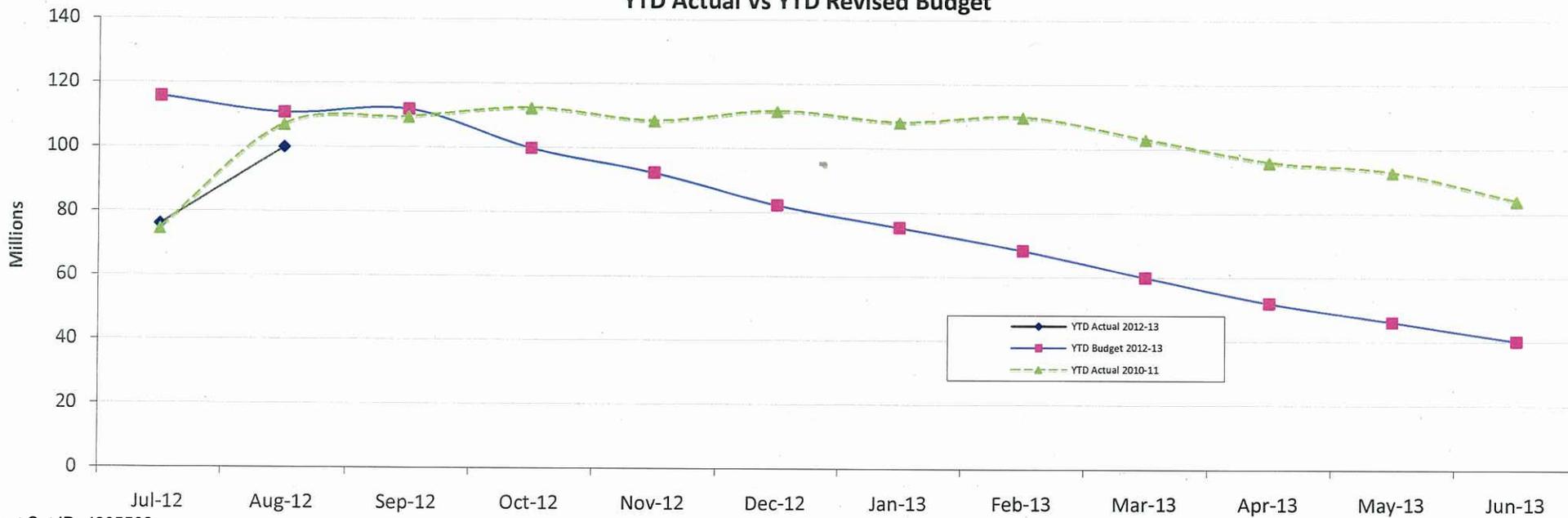
Current Liabilities
(YTD Actual)



Municipal Liquidity Over the Year (Based on Closing Funds in the Financial Activity Statement)



Cash & Investments Positions YTD Actual Vs YTD Revised Budget



Variance Analysis						
Municipal Financial Activity Statement for the period ended 31 August 2012						
	YTD Actuals	YTD Revised Budget	Full Year Revised Budget	YTD Variance	✓ = Favourable ✗ = Unfavourable	Aug-12
	\$	\$	\$	\$		
OPERATING REVENUE						
Governance	54,959,725	56,322,435	64,039,340	(1,362,710)	✗	Interest Earnings and underground power service charges are \$101k and \$103k over ytd budget respectively. General & Roads FAGS not received yet, resulting in \$470k and \$335k unfavourable variance respectively. Rates raised are currently \$797k behind the ytd budget, causing an unfavourable variance.
Human Services	1,826,580	1,241,840	6,405,247	584,740	✓	HACC grant received is \$218k over ytd budget. Family services and Child care services are \$139k and \$144k over ytd budget respectively.
Planning Services	552,717	688,499	1,236,715	(135,782)	✗	Strategic Planning Administration Fees not received yet, resulting in \$184k unfavourable variance.
Waste Services	18,665,902	17,304,287	32,012,872	1,361,615	✓	Landfill fees received are \$1.1m over ytd budget. MSW & Recycling Removal Levy is \$260k over ytd budget.
OPERATING EXPENDITURE						
Community Services	1,343,923	1,707,307	10,834,871	363,384	✓	Expenditure in Community services and SLLC are underspent by \$116k and \$123k respectively.
Human Services	1,175,106	1,357,300	7,544,854	182,194	✓	No material variances within this business unit.
Planning Services	188,113	350,919	1,837,816	162,806	✓	Development contribution plans expenditure has not come in yet, resulting in \$114k favourable variance.
Waste Services	3,449,029	2,691,253	17,923,026	(757,776)	✗	Entry fees to Arc and Landfill levy are \$225k and \$443k over ytd budget respectively. Contributions to SMRC (annual membership contributions) are paid in advance, resulting in \$244k unfavourable variance.
Parks & Environmental Services	1,196,831	1,854,515	10,654,196	657,685	✓	Environmental works operational projects and Street maintenance operational projects for parks are underspent by \$155k and \$159k respectively. Parks overheads salaries are underspent by \$103k.
Engineering Services	1,040,356	1,255,898	7,557,494	215,542	✓	Street Lighting power expenses in roads maintenance operational projects are underspent by \$137k.
Infrastructure Services	1,109,374	1,344,832	7,721,211	235,458	✓	Expenditure in facilities maintenance and management is underspent by \$102k. Integrated Planning Asset management Plan Grant expenditure has not come in yet, resulting in \$104k favourable variance.
ADDITIONAL FUNDING RECEIVED						
Proceeds on Sale of Assets	2,201,011	5,434,290	21,218,727	(3,233,279)	✗	Sub div Lot485 & 489 Bourbon St are sold ahead of its budget by \$388k. Proceeds for Lot18 Grandpre, sub div Lot72 Bellier Pl & Lot65 Erpingham Rd and Lot 237 Dacre court are not yet received for \$3.5m.

City of Cockburn
Restricted Funds - Infrastructure Contributions & Carry Forwards
Financial Statement for the Period Ended 31 August 2012

Particulars	Balance July 1st 2011	Add: Receipts/Jnls	Less: Payments/Jnls	Closing Balance
INFRASTRUCTURE CONTRIBUTIONS				
Prog 12 ROAD CONSTRUCTION	1,264,557.16			1,264,557.16
Prog 12 FOOTPATH CONSTRUCTION	665,383.90			665,383.90
Prog 12 DRAINAGE DEVELOPMENT	645,419.01			645,419.01
	2,575,360.07	-	-	2,575,360.07
CARRIED FORWARDS				
Prog 8 FUNDED SERVICES SURPLUSES C/FWD	494,601.52	17,600.08	512,112.82	88.78
UNSPENT PROJECT FUNDING C/FWD	2,361,325.34		740,502.37	1,620,822.97
Prog 12 UNSPENT ROAD FUNDING	146,567.14		215,085.40	68,518.26
	3,002,494.00	17,600.08	1,467,700.59	1,552,393.49
TOTAL	5,577,854.07	17,600.08	1,467,700.59	4,127,753.56

NB. Total Receipts and Payments of Contributions/CF Grants is the balance of Restricted Funds Activities (883-890):

<i>Receipts: -</i>	17,600.08
<i>Payments:</i>	1,467,700.59
<i>Balance of Restricted Funds:</i>	1,450,100.51

City of Cockburn - Reserve Funds

Financial Statement for Period Ending 31 August 2012

Account Details	Opening Balance		Interest Received		t/f's from Municipal		t/f's to Municipal		Closing Balance	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Council Funded										
Bibra Lake Management Plan Reserve	1,596,772	1,596,772	-	9,435	-	-	(650,000)	(122,555)	946,772	1,483,652
Bibra Lake Nutrient Management	295,924	295,924	11,000	1,749	-	-	-	-	306,924	297,672
Carbon Pollution Reduct Scheme Res CPRS	-	-	-	-	1,120,000	206,022	-	-	1,120,000	206,022
Community Infrastructure	8,505,908	11,978,516	220,000	70,777	2,879,013	-	(10,222,608)	(372,555)	1,382,313	11,676,739
Community Surveillance Levy Reserve	376,452	676,052	25,000	3,995	-	-	(599,600)	(67,435)	(198,148)	612,612
Contaminated Sites	1,369,489	1,369,489	51,000	8,092	500,000	-	(200,000)	(3,400)	1,720,489	1,374,181
DCD Redundancies Reserve	2,824	2,824	-	17	-	-	-	-	2,824	2,840
Environmental Offset Reserve	636,487	636,487	-	3,761	-	-	(388,300)	-	248,187	640,248
Green House Emissions Reductions	495,895	495,895	14,000	2,930	200,000	-	(450,000)	(1,105)	259,895	497,720
Information Technology	40,206	826,906	30,000	4,886	-	-	(786,700)	(33,534)	(716,494)	798,258
Land Development & Investment Fund Reserve	20,616,623	8,121,999	300,000	48,118	21,122,727	2,126,000	(21,958,103)	(539,534)	20,081,247	9,756,582
Major Buildings Refurbishment	877,121	877,121	35,000	5,183	1,500,000	-	-	-	2,412,121	882,304
Mobile Rubbish Bins	346,472	346,472	19,000	2,047	-	-	(170,000)	-	195,472	348,519
Municipal Elections	399,988	399,988	13,000	2,363	80,000	-	-	-	492,988	402,352
Naval Base Shacks	558,791	663,817	16,000	3,967	201,035	-	(248,621)	-	527,205	667,784
Plant & Vehicle Replacement	1,927,980	2,497,100	80,000	15,522	3,260,000	-	(2,509,970)	-	2,758,910	2,512,622
Port Coogee Special Maintenance Reserve	689,289	689,289	22,000	4,073	195,000	-	(146,250)	(43,941)	760,039	649,421
Roads & Drainage Infrastructure	1,912,030	2,945,141	85,000	17,402	1,000,000	-	(3,874,701)	(593,672)	(877,671)	2,368,871
Staff Payments & Entitlements	3,142,801	3,142,801	130,000	18,570	100,000	-	(160,000)	(89,900)	3,212,801	3,071,471
Waste & Recycling	6,229,604	9,927,820	550,000	58,661	6,355,000	-	(5,033,181)	(72,206)	8,101,424	9,914,275
Waste Collection Levy	-	(0)	2,000	-	-	-	-	-	2,000	(0)
Workers Compensation	386,820	386,820	14,000	2,286	-	-	-	-	400,820	389,106
POS Cash in Lieu (Restricted Funds)	3,423,626	3,903,624	123,000	23,065	-	-	(480,000)	-	3,066,626	3,926,689
	53,831,102	51,780,858	1,740,000	306,898	38,512,775	2,332,022	(47,877,134)	(1,939,837)	46,206,744	52,479,940
Grant Funded										
Aged & Disabled Vehicle Expenses	355,554	355,554	-	2,101	-	-	(10,000)	(10,000)	345,554	347,655
Cockburn Super Clinic Reserve	1,576,643	3,821,599	150,000	22,581	-	-	(4,016,524)	(360,812)	(2,289,880)	3,483,367
Family Day Care Accumulation Fund	39,432	39,432	5,000	233	15,000	15,000	-	-	59,432	54,665
Naval Base Shack Removal Reserve	219,532	219,532	5,000	1,297	53,700	-	-	-	278,232	220,829
UNDERGROUND POWER (Coolbellup East) SAR	(197)	(197)	-	(1)	1,160,000	-	(1,160,000)	-	(197)	(198)
Welfare Projects Employee Entitlements	426,930	437,990	26,519	2,588	10,000	14,341	(28,177)	(17,277)	435,272	437,642
	2,617,895	4,873,910	186,519	28,799	1,238,700	29,341	(5,214,701)	(388,089)	(1,171,587)	4,543,960
Development Cont. Plans										
Aubin Grove DCA	105,487	105,487	20,975	623	26,754	-	(5,871)	-	147,345	106,110
Community Infrastructure DCA 13	1,243,309	1,243,309	5,000	8,656	1,800,000	595,265	(83,173)	-	2,965,136	1,847,231
Gaebler Rd Development Cont. Plans	76,591	76,591	4,800	453	334,544	-	(5,871)	-	410,064	77,044
Hammond Park DCA	(4,548)	(4,548)	-	(27)	379,129	-	-	-	374,581	(4,575)
Munster Development	668,771	668,771	8,250	3,952	8,498	-	(8,292)	-	677,227	672,723
Muriel Court Development Contribution	(20,734)	(20,734)	-	(123)	200,000	-	(23,330)	-	155,936	(20,857)
Packham North - DCA 12	-	-	-	-	278,088	-	-	-	278,088	-
Solomon Road DCA	-	-	-	-	244,129	102,337	-	-	244,129	102,337
Success Lakes Development	100,567	1,974,288	64,000	11,710	65,920	-	(1,887,123)	-	(1,656,636)	1,985,998
Success Nth Development Cont. Plans	593,406	593,406	10,350	3,506	10,661	-	(6,644)	-	607,773	596,912
Thomas St Development Cont. Plans	11,404	11,404	-	67	-	-	-	-	11,404	11,472
Yangebup East Development Cont. Plans	121,371	121,371	3,870	740	55,486	7,766	(6,026)	-	174,701	129,878
Yangebup West Development Cont. Plans	259,813	259,813	10,400	1,535	93,112	-	(6,026)	-	357,299	261,348
	3,155,437	5,029,159	127,645	31,094	3,496,320	705,368	(2,032,356)	-	4,747,046	5,765,621
Total Reserves	59,604,434	61,683,927	2,054,164	366,790	43,247,795	3,066,731	(55,124,190)	(2,327,926)	49,782,203	62,789,521

Capital Expenditure

	Actuals	YTD Revised Budget	Full Year Revised Budget	\$ Variance to YTD Budget	v = Favourable X = Unfavourable	Explanation
	\$	\$	\$	\$		
SUMMARY						
Purchase of Land and Buildings	1,788,965	6,909,785	43,938,104	5,120,820	√	
Acquisition & Development of Infrastructure Assets	2,275,367	6,264,192	25,647,434	3,988,825	√	
Purchase of Plant and Machinery	56,682	927,570	5,605,491	870,888	√	
Purchase of Furniture and Equipment	0	0	40,000	0	X	
Purchase of Computer Equipment	174,593	536,246	3,014,150	361,653	√	
	4,295,606	14,637,793	78,245,179	10,342,186		
Material Variances Identified:						
<u>Works in Progress - Roads Infrastructure</u>						
2417 - Intersection of Hammond & Beeliar Dr Stage 1	4,608	148,586	2,394,950	143,978	√	Major works scheduled to commence April-12. Cashflow to be adjusted accordingly.
2718 - Southwell Crescent - Resurfacing	2,882	161,920	161,920	159,038	√	Currently \$115k in committed orders. Works to be completed Sept-12.
2442 - Frankland Avenue construction Single carriageway Roper Boulevard	1,553	188,667	1,432,000	187,114	√	Major works scheduled to commence Jan-12. Cashflow to be adjusted accordingly.
2447 - Hammond Road duplication from Bartram Road to Russell Road	3,038	423,598	2,541,590	420,561	√	Major works to begin Sept-12. Delay due to identifying services.
2356 - BEELIAR DR [Hammond/Dunraven] - Construct 2nd cwy Stage 1	609,251	1,040,321	2,136,988	431,070	√	Construction currently in progress, major works scheduled to be completed in September. Currently \$140k in committed orders. Outstanding street lighting and delays due to Ashfill company.
Sub Total	621,330	1,963,092	8,667,448	1,341,761		
<u>Works in Progress - Parks Hard Infrac</u>						
009 - Bibra Lake Management Plan	349,803	200,000	1,426,776	(149,803)	X	Works progressing ahead of cashflow. To be adjusted in cashflow review.
Sub Total	349,803	200,000	1,426,776	(149,803)		
<u>Works in Progress - Landfill Site Infrac</u>						
1941 - Cell 7 Construction	0	2,359,076	2,359,076	2,359,076	√	Currently \$1.5M in outstanding committed orders for WBHO, progress payments to be approved over the next 2 months. Practical completion expected in September 2012.
Sub Total	0	2,359,076	2,359,076	2,359,076		
<u>Freehold Land</u>						
1556 - Purchase of LOT 341 LAKEFRONT AVENUE, BEELIAR	0	120,000	480,000	120,000	√	Subdivision application still being processed. Works expected to begin November -12
Sub Total	0	120,000	480,000	120,000		
<u>Works in Progress - Buildings</u>						
006 - Coogee Surf Life Saving Club	468,932	833,295	4,999,765	364,363	√	Cashflow to be adjusted in cashflow review. Stage 2 works well underway.
005 - Cockburn Integrated Health Facilities	890,987	4,878,244	29,269,466	3,987,257	√	Total project 20% complete. First floor completed. Delay of approx 1-2 months due to change of construction methodology.
4426 - Emergency Services Bldg - New Buckland St Cockburn Central	272,019	540,240	1,241,446	268,221	√	Project progressing under new revised program. Currently \$1.16M in committed orders. Expected practical completion Sept-12.
Sub Total	1,631,937	6,251,778	35,510,676	4,619,841		
<u>Computers</u>						
010 - CCTV	101,172	258,111	917,166	156,939	√	Currently \$438k in outstanding committed orders. Project behind cashflow, to be adjusted in mid year cashflow review.
1383 - 10GB Backbone between Administration, Depot & Super Clinic	0	100,000	100,000	100,000	√	Currently \$10k in committed orders. Works began Jul-12. Expected to be completed Sep-12.
Sub Total	101,172	358,111	1,017,166	256,939		

Capital Expenditure

	Actuals	YTD Revised Budget	Full Year Revised Budget	\$ Variance to YTD Budget	V = Favourable X = Unfavourable	Explanation
	\$	\$	\$	\$		
<i>Plant & Machinery</i>						
7718 - Mits. Fk618 Tipper - Parks	0	154,070	154,070	154,070	√	Outstanding committed order raised for \$154k.
7777 - Landfill Traxcavator	0	410,000	410,000	410,000	√	Vehicle delivered. Outstanding invoice to be paid Sept-12.
Sub Total	0	564,070	564,070	564,070		

Dividing Fences Act 1961

Local Government Act 1995

City of Cockburn Fencing Amendment Local Law 2012

Under the powers conferred by the *Local Government Act 1995* and under all other powers enabling it, the Council of the City of Cockburn resolved on to adopt the following local law.

1. Citation

This local law may be cited as the *City of Cockburn Fencing Amendment Local Law 2012*.

2. Commencement

This local law will commence 14 days after the date of the publication in the *Government Gazette*.

3. Principal Local Laws

The *City of Cockburn Fencing Amendment Local Law 2012* published in the *Government Gazette* of 3 July 2012, is referred to as the principal local law. The principal local law is amended.

4. Clause 1.5 amended

Delete the definition of 'AS/NZS 3016:2002', and insert:
means Australian/New Zealand standard AS/NZS 3016:2002 Electrical installations – Electric security fences published by Standards Australia on 10 January 2003 as amended from time to time;

5. Clause 4.1 amended

In subclause 4.1(1)(a)(iii) and 4.1(2)(b) delete 'AS/NZS 3016:1994' and insert 'AS/NZS 3016:2002'.

Dated:

The Common Seal of the City of Cockburn was affixed by authority of a resolution of the Council in the presence of—

LOGAN K HOWLETT, Mayor.

STEPHEN CAIN, Chief Executive Officer.

HEALTH ACT 1911

LOCAL GOVERNMENT ACT 1995

City of Cockburn

HEALTH AMENDMENT LOCAL LAW 2012 (no 2)

Under the powers conferred by the *Health Act 1911* and all other powers enabling it, the City of Cockburn resolved on to adopt the following local law amendments made by the Local Government of the City of Cockburn under section 342 of the *Health Act 1911* in accordance with subdivision 2 of Part 3 of the *Local Government Act 1995*.

1. Citation

This local law may be cited as the *City of Cockburn Health Amendment Local Law 2012(no 2)*.

2. Commencement

This local law comes into operation on the day of its publication in the *Government Gazette*.

3. Principal Local Laws

The *City of Cockburn Health Local Laws 2000* published in the *Government Gazette* on 9 October 2000 and as amended on 6 July 2012 is referred to as the principal local law. The principal local law is amended.

4. Corrections

Throughout the principal local laws, wherever the words 'subsection' and 'subsections' occurs, delete and insert 'subclause' and 'subclauses' respectively, except if the reference is made to a subsection or subsections of an Act.

5. Clause 4 of the Principal Local Laws amended

- (a) In subclause 4(1) delete 'as published by the Water and Rivers Commission in October 1997' from the definition of 'Highest known water table'.
- (b) In subclause 4(1) delete the definition of 'AS', and insert 'means Australian Standard or New Zealand published by Standards Australia;'

6. Clause 5.3 of the City of Cockburn Health Amendment Local Law 2012 amended

Delete the first row of the table in clause 5.3 of the amendment local law.

7. Clause 4 of the Principal Local Laws amended

Delete all references to the word 'Council' and insert 'Local Government', except where it occurs in the definition of 'Water'.

8. Clause 14 of the Principal Local Laws amended

In subclause 14(1)(c)(i) delete the word 'wash' which occurs after 'A', and before 'hand wash basin'.

9. Clause 20 of the Principal Local Laws amended

In subclause 20(c) delete the words 'Principal Environmental Health Officer' and insert 'Environmental Health Services Manager'.

10. Clause 65 of the Principal Local laws amended

- (a) In clause 65(d) after 'cororis);' insert the word 'and'.
- (b) In clause 65(e) delete 'capitis); and' and insert 'capitia).'

10.1 Clause 86 of the Principal Local Laws amended

Delete Subclause 86(1).

Dated:.....

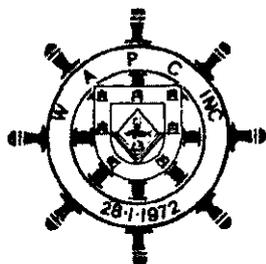
The Common Seal of the City of Cockburn was affixed under the authority of a resolution of Council in the presence of-

Logan K Howlett, Mayor

Stephen Cain, Chief Executive Officer

Consented to _____
EXECUTIVE DIRECTOR
PUBLIC HEALTH

Dated thisday of



W.A. PORTUGUESE CLUB (INC.)

2 Strang Street, Hamilton Hill, Western Australia 6163
 ABN 60 152 412 141

Postal Address
 P.O. Box 649
 Fremantle, W.A. 6160
 Phone: 9335 2002
 Fax: 9335 2210

YOUR REF:

OUR REF:

Chief Executive Officer
 Cockburn Council
 PO Box 1215,
 Bibra Lake DC,
 WA
 6965

10/5/2012

Attn: Mr Adrian Lacquiere

Re: Proposed relocation of the WA Portuguese Club (Inc.) to Goodchild Park located at Ely Street, Hamilton Hill.

Dear Sir,

Thank you for the opportunity to meet again. Further to our meeting with Mr Rob Avard, Mr Kevin Sim and yourself we are writing to further explain our proposal.

During the past year the WA Portuguese Club (Inc.) has been working to sell their freehold land and building in Strang Street Beaconsfield and relocating to the City of Cockburn.

The Fremantle City Council has been reluctant to see us go because they see the benefit to the community in having new facilities available to their residents but they have no suitable land to offer for this project.

Cockburn City Community Officers however have been very helpful and pro-active and land at Goodchild Park has been identified by the city officers as a suitable site for our proposed clubrooms and function hall. An existing soccer pitch already exists on the site and we would attract other sporting groups to use the proposed facilities.

We understand that we can purchase a parcel of land of 1500 or more square metres at the site to build our premises, expand the car park into the area affected by the Western power easement and to lease the playing fields from the council.

The area surrounding the park is being developed for residential use and we would build an aesthetically pleasing building that would be the showpiece of the park. It will be designed to cause minimal disturbance to the adjoining residential areas and will incorporate a hall for community reception purposes. The Goodchild Park recreation facilities will not be restricted to use by the Portuguese community but to the community as a whole.

The Portuguese Community will accommodate the current use of the park by the Lacrosse Association and by the general public.

The proposed Community Recreation area is anticipated to include a pavilion hall to hold functions and both senior and junior soccer pitches. We have attached a draft concept plan of our proposal for Goodchild Park.

The Portuguese English speaking community comprises of approximately 7000 residents living within the Cockburn local area. The Portuguese community has strong cultural links that all Cockburn

RECEIVED at: CITY OF COCKBURN	
File #:	<u>5516585</u>
x-ref:	
Action Officer	CC
<u>ALAC</u>	15 MAY 2012
Retention	DAYBOX
	Manual File
	Archive FILE
LOOSE / ATTACHED	File please:

residents can enjoy and benefit from if we have a presence in the area. There are families within the Cockburn area with three generations of Portuguese who have contributed to the economic, cultural and social fabric of the City of Cockburn. The suburbs of Hamilton Hill, Spearwood, Munster and Yangebup are the preferred areas of residence for the Portuguese Community.

It is important to the club to continue to be a "good citizen" to the shire and surrounding residents and to provide tangible benefits in the form of facilities which all Cockburn residents can use for social and recreation purposes.

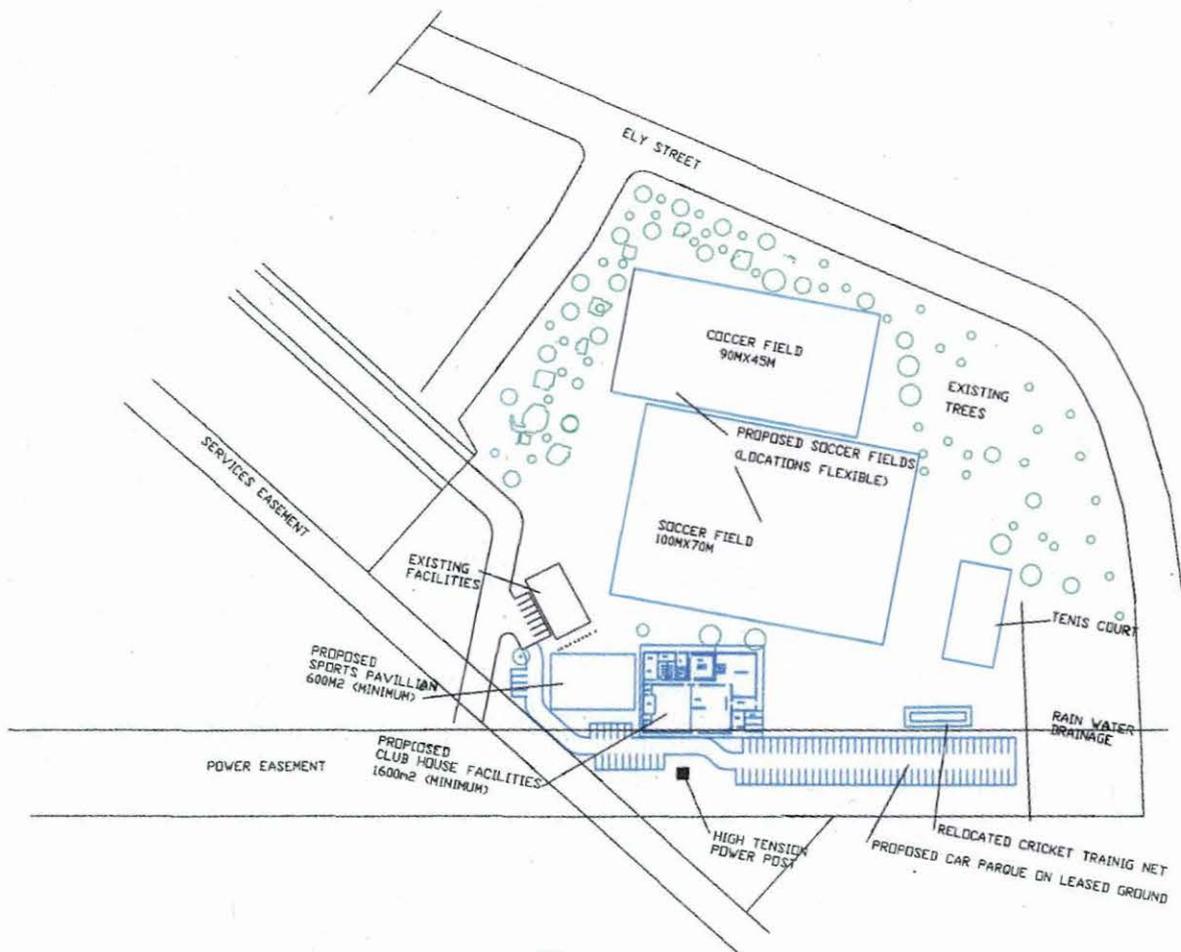
We ask that the Council support our project and look forward to progressing our discussions with the City's Community Services to bring this project to fruition.

Should you require further information please do not hesitate to contact me, Victor Marcelino, Gúilhermo dos Santos or Bob Sharpe

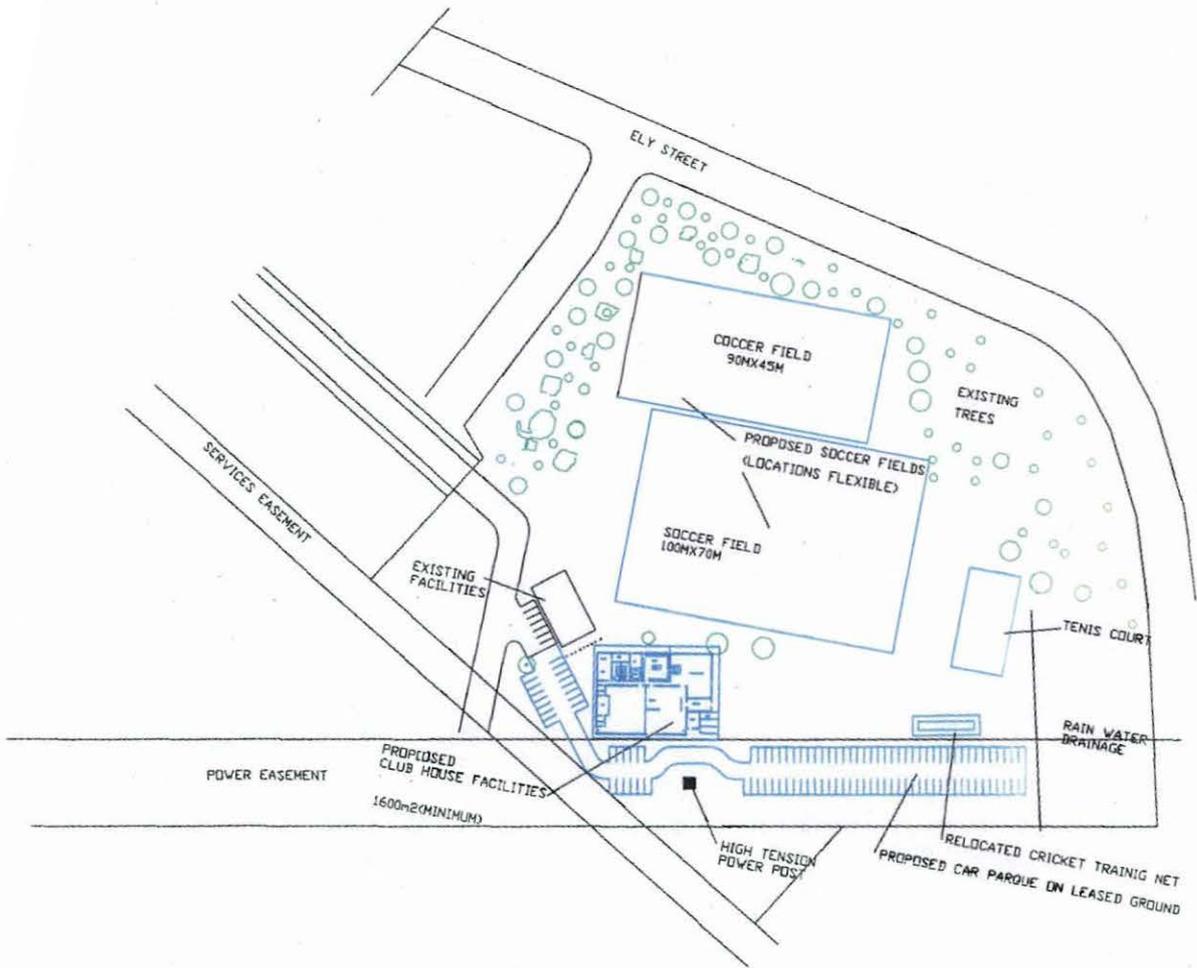
Regards,

A handwritten signature in black ink, appearing to read 'John Dos Santos', with a long horizontal flourish extending to the right.

John Dos Santos
President
WA Portuguese Club (Inc.)



GODDCHILD RESERVE - PROPOSAL 1
 PROPOSED WA PORTUGUESE CLUB INC. FACILITIES
 INCLUDING SPORTS PAVILLION AND CLUB HOUSE FACILITIES
 MINIMUM AREA REQUIRED 2200M²



GODDCHILD RESERVE -PROPOSAL 2
 PROPOSED WA PORTUGUESE CLUB INC. FACILITIES
 INCLUDING CLUB HOUSE FACILITIES ONLY
 MINIMUM AREA REQUIRED 1600m2



**INDICATIVE LOCATION OF PROPOSED
CLUB/COMMUNITY FACILITIES**

PRINTED ON:
Wednesday, 26 September 2012

SCALE = 1:1985



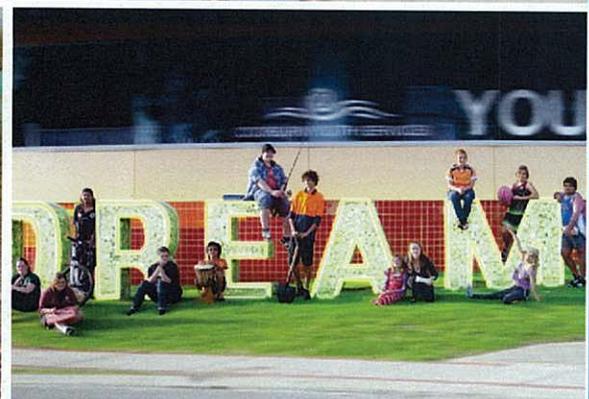
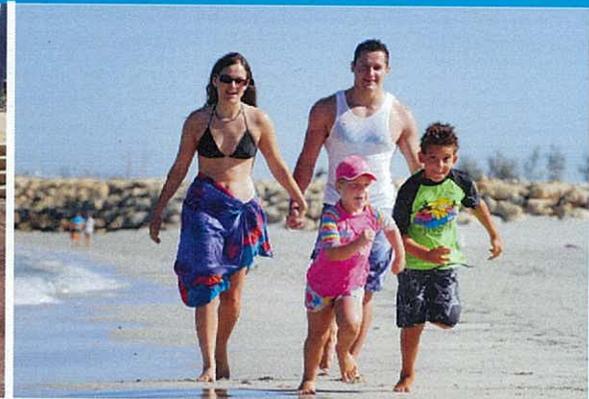
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City of Cockburn

Strategic Community Plan

2012 - 2022



OCM 11/10/2012 - Agenda Item 18.1



Introduction



The heart of any community is its people. Importantly, listening to and hearing the views of the wider community informs and helps to shape the types of facilities, services, infrastructure and other needs and expectations of people of all ages and abilities who live in, work or visit our City.

We live in a complex and rapidly expanding region where the demands inexcusably mean that priorities need to be determined, funds allocated in a transparent, accountable

and responsible manner and projects undertaken on time and within budget.

The City's strategic community planning process seeks to engage the people of our community to examine seven key focus areas. They are; Growing the City, Communities and Lifestyles, A Prosperous City, Environment and Sustainability, Infrastructure, Moving Around, Leading and Listening.

The outcomes will guide the Council in its future deliberations. They will also identify a continuous community engagement process, establish plans, strategies and activities and ensure that the outcomes are both measurable and linked to milestone events.

We need to ensure that we build on the Cockburn traditions of hard work, family values, community well being and respect for our indigenous culture and heritage and the multicultural society that we have become.

On behalf of the Elected Members, I thank you in advance for your contributions. This is a defining moment in the long and proud history of Cockburn – your engagement and ideas are both welcomed and valued.

Logan K Howlett JP
Mayor

Your Council

West Ward



Dep Mayor
Kevin Allen



Cr Tony
Romano



Cr Carol
Reeve-Fowkes

East Ward



Cr Steven
Portelli



Cr Yaz
Mubarakai



Cr Lee-Anne
Smith

Central Ward



Cr Bart
Houwen



Cr Val
Oliver



Cr Stephen
Pratt

Why have we produced this document?

Strategic Community Plans are used by Local Governments to articulate a long term vision, aspirations and strategic priorities for their communities.

The City created its first Strategic Plan in 1996, with updates in 2001 and 2006. As these plans have a ten year horizon, we are now looking forward to 2022. Over this period, we will need to focus on balancing existing community needs, while shaping our environment to cope with continued growth. We wish to build on the diverse communities of Cockburn, and promote the City as a strategic metropolitan centre.

The Strategic Community Plan is a long term Community Plan. The Plan sets the direction for the future, which flows into actions set out in the City's 5 year Corporate Plan and Annual operational plans. It will link with a number of other strategic documents, as the diagram opposite depicts.

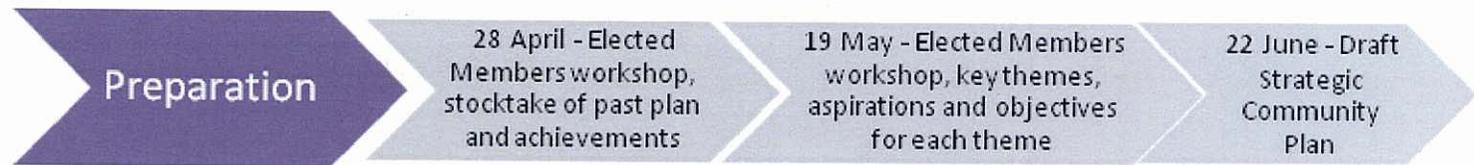
We will measure how we are progressing on the vision for the future by:

- Reporting on what actions we have completed;
- Continuing to measure the changes in our City; and
- Reviewing what you tell us through our annual community research.

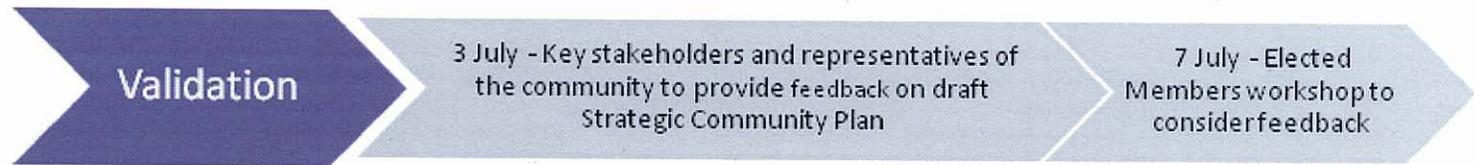


How we have developed this document?

Elected Members, representatives from community groups, stakeholders and staff attended a series of workshops in order to develop a new long term Strategic Community Plan 2012 – 2022.



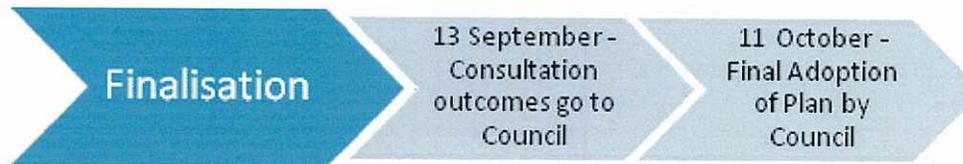
We revisited the Strategic Plan 2006 – 2016 and discussed the things that had changed since its development and whether the strategies contained would be relevant. We wanted to ensure we had the 'big picture' themes covered for the next 10 years.



A draft was prepared and released for public consultation. Feedback and comments were then consolidated and minor amendments made to the draft before being presented to Council for adoption.



The diagram on the right further illustrates the process.





Council's vision is to build on the solid foundations that our history has provided to ensure that the Cockburn of the future will be the most attractive place to live, work, visit and invest in, within the Perth Metropolitan area.

Our History and Vision for the City

For thousands of years Indigenous Australians have made the Cockburn area their home. Nyungar, the generic name for the Aboriginal people who reside in the south-west, had at least 12 groups. Local indigenous people belong to the Whadjuk clan. The Beeliar wetland system across Cockburn, including Bibra Lake (known as Walliabup), was important to them as it was a source of food and medicine.

Cockburn was first settled by Europeans some 180 years ago. The name Cockburn comes from Cockburn Sound, which was named after Admiral Sir George Cockburn by Captain James Stirling in 1827. Admiral Sir George Cockburn took Napoleon to exile on the island of Saint Helena after the Battle of Waterloo.

The first settlement in Cockburn was called Clarence, in honour of the Duke of Clarence who was heir to the British throne. Its boundaries stretched from Mayor Road and Yangebup Road in the North, Stock Road in the East, Wattleup Road in the South and the natural coastline on the Western side. It took in the current localities of Munster, Henderson and a part of Wattleup.

From 1871 the Fremantle District Roads Board was formed to administer the Fremantle and Cockburn area. The more agricultural parts of our district subsequently came under the Jandakot Road Board in 1892. These boards were merged in 1923 into the Fremantle District Road Board, until in 1955 the Fremantle and Cockburn areas were separated and the Cockburn District Road Board was formed.

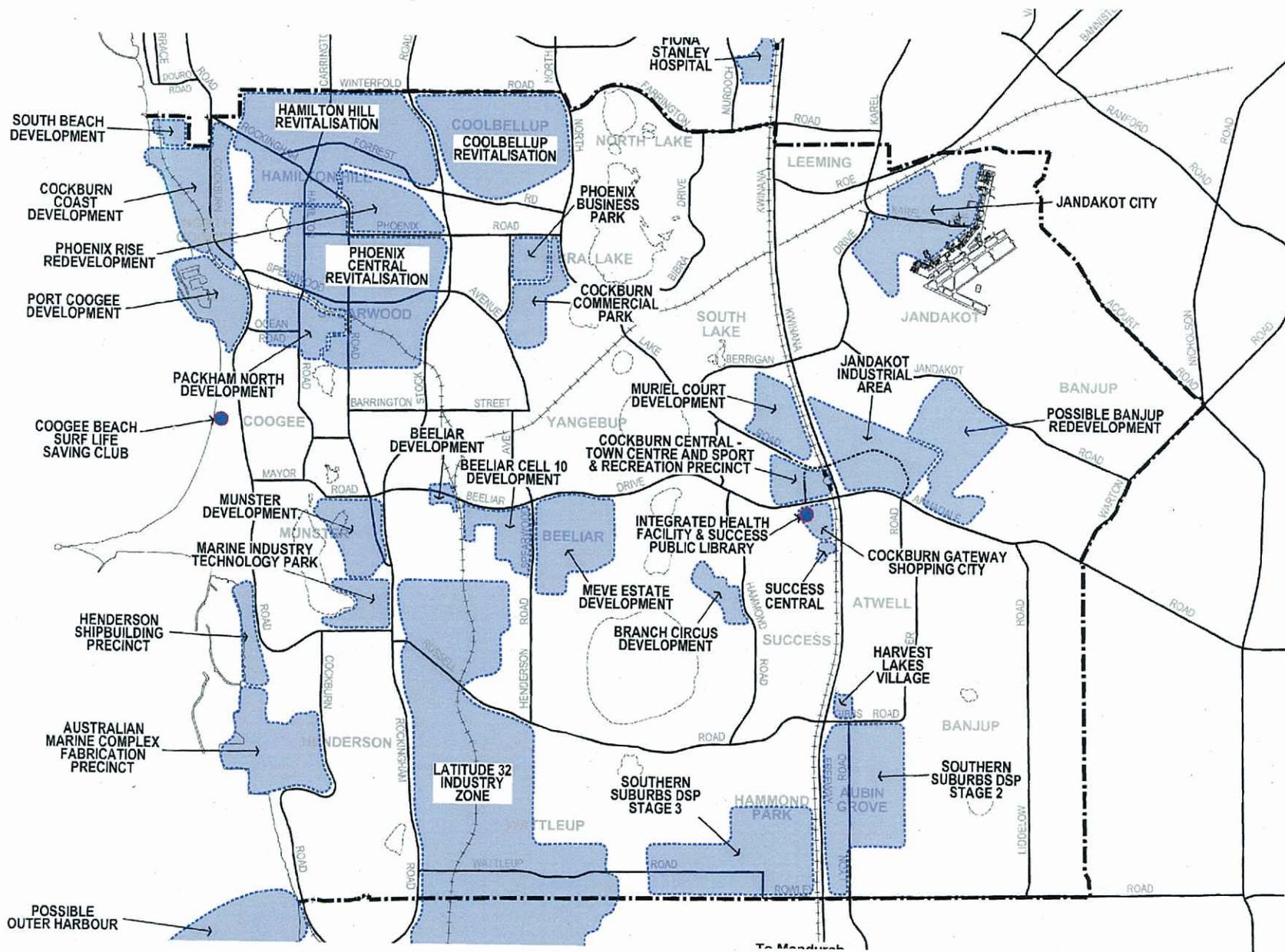
In 1961 the Board was proclaimed as the Shire of Cockburn and ten years later it became the Town of Cockburn. The inevitable City status was achieved in 1979, with the City recently celebrating its 30th anniversary. During the life of the new Strategic Community Plan the City will reach a new milestone, with its 40th anniversary in 2019.

The vision we have for the City is one shared by our forefathers: to become one of the most significant parts of the Metropolitan area. The City's sustainable growth, combined with unique natural landscape, will continue to make it a highly desirable place for people to call home. The City has updated its mission statement to take into account the increasing economic importance of the City.

Our mission is: 'To make the City of Cockburn the most attractive place to live, work, visit and invest in, within the Perth metropolitan area.'

'To make the City of Cockburn the most attractive place to live, work, visit and invest in, within the Perth metropolitan area.'

Areas under development



What will change over the next 10 years?

If you look at the map opposite you will see a large portion of the City covered in shaded areas. These represent where the City's growth will occur. Each area is a separate project, some of which are in progress, others are still under development. They include new residential estates, urban infill programs, industrial and commercial developments.

Each project has its own unique opportunities and challenges. Adding more people to the City increases utilisation of urban land, but it brings with it a demand for more things like: shops, schools, community facilities, parks and roads.

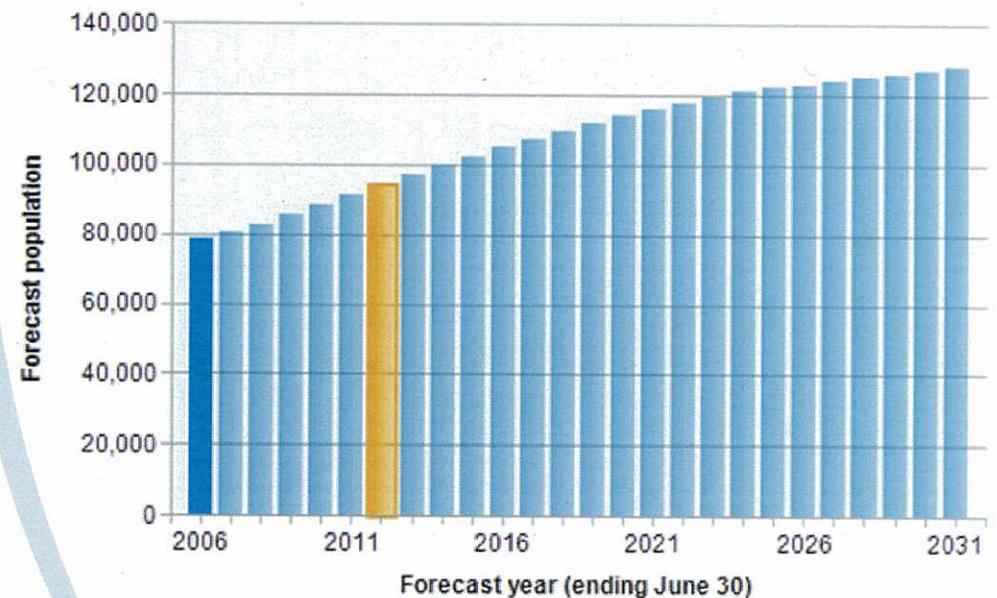
Land used for business development creates economic prosperity and improves employment opportunities. It also brings more traffic as people travel for work and goods move through the City. Balancing these competing needs is one of the major objectives of the Strategic Community Plan.

The City also has some unique ecological areas. Development needs to be done in a way that conserves natural wetlands, bushland and the coastal environment to minimise risks from potential climate change. Historically not all development in the City has had a positive impact on the environment.

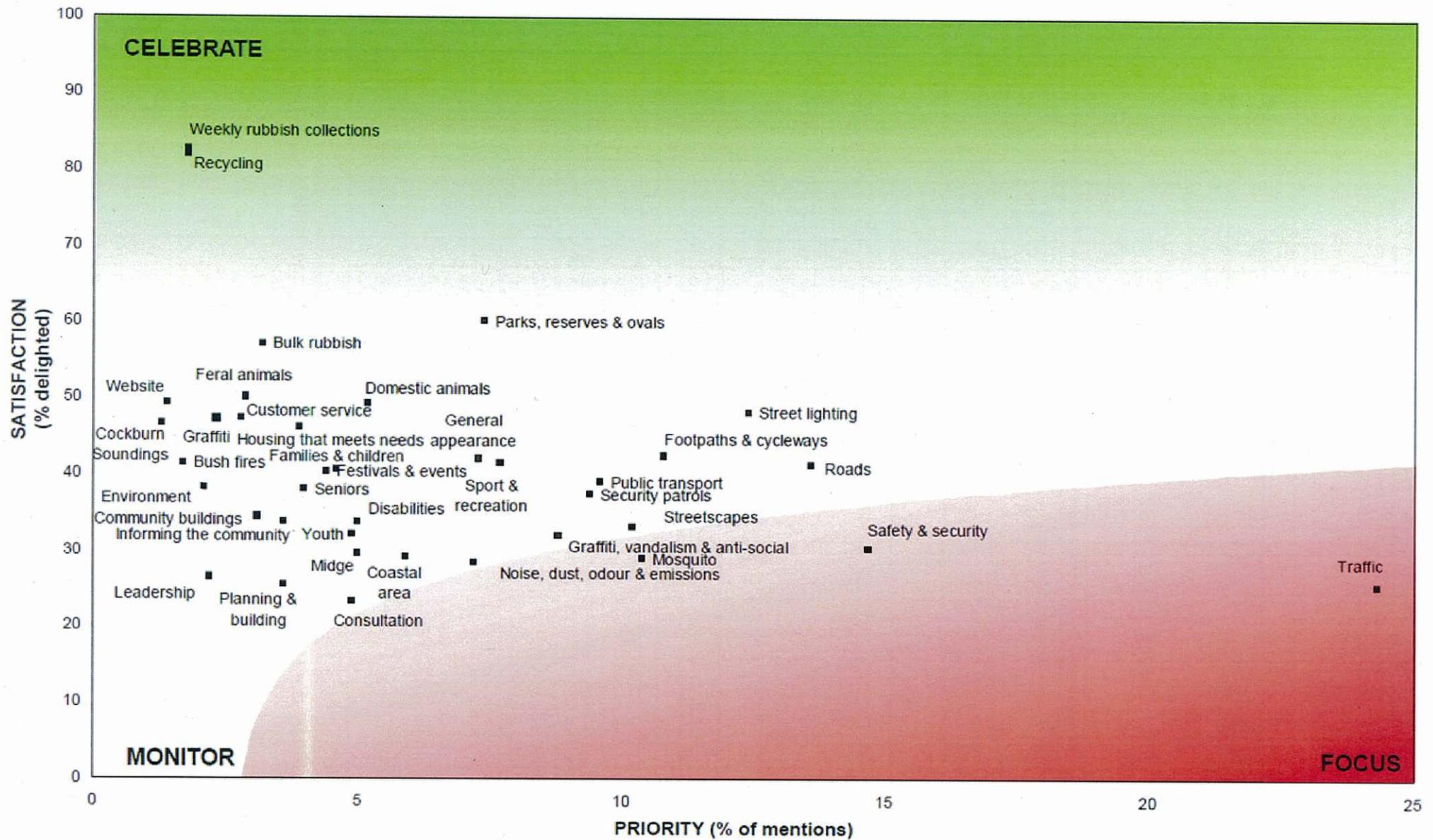
Where possible, these effects need to be addressed. Developing the City in a sustainable way will require efficient use of natural resources, a commitment to the preservation of the natural environment, as well as a good governance framework.

Achieving all of these is the aspiration of this Plan. Some of these represent competing priorities, which is why the Strategic Community Plan addresses these with individual strategies.

Forecast population, City of Cockburn



2012 Community Perceptions Survey



What would we like to achieve?

The City annually measures the perceptions of our residents on the services we deliver, infrastructure and facilities we provide, and how satisfied people are to live here.

The most recent survey (2012), told us that most residents like living in the City of Cockburn (90% satisfaction) and believe the City does a good job as the governing organisation (82% satisfaction).

The graphic opposite taken from the 2012 survey is a clear indicator of this, with high % levels of satisfaction recorded in many areas the

City can 'Celebrate'. What the graphic also illustrates however, is that there are several 'Focus' areas which the community feel need priority addressing, such as mosquito management, traffic control, and safety and security.

To meet the future needs, while also addressing current community concerns, we have framed the main objectives in this Strategic Community Plan around the seven key themes listed below.

KEY THEMES	OUTCOMES REQUIRED
1. Growing the City Plan for growth of our City.	Cater for a population expansion of around 25,000 new residents and increase the amount of serviced industrial land.
2. Community and Lifestyles Improve communities and lifestyle options.	Provide existing and new residents with high quality services, safe places to recreate and interact, as well as activities for their leisure time.
3. A Prosperous City Strengthen our economic base.	Create opportunities for businesses to develop, helping people to access education and/or improve their skills and increase local employment and career opportunities.
4. Environment and Sustainability Sustainably manage our environment.	Protect, manage and enhance our unique natural habitats, manage our natural resources sustainably and minimise risks to human health.
5. Infrastructure Provide community and civic infrastructure.	Create and maintain sporting, educational, social facilities, waste and other civic requirements for our community.
6. Moving Around Facilitate movement.	Develop road, pedestrian and cycleway networks to facilitate the safe movement of people and goods. Advocate for improvements to the public transport system.
7. Leading and Listening Deliver sustainable governance.	Lead the community through an exercise of stewardship over the City's assets and resources, and listen and engage with our residents and ratepayers.



Growing the City

Our vision is for the City to grow sustainably - integrating social, economic and cultural considerations, and ensuring that the City embraces the natural environment.

What will our growing City look like in 2022?

- The City will be more compact: made up of mixed use neighbourhoods integrated with industrial and commercial areas;
- The City will have high quality infrastructure that encourages walking, cycling and public transit; and
- The City will create high quality, accessible and safe public places, which express public culture and community values.

What we want:	What we need to do:
1.1 To grow our City in a sustainable way by: using land efficiently, protecting the natural environment and conserving biodiversity.	1.1.1 Ensure our strategic land use planning embraces sustainable development principles and reflects the values held by the community.
1.2 Development that is soundly balanced between new and existing areas.	1.2.1 Continue with the development of existing urban revitalisation strategies and plan for new ones. 1.2.2 Apply structure planning for new development areas which embrace best practice and community creation.
1.3 Reduction in energy dependency and greenhouse gas emissions within our City.	1.3.1 Ensure that our neighbourhoods are designed to be more compact, attractive and energy efficient to accommodate a mixture of uses. 1.3.2 Ensure that neighbourhoods are interconnected physically, economically, socially and technologically, to minimise energy dependency.
1.4 Diversity of housing to respond to changing needs and expectations.	1.4.1 Ensure our strategic land use planning in the form of: the Local Planning Strategy, Town Planning Scheme, revitalisation strategies and structure plans, achieves a robust planning framework delivering adequate supply and diversity in housing choice.
1.5 Investment in industrial and commercial areas, provide employment, careers and increase economic capacity in the City.	1.5.1 Work with stakeholders to ensure serviced and accessible industrial land incorporating technology and education is planned and delivered. 1.5.2 Work with stakeholders to establish, renew or expand commercial centres that increase diversity, accessibility, employment and amenity.



Community and Lifestyles

Our vision is to develop healthy, liveable, vibrant, socially cohesive and inclusive communities within the City of Cockburn.

What will our community and lifestyle be like in 2022?

- Our local communities will be places where everyone feels they belong and are valued;
- Communities will be attractive, healthy and safe places to live; and
- We will have strong recognition for our Indigenous culture and heritage and the multicultural society we have become.

What we want:	What we need to do:
2.1 Community environments that are socially cohesive and embrace diversity.	2.1.1 Develop local community plans across the City that create cohesiveness and embrace diversity.
2.2 Communities that are connected, inclusive and promote intergenerational opportunities.	2.2.1 Provide and facilitate quality community services that meet diverse recreational, cultural and community needs of all age groups.
2.3 Communities that take pride and aspire to a greater sense of community.	2.3.1 Provide and facilitate community activities, events and programs that draw a wide cross-section of the community. 2.3.2 Support the development of local community associations and other advocacy groups.
2.4 People of all ages and abilities to have equal access to our facilities and services in our communities.	2.4.1 Facilitate equal access for our community to facilities and services.
2.5 Safe communities and to improve the community's sense of safety.	2.5.1 Provide and facilitate initiatives that improve safety for our communities.
2.6 Promotion of active and healthy communities.	2.6.1 Provide and promote activities, services and recreational facilities that encourage our community towards an active and healthy lifestyle.
2.7 The significance and richness of our local Indigenous people and diverse multicultural community will be recognised and celebrated.	2.7.1 Recognise, engage, include and celebrate the significance and richness of local Indigenous and diverse multicultural groups.
2.8 Conservation of our heritage and areas of cultural significance.	2.8.1 Protect the heritage of the City through advocacy, statutory controls, promotion and education.



A Prosperous City

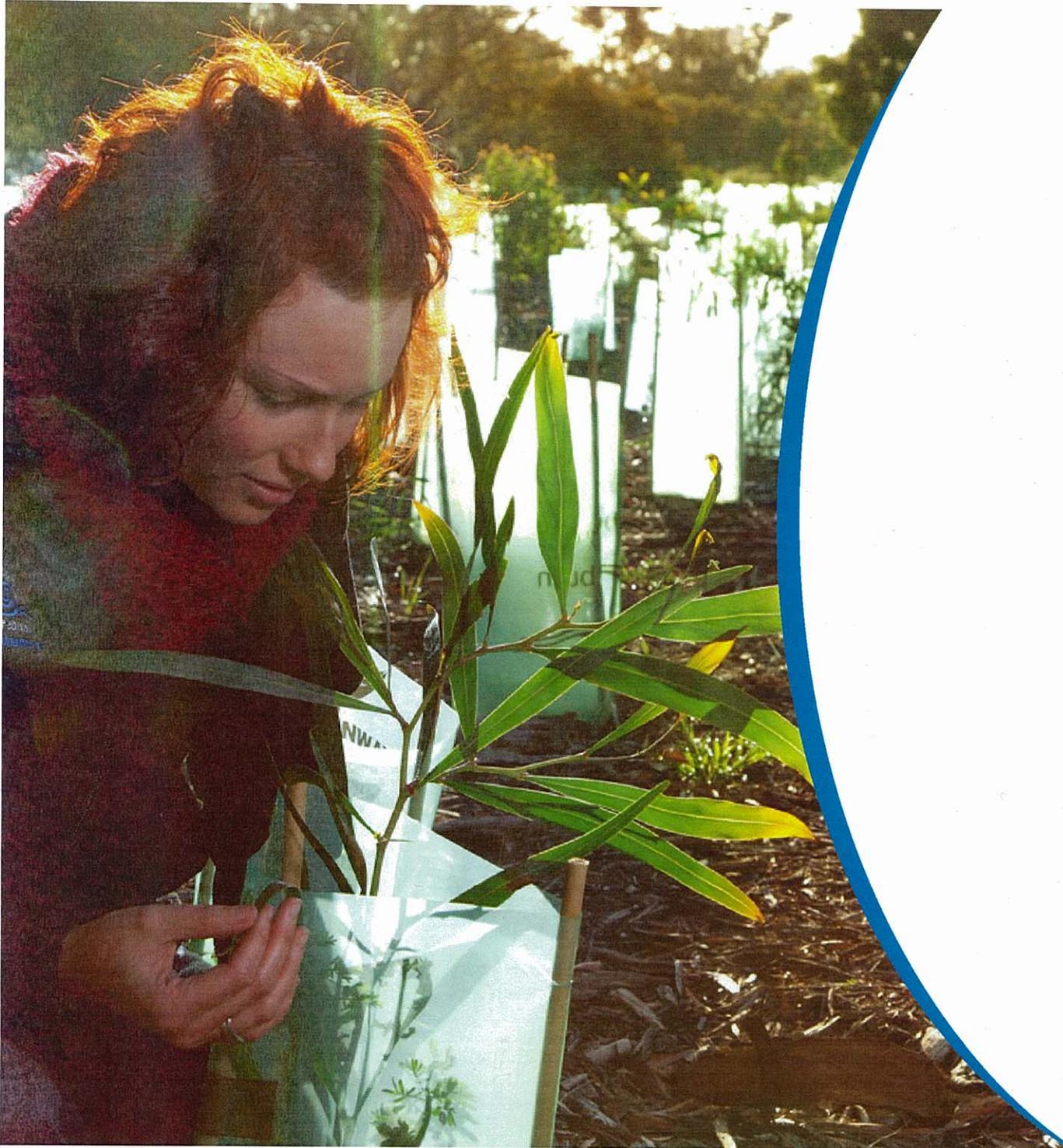
Our vision is for a prosperous, diverse, innovative and sustainable economy that provides high levels of employment opportunity.

Image courtesy of Landcorp

What will our prosperous City look like in 2022?

- Cockburn Central will become a Strategic Regional Centre;
- The City will have a diverse range of business activities, offering new employment and career opportunities;
- There will be a variety of education facilities, programs and partnerships; and
- There will be various leisure and tourism destinations.

What we want:	What we need to do:
3.1 Sustainable development that ensures Cockburn Central becomes a Strategic Regional Centre.	3.1.1 Identify, target and facilitate sustainable development in Cockburn Central reflecting the status of a Strategic Regional Centre.
3.2 Investment in the local economy to achieve a broad base of services and activities.	3.2.1 Engage stakeholders on the delivery of industrial, commercial and infrastructure projects. 3.2.2 Ensure that the City's sustainable development framework drives and enables diverse business investment and activities.
3.3 Promotion and support for the growth and sustainability of local businesses and local business centres.	3.3.1 Facilitate and promote economic development aligned to business centre growth.
3.4 A range of leading educational facilities and opportunities.	3.4.1 Identify initiatives and incentives to broaden the range of educational facilities, programs and partnerships.
3.5 Creation and promotion of opportunities for destination based leisure and tourism facilities.	3.5.1 Develop and promote a strategy for the growth of leisure and tourism based activities.



Environment and Sustainability

Our vision is for a sustainable future that includes responsible environmental management and minimising risk to human health.

How will we be environmentally responsible and sustainable in 2022?

- The Community will be active in conserving and preserving the natural environment;
- The City will aim to reduce waste, energy and greenhouse gas emissions;
- The City will demonstrate and promote the sustainable use of natural resources; and
- The City, community and businesses will be active partners in public health risk management.

What we want:	What we need to do:
4.1 A community that uses resources in a sustainable manner.	4.1.1 Implement sustainable resource management strategies. 4.1.2 Promote sustainable practices within the community.
4.2 To protect, manage and enhance our natural environment, open spaces and coastal landscapes.	4.2.1 Adopt best practice management for our natural environment. 4.2.2 Develop a coastal area management strategy. 4.2.3 Actively pursue remediation and adaptation strategies in areas where the natural environment is at risk.
4.3 Identification and minimisation of impacts to human health risk.	4.3.1 Implement human health risk management strategies.
4.4 Community and businesses that are supported to reduce resource consumption, recycle and manage waste.	4.4.1 Review the Strategic Waste Management Strategy. 4.4.2 Investigate and implement appropriate waste minimisation programs and new technologies.
4.5 Greenhouse gas emission and energy management objectives set, achieved and reported.	4.5.1 Implement programs to reduce and manage the City's and community's carbon footprint. 4.5.2 Implement energy management strategies.



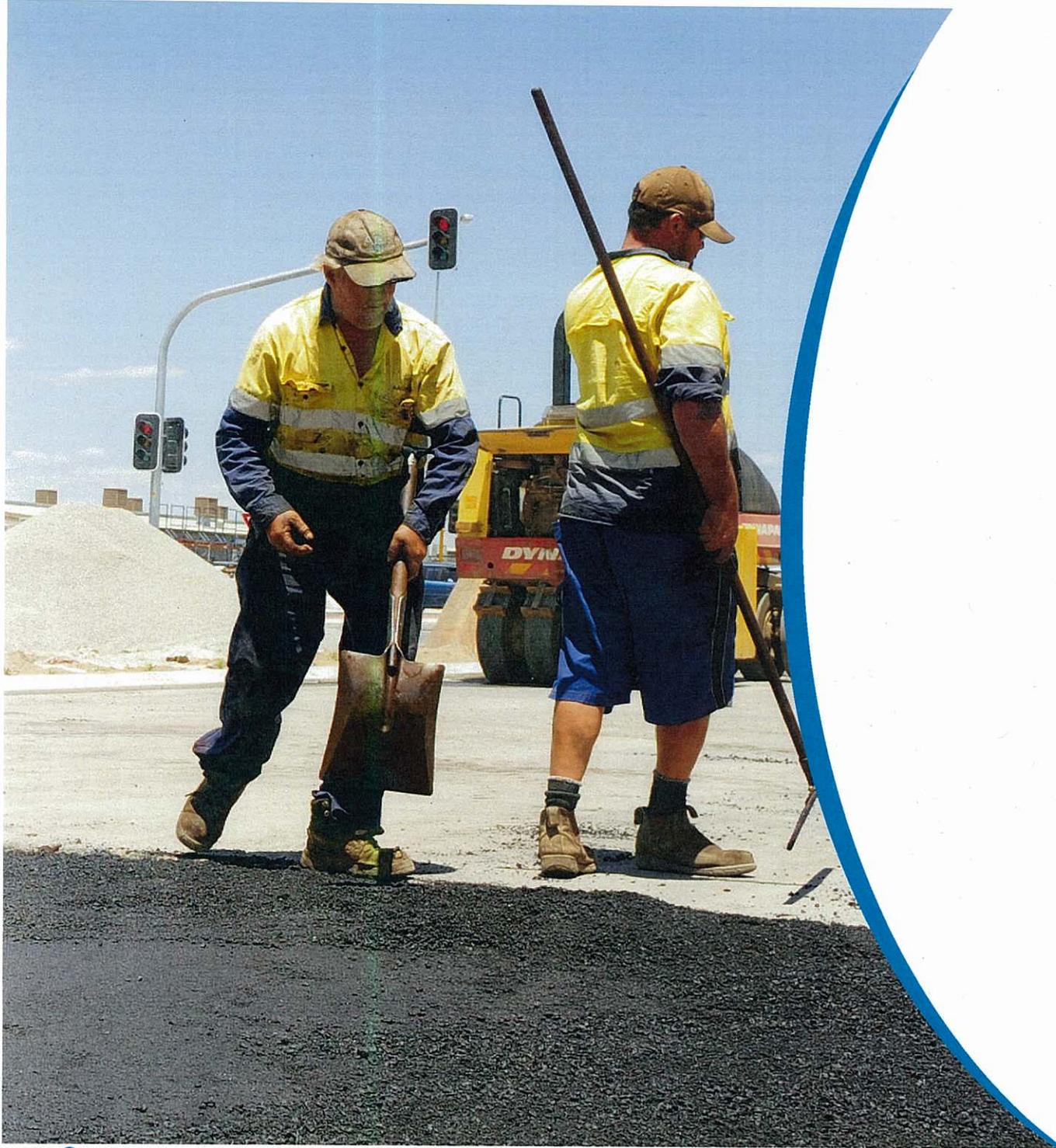
Infrastructure

Our vision is a City with 'state-of-the-art', well maintained and functional community and civic infrastructure.

What will our infrastructure look like in 2022?

- The City will have inclusive and accessible outdoor spaces, structures and buildings that make living in Cockburn enjoyable;
- The City's infrastructure and community facilities will be multi-use and fit for purpose; and
- A City that the community will take pride in.

What we want:	What we need to do:
<p>5.1 Community facilities that meet the diverse needs of the community now and into the future.</p>	<p>5.1.1 Develop and implement a City infrastructure plan that meets current and future needs.</p> <p>5.1.2 Develop multi-use facilities that cater for all ages, abilities and cultures to promote community interaction.</p>
<p>5.2 Community infrastructure that is well planned, managed, safe, functional, sustainable and aesthetically pleasing.</p>	<p>5.2.1 Develop infrastructure provision and renewal strategies that direct investment in ongoing infrastructure provision and management.</p>
<p>5.3 Partnerships that help provide community infrastructure.</p>	<p>5.3.1 Work in partnership with Federal and State Government and other key stakeholders to provide infrastructure.</p>
<p>5.4 Facilities that promote the identity of Cockburn and its communities.</p>	<p>5.4.1 Develop and implement the branding strategy of the City across all our communities and services.</p> <p>5.4.2 Maintain urban art investment and other initiatives that create interesting community places and encourage creativity.</p>



Moving Around

Our vision is a robust, safe and integrated transport network that meets people and industry needs while minimising environmental impacts.

How will we move around in 2022?

- The City will have a safe, efficient, connected and sustainable transport network;
- There will be multiple networks enabling transport choice including: roads, walkways, cycleways and public transport for people of all ages and abilities; and
- A City with planned and coordinated freight linkages.

What we want:	What we need to do:
6.1 An integrated transport system which balances environmental impacts and community needs.	<p>6.1.1 Develop and implement strategies to facilitate the efficient and sustainable movement of people and goods.</p> <p>6.1.2 Enhance the City's public transport advocacy programs.</p>
6.2 Facilitate and promote healthy transport opportunities.	<p>6.2.1 Develop and implement walkway, bike and trails master plans.</p> <p>6.2.2 Develop and promote the City's TravelSmart initiative.</p>
6.3 A safe and efficient transport system.	<p>6.3.1 Identify and address safety issues across the transport networks.</p> <p>6.3.2 Develop a transport network that effectively caters for demand and growth across various modes.</p>
6.4 A defined freight transport network.	6.4.1 Work with stakeholders to identify a holistic regional approach to freight management.
6.5 Infrastructure that supports the uptake of public transport and pedestrian movement.	6.5.1 Work with stakeholders to provide and support end of journey facilities.



Leading and Listening

Our vision is to be leaders in governance excellence.

How will we lead and listen in 2022?

- A City that is accountable to its residents, ratepayers and relevant stakeholders;
- The City is recognised for operating with integrity and providing quality service to its customers; and
- A Local Government that is innovative, responsible and sustainable.

What we want:	What we need to do:
7.1 Effective and constructive dialogue with all City stakeholders.	7.1.1 Establish and maintain effective communication channels and processes.
7.2 Effective advocacy that builds and manages relationships with all stakeholders.	7.2.1 Advocate for the needs of the community and continue to progress opportunities for the City. 7.2.2 Develop and manage relationships with key stakeholders.
7.3 A responsive, accountable and sustainable organisation.	7.3.1 Determine community requirements and report on performance and outcomes. 7.3.2 Ensure appropriate governance systems are in place.
7.4 Quality customer service that promotes business process improvement and innovation that delivers our strategic goals.	7.4.1 Identify and implement initiatives to improve customer service, business processes and innovation in service delivery. 7.4.2 Develop a framework for continuous business process improvement.
7.5 Manage our financial and infrastructure assets to provide a sustainable future.	7.5.1 Continue to implement the long term Asset Management Plan to deliver sustainable asset management. 7.5.2 Implement a long term Financial Plan to deliver a sustainable financial future.
7.6 A skilled and engaged workforce.	7.6.1 Attract, engage, develop and retain our staff in accordance with a long term Workplace Plan.
7.7 A culture of risk management and compliance with relevant legislation, policy and guidelines.	7.7.1 Identify and manage corporate risk. 7.7.2 Ensure active compliance with relevant legislation, policy and guidelines.

Putting the plan into practice

While the Strategic Community Plan identifies 'what' we are seeking to achieve, the City's Corporate Business Plan outlines 'how' we will achieve this. At an operational level, the Business Plan is a direct link to the City's Annual budget process.

Each year specific objectives from the Strategic Community Plan will be turned into more detailed plans and projects, contained within an Annual Business Plan. The delivery of these will be reported at the end of the year in the City's Annual Report, as per the following **example:**



Continue with the development of existing urban revitalisation strategies and plan for new ones (see 1.2.1).

Urban Revitalisation Strategy 2013 - 18: Strategy to detail revitalisation objectives, project timing and resourcing requirements (see 1.4.1).

Initiate Coolbellup Revitalisation Strategy - FY 2013 - 14 (see 1.4.1).

Annual Report 2014 - 15: Provide summary of outcomes from Coolbellup Revitalisation Strategy (see 7.3.1).

Measuring our success

We will measure our success in reaching our objectives at two levels:

1. We will review how the City evolves to meet the challenges we have set. In 2017 we will produce an updated version of this Strategic Community Plan; and
2. We will measure the community's satisfaction annually by asking you what you think of our progress. We will do this by ensuring:

Our City has:

- Developed and communicated a clear vision.
- A good understanding of the community's needs.
- An array of housing which is affordable, adaptable and provides a variety of choice.
- Achieved rising percentage of journeys undertaken by public transport, pedestrian and cycling means.
- Strong job growth, increased visitor numbers and more jobs.
- Increased educational and skill development opportunities.
- Delivered infrastructure that meets the community's needs and is well maintained.
- Well-developed partnerships with strategic stakeholders.
- Demonstrated a strong commitment to sustainability.

Our community will:

- Enjoy living in the City of Cockburn.
- Feel included and connected to the community.
- Feel safer.
- Feel our community heritage and culture is protected, promoted and valued.
- Be satisfied with the way the environment is managed.
- Be happy with our service delivery.
- Have good sports and recreation options.
- Acknowledge we care for those with special needs.
- Be satisfied with the way Council performs.

City of **Cockburn**

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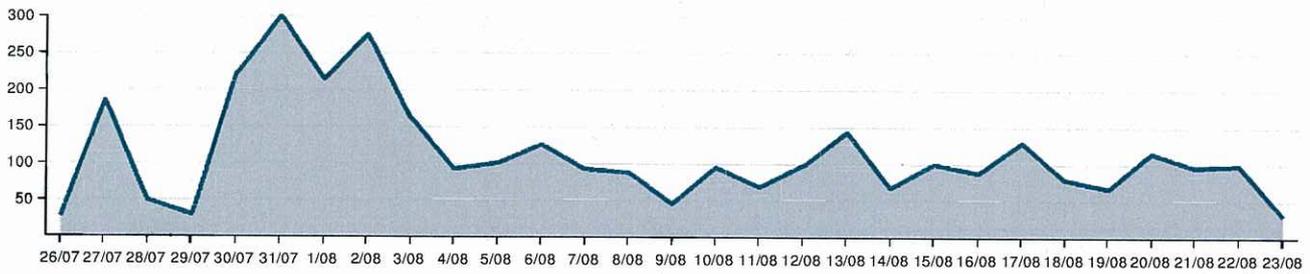
Activity Report : Have Your Say Cockburn

Includes statistics for: Have Your Say Cockburn about the future of your City!

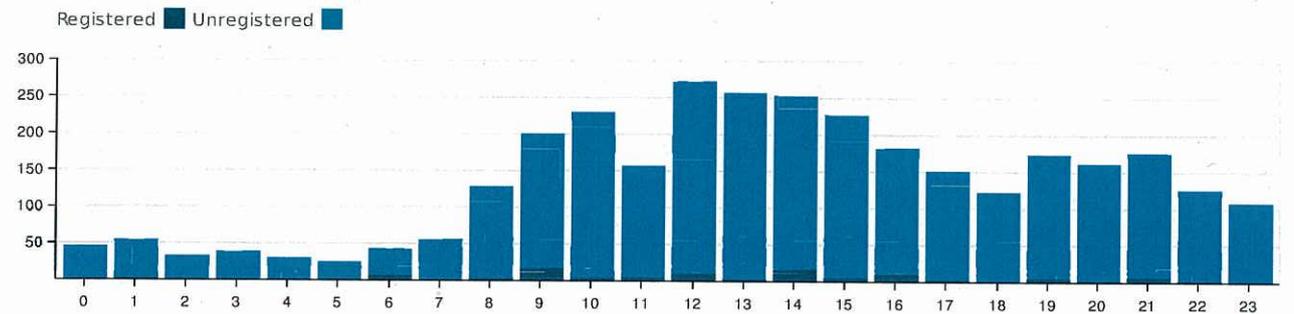
26 July 2012 - 23 August 2012

Activity Overview	(lifetime)	Number of Participants who	
Site visits	1,580 (1,603)	Registered	24 (24)
Page views	3,259 (3,337)	Commented	0 (0)
Visitors	770 (770)	Agreed	0 (0)
Comments	0 (0)	Disagreed	0 (0)
Agrees	0 (0)	Downloaded documents	297 (298)
Disagrees	0 (0)	Downloaded videos	0 (0)
Document downloads	781 (788)	Viewed FAQs	5 (6)
Video plays	0 (0)	Took polls	5 (5)

Page Views By Date



Page Views By Hour



Engagement Depth	Average	Total
Time on site	3m 6s (3m 8s)	3d 9h (3d 11h)
Page views	2.1 (2.1)	3,259 (3,337)
Visits	2.1 (2.1)	1,580 (1,603)
Comments	0.0 (0.0)	0 (0)
▶ primary		0 (0)
▶ replies		0 (0)
Agrees	0.0 (0.0)	0 (0)
Disagrees	0.0 (0.0)	0 (0)

Participant Conversion	
Visitors who	
▶ registered	3.1% (3.1%)
▶ downloaded documents	38.6% (38.7%)
Registered participants who	
▶ commented	0.0% (0.0%)
▶ agreed/disagreed	0.0% (0.0%)
▶ took polls	20.8% (20.8%)

Tools	Total	Page views	Votes	Comments	Agrees	Disagrees	Participants
Forum Topics	0	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
News Articles	7	84 (85)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)

Age (Top 20)	Participants	Comments	Agrees	Disagrees
26-35	6 (6)	0 (0)	0 (0)	0 (0)
36-45	6 (6)	0 (0)	0 (0)	0 (0)
Over 65	4 (4)	0 (0)	0 (0)	0 (0)
46-55	3 (3)	0 (0)	0 (0)	0 (0)
18-25	1 (1)	0 (0)	0 (0)	0 (0)
56-65	1 (1)	0 (0)	0 (0)	0 (0)
TOTAL	24 (24)	0 (0)	0 (0)	0 (0)

Gender (Top 20)	Participants	Comments	Agrees	Disagrees
Female	12 (12)	0 (0)	0 (0)	0 (0)
Male	9 (9)	0 (0)	0 (0)	0 (0)
TOTAL	24 (24)	0 (0)	0 (0)	0 (0)

Which one of the following best describes you? (Top 20)	Participants	Comments	Agrees	Disagrees
Resident - Ratepayer	18 (18)	0 (0)	0 (0)	0 (0)
Resident	3 (3)	0 (0)	0 (0)	0 (0)
TOTAL	24 (24)	0 (0)	0 (0)	0 (0)

Document Downloads	Document downloads
Cockburn Strategic Community Plan	374 (378)
1. Growing the City	165 (167)
2. Community and Lifestyles	110 (110)
3. A Prosperous City	71 (72)
5. Infrastructure	19 (19)
4. Environment and Sustainability	17 (17)
6. Moving Around	16 (16)
7. Leading and Listening	9 (9)
TOTAL	781 (788)

Video Download Activity	
TOTAL	0 (0)

Sources (Top 20)	Page views
www.cockburn.wa.gov.au	265 (265)
www.google.com.au	65 (65)
www.facebook.com	29 (29)
m.facebook.com	16 (16)
cockburn.wa.gov.au	13 (13)
www.haveyoursaycockburn.com.au	7 (7)
36ohk6dgmcd1n-c.c.yom.mail.yahoo.net	5 (5)
search.babylon.com	4 (4)
webmail2.highway1.com.au	4 (4)
sn120wsnt120.mail.live.com	3 (3)
isearch.avg.com	3 (3)
zed.bangthetable.com	2 (2)
search.mywebsearch.com	2 (2)
www.google.com	1 (1)

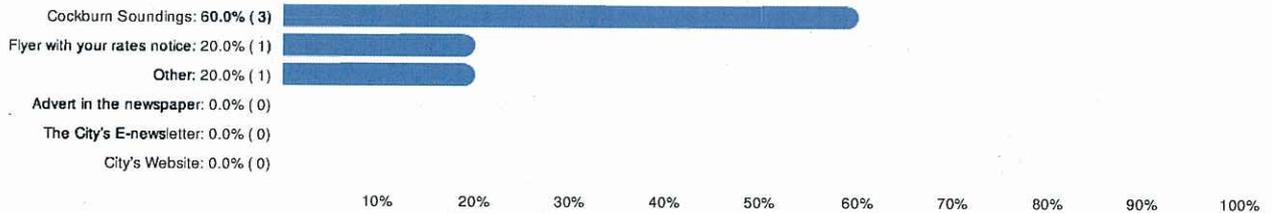
sn129w.snt129.mail.live.com	1	(1)
webmail02.westnet.com.au	1	(1)
by170w.bay170.mail.live.com	1	(1)
sn124w.snt124.mail.live.com	1	(1)
sn144w.snt144.mail.live.com	1	(1)
www.bing.com	1	(1)
and 10 others		
TOTAL	435	(435)

Search Terms (Top 20)	Search Engine	Page views
www. haveyoursaycockburn.com.au	Bing	1 (1)
cockburn have your say	Google	1 (1)
have your say cockburn	Yahoo	1 (1)
TOTAL		3 (3)

Polls		0 (1)
Voters (total)	5	(5)
Voters (% of participants)	0.6%	(0.6%)

Polls

Where did you hear about - 'Have Your Say Cockburn'? (5)



Surveys	Survey takers	Survey takers (% of participants)	0 (1)
Strategic Community Plan Survey	212 (213)	27.5% (27.7%)	Summary Browse responses

Form_tools	Form_tool takers	Form_tool takers (% of participants)	0 (1)
Send a quick comment!	0 (0)	0.0% (0.0%)	Summary Browse responses

Guestbook		0 (1)
Guestbook entries (total)	0	(0)
Guestbook participants (total)	0	(0)
Guestbook participants (% of total participants)	0.0%	(0.0%)

Q & A Search Terms (Top 20)	Views	Q & A Tag Clicks (Top 20)	Views
TOTAL		TOTAL	

People	Comments	Agrees	Disagrees	Site visits
Icorteen	0 (0)	0 (0)	0 (0)	1 (1)
Tan	0 (0)	0 (0)	0 (0)	1 (1)
Safrano	0 (0)	0 (0)	0 (0)	1 (1)

View2	0	(0)	0	(0)	0	(0)	8	(16)
Bob J	0	(0)	0	(0)	0	(0)	1	(1)
xanthorrhoea	0	(0)	0	(0)	0	(0)	1	(1)
VanessaElliott	0	(0)	0	(0)	0	(0)	2	(2)
Russ	0	(0)	0	(0)	0	(0)	1	(1)
peter	0	(0)	0	(0)	0	(0)	1	(1)
Pacman4	0	(0)	0	(0)	0	(0)	1	(1)
1stakeholder?	0	(0)	0	(0)	0	(0)	1	(1)
Kylie	0	(0)	0	(0)	0	(0)	1	(1)
Holly	0	(0)	0	(0)	0	(0)	1	(1)
Lin	0	(0)	0	(0)	0	(0)	1	(1)
robberyhill	0	(0)	0	(0)	0	(0)	1	(1)
JVS	0	(0)	0	(0)	0	(0)	2	(2)
Norm	0	(0)	0	(0)	0	(0)	1	(1)
Maba	0	(0)	0	(0)	0	(0)	1	(1)
VE23	0	(0)	0	(0)	0	(0)	1	(1)
rosie	0	(0)	0	(0)	0	(0)	1	(1)
TOTAL	0	(0)	0	(0)	0	(0)	35	(58)

Suburb	Participants	Comments	Agrees	Disagrees	Site visits
HAMILTON HILL	6 (6)	0 (0)	0 (0)	0 (0)	5 (5)
SUCCESS	4 (4)	0 (0)	0 (0)	0 (0)	3 (3)
ATWELL	3 (3)	0 (0)	0 (0)	0 (0)	2 (2)
SPEARWOOD	2 (2)	0 (0)	0 (0)	0 (0)	1 (1)
BEELIAR	2 (2)	0 (0)	0 (0)	0 (0)	2 (2)
PERTH	2 (2)	0 (0)	0 (0)	0 (0)	10 (20)
North Coogee	1 (1)	0 (0)	0 (0)	0 (0)	2 (2)
SOUTH LAKE	1 (1)	0 (0)	0 (0)	0 (0)	1 (1)
COOGEE	1 (1)	0 (0)	0 (0)	0 (0)	2 (2)
COCKBURN CENTRAL	1 (1)	0 (0)	0 (0)	0 (0)	2 (15)
BANJUP	1 (1)	0 (0)	0 (0)	0 (0)	1 (1)
Success	0 (0)	0 (0)	0 (0)	0 (0)	1 (1)
Atwell	0 (0)	0 (0)	0 (0)	0 (0)	1 (1)
Spearwood	0 (0)	0 (0)	0 (0)	0 (0)	1 (1)
Hamilton Hill	0 (0)	0 (0)	0 (0)	0 (0)	1 (1)
Unspecified	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
TOTAL	24 (24)	0 (0)	0 (0)	0 (0)	35 (58)

Topic Breakdown

News Article Breakdown

7 news articles

1. GROWING THE CITY

Page views	10	(10)
Votes	0	(0)
Comments	0	(0)
Agrees	0	(0)
Disagrees	0	(0)
Participants	0	(0)

7. LEADERSHIP AND LISTENING

Page views	14	(14)
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Votes	0	(0)
Comments	0	(0)
Agrees	0	(0)
Disagrees	0	(0)
Participants	0	(0)
6. MOVING AROUND		
Page views	22	(22)
Votes	0	(0)
Comments	0	(0)
Agrees	0	(0)
Disagrees	0	(0)
Participants	0	(0)
5. INFRASTRUCTURE		
Page views	8	(8)
Votes	0	(0)
Comments	0	(0)
Agrees	0	(0)
Disagrees	0	(0)
Participants	0	(0)
4. ENVIRONMENT AND SUSTAINABILITY		
Page views	6	(7)
Votes	0	(0)
Comments	0	(0)
Agrees	0	(0)
Disagrees	0	(0)
Participants	0	(0)
3. A PROSPEROUS CITY		
Page views	11	(11)
Votes	0	(0)
Comments	0	(0)
Agrees	0	(0)
Disagrees	0	(0)
Participants	0	(0)
2. COMMUNITY AND LIFESTYLES		
Page views	13	(13)
Votes	0	(0)
Comments	0	(0)
Agrees	0	(0)

Disagrees	0	(0)
Participants	0	(0)

**Draft Strategic Community Plan 2012 - 2022 - Summary of Submissions/Survey Comments
Community Consultation**

	Name and Suburb	Do you have any comments or suggestions you would like to make about the themes and their objectives?	Officers Comment
1	Confidential	Age: Why is there 'Parents with prams' parking at gateways and no 'seniors' parking? Seniors have more trouble walking distances than healthy breeding parents. Also what does this survey mean for the rural backwater that is Wattleup/Munster?	Noted. Comments will be passed on to Gateway Shopping Centre. Noted.
2	Confidential	Push for a local police station.	Noted. Council has recently resolved to seek the retention of Spearwood Police Station.
3	Confidential	Please do something with the Coolbellup shops in the next 10 years. They drag the suburb down, are unsightly, not functional, not sustainable and in need of serious upgrading. The suburb will be increased in value further with low grade basic facilities with the shops.	Noted. The City has engaged unsuccessfully with the owners to try and achieve this outcome.
4	Confidential	The existing public spaces and commercial should not be forgotten in favour of the newer areas. For example, the parks and shopping centre in Coolbellup require face lifts that are long overdue.	Noted. The City has undertaken a number of Urban Renewal strategies, with the Coolbellup area to be looked at again in 2014/15.
5	Jo (Success)	I would love to see a Cockburn 'one stop shop' focus. Everything one needs is in Cockburn. Including CAT transportation between key areas. Great for moving people around the City. And better access from train station to shopping centre. People would come from everywhere if they can get off at Cockburn station and safely arrive at the shopping centre after a short walk that doesn't involve dodging cars. It would be a real destination.	Noted. The City is seeking to facilitate further improvements to public transport and will engage with the Public Transport Authority (PTA) as part of objective 6.1.2.
6	Confidential	There is a lot of opportunities for young children, families etc. Just a little concerned for the 10-16 age group. The youth centre age range is to broad in that I wouldn't want my 11 year old hanging with 18 plus?	Agreed. Amendment made to objective 2.2.1 - to include reference of all age groups.

**Draft Strategic Community Plan 2012 - 2022 - Summary of Submissions/Survey Comments
Community Consultation**

	Name and Suburb	Do you have any comments or suggestions you would like to make about the themes and their objectives?	Officers Comment
7	Coolbellup	<p>There needs to be greater focus on sustainable housing options and alternative energy sources such as solar power/hot water should be promoted and encouraged. Householders should be encouraged to plant out their front verges with native plants rather than lawn.</p> <p>There needs to be an increase in social community connections especially between people from different cultures.</p> <p>Greater importance MUST be given to youth services especially for the 8-15yr old age range where many kids are bored, disengaged and unsupported. This leads to them forming groups with similar kids and encourages antisocial behaviour. There need to be services that provide good male role models and mentors to engage these kids. Places like the Coolbellup skatepark are a great asset to youth however are often ruined by bored kids who go there primarily to fight, steal from and harrass other kids. I have seen on more than 1 occasion boys aged 9 -10yrs smashing beer bottles and threatening to 'glass' other children unprovoked. They need guidance and support from the community if they are to become productive young men in our society. I think that a place such as Hilton's PCYC is a fantastic example of a resource that engages youth and provides good strong male role models in the officers that work there who have a great rapport with local kids. I believe there is a need for more of these services in Cockburn to provide for kids in Coolbellup and Hamilton Hill who can't easily access Cockburn youth services due to distance from the facility.</p> <p>Promotion of mentorship/apprenticeships for boys/young men to learn trades would provide them with skills and pride and would also help the community.</p>	<p>Noted. Objectives 1.3, 1.4, 4.5 deal with these suggestions. The Council has recently amended its Verge Policy to expand opportunities for verge presentation in a more sustainable manner.</p> <p>Noted. Objective 2.2 deals with social inclusion.</p> <p>Agreed. Amendment made to objective 2.2.1, to include provision for all age groups.</p> <p>Noted. Education strategies related to VET skills will be looked at as part of the City's Corporate Business Plan through objective 3.4.</p>
8	Confidential	This survey is worded so that Council receives the answer it wants. Not happy.	Noted.
9	Colleen (Bertram)	All objectives are of an excellent standard and I see all as important. As in the past and present it is no surprise Cockburn's future objectives and strategic plan continue a standard of excellence. Cockburn's commitment to resident services, inclusion, facilities, environmental protection and sustainability, historical and cultural history and reconciliation continue to serve as example for other Perth shires and councils.	Noted.

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	Name and Suburb	Do you have any comments or suggestions you would like to make about the themes and their objectives?	Officers Comment
10	Confidential	To develop a strategic plan on distinctive identity of Cockburn as a community.	Noted.
11	Steve Grant (Coogee)	Old-school "greenies" like me remember when the concept of greater density was promoted because it would allow more green space around it. It doesn't work otherwise, so it's no point building high density developments without a corresponding "carbon offset" in the form of natural bushland.	Noted. Objective 1.1 deals with this comment.
12	Confidential	Build the success train station	Noted. This is an objective under the City's advocacy program, and specifically relating to objective 6.1.2.
13	Confidential	When providing facilities for local clubs it is not good enough to just provide a playing surface the clubs should also have an area where they can display and promote their local club within the community.	Noted. This will be raised with the City's Sport and Recreation Services team.
14	Holly (Atwell)	Clearly this document is important. Good luck to Council in managing very different important areas such as environment, infrastructure and community. Separate yet linked themes.	Noted.
15	Confidential	5.2 Future planning needs to accommodate potential traffic growth unlike past planning. The proposed channelling of North Lake Road over the freeway to Armadale Road via Verde Drive makes no sense at all. The failure to use the bus tunnel under Beeliar drive for so many years demonstrates a failure of 5.3. There should have been stronger negotiation with the shopping centre owners. Failure to provide safe pedestrian access between Gateways shopping centre and Cockburn Central is a planning disgrace. Failure to provide safe, direct pedestrian access to the train station from Atwell, the nearest residential area, is a planning disgrace.	Noted. The suggestions are encompassed in objective 6.
16	Louise Corteen (Hamilton Hill)	Environment & sustainability is extremely important to our family. We believe many of your other objectives are met by meeting environmental targets. For example, encouraging bike riding through improved cycle path networks will also promote health, improve safety (more people out and about) and improve the social dynamics (again, more people out and about). We love that our City is pro-active with regards to the Environment. It can't be easy sometimes, but there are MANY residents who appreciate it!	Noted. This suggestion will be explored further in the City's Corporate Business Plan under objectives 2.6 and 6.2.

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	Name and Suburb	Do you have any comments or suggestions you would like to make about the themes and their objectives?	Officers Comment
17	Kim Hunter (Winthrop)	I consider objectives 2.1 and 2.7 to be areas in need of significant development over the next 5-10 years.	Noted.
18	Confidential	The area is of great concern as it is unsafe to walk at night. Young persons wandering the streets day & night. Fighting, chucking rubbish asking for money at Phoenix shopping centre. Unlicensed bikes flying past & through Mc fall park. Safety & security is a major concern.	Noted. Objective 2.5 focuses on community safety.
19	Confidential	Plan for the future using realistic stats instead of what's happened previously transport is inadequate, rates water electricity etc ridiculous little faith in politicians or councilors every year it's getting harder and harder to manage.	Noted.
20	Peter van Oss (Atwell)	Some of the questions above are a bit like motherhood statements. They need a "very important" answer. Of course better communities in every way are very important. Better wording would help.	Noted.
21	Amer (Seville Grove)	I believe sustainability is the only way forward if you are to keep the City at this standard for future. More planting days for communities to actually BE a community- as Perth seems to have no "living city" feel. Working on bringing people together would help, and what better way than to do it over helping their natural environment within a city that they QUOTE "pay extortionate rates for".	Noted. The City holds regular community planting days and supports other organisations undertaking similar work.
22	Norm Purdie (Spearwood)	I live in Spearwood and the area looks old it needs brightening up. More trees streetscapes entry points as has been done in other parts of Cockburn.	Noted. Through the Phoenix Central Revitalisation Plan, the City will be undertaking further streetscape improvements in Spearwood.
23	Joan de Castro (Booragoon)	Greater focus needed on multicultural and CALD communities. Greater focus on isolated families, especially mothers with young babies in our newer suburbs e.g. Aubin Grove, Success. Isolation of mothers and youth in Beeliar and general lack of public transport.	Noted. These issues are addressed under objective 2.1, 2.7 and 6.2.
24	Confidential	Would like to see better community consultation on policy changes such as the bush fire management plan and notify the residents it would affect most. Follow ethical decision making strategies and give people adequate notice of changes.	Noted. The City has recently adopted changes to its Bush Fire Management position statement which implements this. Noted.

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	Name and Suburb	Do you have any comments or suggestions you would like to make about the themes and their objectives?	Officers Comment
25	Spearwood	I believe the Cockburn security need to be reevaluated. they are known to discriminate about the people and situations they wish to get involved with dependent on the ethnicity of the people involved. I informed them in writing (via email) about how i was followed by a male for over 5 blocks throughout spearwood, with a description of the situation, the van etc until the time i phoned my partner to pick me up from the frightening situation. Any young woman would be terrified to be involved in. I only wished to make them aware of the potential threat posed, yet i never even received a response. Seeing them within the community and hearing others discuss their experiences with them only makes me more disappointed about the money they exhume. Due to their high expense they should take the job more seriously and be involved with the community more, and not be choosy about the jobs or people they are informed about.	Noted. Objective 2.5 relates to this matter. It is not possible to follow up this further without more information.
26	Mrs Helena Foster (Spearwood)	The survey project is everything that I would expect a Council the size of the City of Cockburn to be already doing and trying to improve in everyway. My main concern is the investment that is being spent developing Cockburn Central and surrounding area to the detriment of the older suburbs, especially Spearwood which is the forgotten area. Waiting 40 yrs for sewage infill, no underground power, no youth centre, to skate parks for our younger kids, parents must travel to other area of cockburn to let their kids use better facilities. The residents of Spearwood have been providing rates for over 50 years, with very little infrastructure except that which is generally provided buy other investors. When finalising the Strategic Community Plan, PLEASE do not forget Spearwood in this. Remember this is the area and make some much need improvements.	Noted. The City's Phoenix Central Revitalisation Plan was developed specifically to improve the Spearwood area. The City will be investing further in the community and other infrastructure in this location over time. The City continues to lobby to the State to provide underground power to the area.
27	Confidential	Increased ability to expidite & streamline development in the coastals areas such as North Coogee for high density living & lifestyle options. Get rid of the old power station.....it's an eyesore!!!!....& develop the land as it is prime real estate for good residential & mixed use develeopments.	Noted. The City is working with Landcorp on the Cockburn Coast Structure Plan which will deliver increased density to this area, however it will not see the removal of the Power Station.

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	Name and Suburb	Do you have any comments or suggestions you would like to make about the themes and their objectives?	Officers Comment
28	Confidential	<p>I have been living in Coolbellup for 9 years and that is how long the old primary school sites have been an eyesore and a safety issue. We are also still waiting for the shopping centre and carpark to be redeveloped. It is great that the library was kept and redeveloped.</p> <p>The recycling shop at the Henderson Waste facility is great and could be expanded. In the interest of sustainability, beautification and service provision it would be great to reinstate the program which saw the delivery of mulch, at least to concession card holders.</p> <p>Please do not destroy any more of our natural environments (ie Roe Hwy and the Coogee Marina).</p>	<p>Noted. The former primary school sites will soon be redeveloped.</p> <p>Noted. The City no longer generates mulch at the Henderson Waste Recovery Park.</p> <p>Noted. The City has a position not supporting the development of Roe Highway.</p>
29	Ray Willis (Spearwood)	<p>All very 'flowery' words and terms, nothing in the survey is in plain english or sets commitment in stone. Sounds like a company vision statement not a community / customer survey. Reads like a what we do statement, not what we want to improve on or change for the future. Openness and transparency, consultation with the ratepayer as person to person. Things like Service Commitment Schemes, Customer / Ratepayer Advocacy groups is what is needed. You are planning for the next 10 years, have you surveyed / consulted our next generation - those in high schools in our area?</p> <p>Is Cockburn a 'waterwise' Council? Thanks for the opportunity to 'have a say' or tick boxes to agree to what you say...</p>	<p>Noted.</p> <p>The City has a Water Conservation Strategy and is currently a member of the ICLEI (International Council for Local Environmental Initiatives) Water Campaign.</p>
30	Success	<p>Need public tennis courts would be nice, and other public sport facilities such as a recreation center that can support ALL sports e.g swimming pools, tennis courts, basketball courts etc., it would be good to promote a healthy and active community</p>	<p>Noted. The City's Sport and Recreation Strategic Plan identifies the locations for provision of additional tennis facilities in future.</p>

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	Name and Suburb	Do you have any comments or suggestions you would like to make about the themes and their objectives?	Officers Comment
31	Confidential	<p>These all sound great and idealistic, but the big question is how they will be implemented successfully. I'd like to know more about what facilities can be provided to keep youth entertained and off the streets, as well as education on socially acceptable interactions with the wider community.</p> <p>Whilst there are obvious security services patrolling the streets and in the shops, why are they needed? What else needs to be done to prevent the antisocial behaviour. We have only owned our property in Bibra lake for 2 years, and I am increasingly uncomfortable when going to the shopping centers, they do not feel safe especially at night even with security guards. Youths roaming the streets & hooning also increasing. These are difficult problems to address and will need a lot of planning to meet several of your objectives.</p> <p>Environment: what's the story with having a beautiful lake and wetland with no water? Even in winter sometimes!</p> <p>Transport suggestion: the parking at the train station is limited and I don't think expanding it is the answer. Don't want to lose more surrounding bush to a carpark. I think it could help to have regular short shuttle buses running through the various suburbs taking people to and from the trains. Access to the carpark is also dangerous trying to get out onto Nth Lake rd.</p> <p>Please don't let the High density living turn into grottsville, as is often the case with too many people in not enough space.</p> <p>Need lights at Nth Lake Rd and Bibra drive, traffic jams up here for ages.</p>	<p>Noted. The City's Youth Services Strategic Plan seeks to address the requirement for youth activities and entertainment. Implementation will occur through the City's Corporate Business Plan.</p> <p>Noted. The City's CoSafe security service was introduced as a result of community feedback, seeking a more pro-active response to security needs.</p> <p>Noted. The City maintains natural biodiversity.</p> <p>Noted. The transport issues will be addressed at objective 6.1. 2 and 6.3.2.</p> <p>Noted.</p> <p>Noted.</p>
32	Confidential	<p>I would like to know if there is a cinema complex in the plans for Cockburn anytime soon? We have been in the area 17 years.</p>	<p>Noted. Structure planning for Cockburn Gateway Shopping Centre will ideally provide for this.</p>
33	Confidential	<p>Local Government is the closest Government to the people and it MUST ensure that the "customer" is provided with a approachable and accommodating service from a growing and sustainable Council. There is a sometimes a sense of "procrastination" and less than acceptable customer service from some sectors of the organisation. You must also ensure that the Council is taking on services that are provided by the State Government with their cost shifting- eg security.</p>	<p>Noted.</p>

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	Name and Suburb	Do you have any comments or suggestions you would like to make about the themes and their objectives?	Officers Comment
34	Atwell	The questions of this survey are not objective and clash with each other. How can one aim for environment concerns and yet talk about a vibrant economy? The survey misses the core issues that need to be addressed asap - i.e. over housing, traffic hold ups, complete mess up of Gateway shopping centre and the traffic control around it, selling land to land developers with little regard to the natural habitat. Please don't talk big about the future when there is clear failure regarding managing the present.	Noted. The City's Corporate Business Plan will address these concerns.
35	Lindsay Evans (Banjup)	<p>First of all, I have grave concerns in how our three layers of government play in each other's backyard. Where I have marked 'unsure' and 'not at all', these are areas that I believe that council should not be funding but participate solely as a stakeholder. For example: Apart from some recreational activities, largely associated with council sporting and recreational facilities which should also be user pays eg swimming lessons; state and federal governments fund health and education facilities and programs (3.4, 2.6). Another example if where Council budgets for major road works (Soundings page 12) yet the Member for Jandakot has sourced funds for Armadale/Warton and Armadale/Lidelow road intersections. The role in the 'transport system' such as trains, light rail etc are is unclear except as a stakeholder and footpaths/local roads. If I had to change each 'unsure' then they would be not at all'. Efforts in these areas should receive direct state and federal funding - full cost recovery.</p> <p>Second of all, I do not believe that it is council's job to promote business (1.5,3.3,3.5); although if these activities are not subsidised by revenue from residential rates then I guess I can't complain but surely there is a better use of funds and resources. If it is council's job to provide local roads etc for business then I have no problems with funding these activities.</p> <p>I am not about self promotion or branding (2.3, 5.4).</p> <p>I also note that many of these objectives are convoluted, some are vague and many are immeasurable.</p>	Noted. The three tiers of Government provide a range of overlapping services and we communicate constantly to eliminate any duplication. What the City seeks to promote, is investment in Cockburn in order to grow local employment opportunities for local residents.
36	Melisa (Atwell)	Cockburn Central Train Station Parking is still a nightmare..	Noted. The long term development strategy for this site and development of the new train station at Aubin Grove will help to address this concern.

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	Name and Suburb	Do you have any comments or suggestions you would like to make about the themes and their objectives?	Officers Comment
37	Success	Please fix traffic and parking around the train station and the new developments. Once those appartments and businesses are fully operating to capacity, traffic in and around the train station and Gateways will easily be one of the worst areas in WA!!	Noted. The long term development strategy for this site and development of the new train station at Aubin Grove will help to address this concern.
38	Confidential	I dont wish to see zoning changes with in the older suburbs of Cockburn. There are alredy not enough public open spaces and increasing housing in these areas is going to affect the suburbs in a major way. We need some big blocks and trees to enhance our area and not only that an increase in the population of the area will affect transport safety security etc dont make our suburb the next Hilton or Palmyra, leave us with the big blocks and space	Noted. This is why the City will undertake consultation with all residents as part of any urban renewal strategy.
39	Heather (Atwell)	All the objectives are stated in very general terms and all sound very worthwhile. More detail would be required to enable one to make genuine weighted choices of relative worth in a situation of limited resources.	Noted. The City's Corporate Business Plan will address this concern.
40	Confidential	<p>What ever happened to the upgrade of Coolbellup Shopping Centre?</p> <p>And what is happening with the Vacant land (Old Flats On Waverley), also the empty primary schools, Whats happèning there? Everything seems to be toward Cockburn Central and the Older suburbs are being left behind. Not everyone can make it to Cockburn Central without a car. There is No Direct bus route and using the interchange at Murdoch is very time consuming. Besides half the time the buses arrive just as the trains are leaving, causing a delay in time waiting for the next train. Maybe Transperth could look at smaller commuter/coaster buses running more frequently (say every 15 mins). These small buses work great (Hong Kong use them) after peak hours.Instead of a large bus with say only 3 people on it.</p> <p>Also There is enough traffic on Stock road Now, we don't need it to become the NEW HEAVY truck Route to/ from Fremantle.</p>	Noted. The City has undertaken a number of Urban Renewal strategies, with the Coolbellup area to be looked at again in 2014/15. The City is aware that the Public Transport Authority's (PTA's) service development program will include a new route between Murdoch Train Station and Phoenix Shopping Centre. Objective 6.1.2 also addresses this. Stock Road is identified by the Main Roads WA as a major freight route.

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41	Confidential	I have lived in this street for my 68 years. I have never lived out of Cockburn and never want to move. I have lived onland that has been in my family for 98 years. I have seen changes some good some not so good. All in the name of progress. What I would like is more facilities for over 55s in the western area of Cockburn. Like many other people in Cockburn at my age, I do not want to move out of the area but facilities dont seem to be provided for residents in older areas. Much is given to the newer areas for younger families which is excellent but those of us who have been good "old" citizens in older areas seem to be overlooked...	Noted. The City developed the Seniors Centre in Spearwood as this area had the highest concentration of older residents.
42	Chris Lewis (South Beach)	Totally oppose buying the Fremantle Dockers into Cockburn, which would come at the expense of the whole City, not just Cockburn Central where they would be located. As a property owner and investor in Cockburn this is unacceptable use of funds and infrastructure.	Noted. The development of Cockburn Central West is primarily for community recreation purposes and further urban infill around the train station.
43	Chris Jolly (Success)	All the above are relevant but work needs to progress irrespective of party politics. The road infrastructure needs to be reviewed and actioned due to increasing population. Even our local Gateways centre would benefit from improved parking and train access by buses using the road tunnel instead of using North Lake Rd. Overall Cockburn provides many enviable facilities and deserves the award.	Noted. The City is currently trying to facilitate access to the underpass between Gateway Shopping Centre and Cockburn Central.
44	Deidre Park (Coolbellup)	Presently there are endangered black cockatoo families (I can hear them as I type this) permanently living (plus migratory just left but back in big numbers in autumn) with bandicoots & other wildlife in the pathway of Roe 8, this has always been their wildlife corridor. There could be no finer leisure & tourism facility in Cockburn than the conversion of the wetlands & the urban bush that follows to a conservation & recreation walk to protect, manage and enhance our natural environment, open spaces and coastal landscapes. Let's make Wetlands to Waves a reality, help save #WA s Carnabys, Forest Red Tails & Baudins #Blackcockatoos & their beautiful Aussie bush from extinction, get fit & healthy & show our wetlands bush & waves off to the rest of the world. They really love this bird as you can see from the responses to face book & twitter sites on the blackcockatoos & w haven't even touched the surface.. http://www.facebook.com/savetheblackcockatoos	Noted. The City has a position not supporting the development of Roe Highway.

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	Name and Suburb	Do you have any comments or suggestions you would like to make about the themes and their objectives?	Officers Comment
45	Vanessa Elliott (North Coogee)	<p>The Strategic Community Plan shows a broad range of commendable strategies, and their associated outcomes, for the future of the City of Cockburn for the next ten years. However, I question the process of seeking community feedback on such high level strategies. I see that the Corporate Business Plan will outline how the City will achieve these strategic goals which I feel would be a much better medium for displaying the City's plans and gaining resident feedback on these. As a resident I have thought of a few enhancements to the City which will help it achieve some of these strategies, and have listed these below. I am unsure if this is the point in the process to raise these, however it would be good to feed into the Corporate Business Plan.</p> <p>4.1 A Community that practices use of sustainable resources <ul style="list-style-type: none"> •A community garden, utilising the available land around Coogee, would encourage community participation, educate children on sustainable food production, and teach the community how to grow their own vegetable gardens thus reducing the communities impact on the environment. An excellent example that I have seen of such a garden is the Northey Street City Farm in the Brisbane City Council: http://www.nscf.org.au/ </p> <p>6.2.1 An integrated transport system which balances the environmental impacts and community needs. <ul style="list-style-type: none"> •The creation of a dedicated cycle path, or where needed cycle lane on roads, to get people from Coolbellup/Spearwood/Coogee areas to the freeway cycle path and/or the Cockburn and Murdoch Park and Rides to allow easier and safer commuting. </p> <p>2.6 Promotion of active and healthy communities, and</p> <p>3.3 Promotion and support for the growth and sustainability of local businesses and local business centres. <ul style="list-style-type: none"> •A mountain bike track around the Coogee hills would encourage an environmentally friendly way to utilise that area, as well as boosting the patronage of the cafe and restaurant businesses that will arise from the Port Coogee development, as it has in Kalamunda. </p> <p>I thank you for the opportunity to provide feedback on the future of my fabulous City. I am very</p>	Noted. These comments will be looked at as part of the City's Corporate Business Plan.
46	Confidential	We most definitely need more train station parking for commuters	Noted.

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47	Neil Graham (Coogee)	We have a major resource in Cockburn Sound. It is being destroyed and formed into cement leaving a hole in the ocean of deep water that decreases the diversity quantity and quality of marine life. What is the Council going to do about limiting or removing this damaging industry? Cockburn Sound is why Cockburn is so valuable. What are you doing to protect our investment?	Noted. This is outside of the jurisdiction of the City, however we will refer these comments to the Cockburn Sound Management Council.
48	Confidential	Please make sure all spelling of Indigenous in the document uses a capital 'I'	Noted.
49	Felicity McGeorge (Bibra Lake)	I doubt many people will know what "intermodal transition and end of journey facilities" are (Q6.5). In fact quite a lot of the language used in the survey would not be familiar to many people. If you really want the opinions of "the person in the street" then the wording should be more appropriate.	Agreed. The City has simplified this description.
50	Annabelle Lewis (Hamilton Hill)	What about schools. We've just moved to the cockburn area and are very disappointed to hear through local people and doing research that the schools, both primary and secondary are not very good compared to other close council areas. This doesn't make for an attractive place to live for families. Also, the rates are very high for families.	Noted. The provision of primary and secondary education facilities are the responsibility of the Department of Education.
51	Gatano Salmeri (Coogee)	First step to a safe environment would be to improve pedestrian access from Coogee beach across Cockburn Road .. reduce traffic speed to 50km and build foot paths and widen the road access to Coogee beach.. in the summer months it becomes a bottleneck.	Noted. The City is aware of these concerns and will continue to liaise with Main Roads WA to determine how they can be addressed in the short to medium term.
52	Confidential	The questions are very leading, it is highly unlikely someone is not going to consider any of them unimportant.	Noted.
53	Confidential	Coastal care is important but should also be available to all people in the community and not just to the monied few. Allow more widespread infrastructure along our coast with more bbq facilities and park like areas for families. Less elitist areas.	Noted. The Cockburn Coast Structure Plan identifies the areas where more public access to the beach and recreation facilities will be provided.
54	Glen Williamson (Bibra Lake)	More comprehensive security monitoring to minimize damage to infrastructure and community facilities. CCTV and community partnership	Noted. This is being addressed in the City's CCTV Strategy, which relates to objective 2.5.

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55	Confidential	The City of Cockburn being a leader in the Amalgamation of Councils process would be a good addition	Noted.
56	Confidential	Seem nice in principle however the translation to actions and outcomes will be interesting. Particularly how the success or otherwise of each of the visions is meaningfully measured.	Noted. The City's Corporate Business Plan will address this concern.
57	Confidential	A very well worded series of objectives that are very one sided. #6 Moving around. Transport in and around the major roads and Gateways shopping centre in Success is nothing less than a pathetic joke and truly shows the calibre of town planning we don't need. Large, very tall trees have no place in our suburbs (Alibaster) and must be replaced with more suitable species that don't have an adverse affect on infrastructure.	Noted. Improvements to the road network around Gateway Shopping Centre will commence in 2013. The City is currently developing a Street Trees Strategy.
58	Amy Warne (Hamilton Hill)	I'm very proud of Cockburn's sustainability team. They are an example to other Councils in what they achieve. I would like to see Cockburn take on a similar but stronger opposition to plastic bags in the future. I'm pleased to see environmental issues take a strong focus for feedback in this survey.	Noted. This information will be passed on to the City's Environmental Team.
59	Russell Bell (Hamilton Hill)	Stop planting all those gum trees everywhere. They will grow big, and their roots will destroy the adjacent roads. Also the leaf litter will drop on the roads creating an unsafe surface when wet. Pine trees are a far better option.	Noted. The City is currently developing a Street Trees Strategy.
60	Confidential	Looking forward to the further development of Cockburn Central and traffic problems being addressed in the near future!	Noted.
61	Confidential	Maintaining and improving existing recreational facilities. In particular Wally Hagan Stadium.	Noted. The City's Sport and Recreation Strategic Plan identifies further improvements to this Centre.
62	Confidential	The development of affordable and secure housing options, access to community based and accessible family support services, in particular for isolated and vulnerable young families, women's services, such as DV support and safety. The need financial counselling, advocacy and support services to expand with additional resources.	Noted. Many of the objectives in the Strategic Community Plan relate specifically to support these suggestions.

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63	Confidential	<p>I believe that safe bicycle/gopher/pram paths/infrastructure are critical, as is beautiful open spaces that provide a healthy natural environment for recreation.</p> <p>I think that the work being done around Bibra Lake is excellent and would love to see this extend right through the Beeliam Reserve.</p> <p>I also support development of a diverse mix of businesses and services in the region. We specifically bought our house in this LGA, due to the impression that the City of Cockburn was a proactive, forward thinking council. It is important to ensure the area stays vibrant with multiple and diverse employment options.</p>	<p>Noted. Objective 6.2.1 deals with the path network.</p> <p>Noted. The Bibra Lake Management Plan details the further development of Bibra Lake.</p> <p>Noted. Objective 3.2.2 and 3.3.1 address the issues on mixed business.</p>
64	Confidential	Sad that this process has not been community driven and appears to be a very top down process. It is a wasted opportunity for great community engagement in planning for the future	Noted. The City has had excellent feedback from the community through the use of the interactive survey.
65	Confidential	<p>Would love to see a cycle/walk path from Pearse Road to Hammond Road to connect to residential/shops etc.</p> <p>Moving Around - Russell Road - not a preferred option for freight transport network.</p>	<p>Noted. These suggestions will be referred to the City's Engineering department.</p> <p>Noted. Russell Road is one of the planned connections to Latitude 32 and the new Fremantle Outer Harbour.</p>

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	Name and Suburb	Do you have any comments or suggestions you would like to make about the themes and their objectives?	Officers Comment
66	Confidential	<p>Item 1.1.4 - Diversity of housing needs to make sure that there is fairness in the housing of any perceived problem citizens i.e. refugees, prisoners and anti-social people. These people need to be placed in all areas of our city, not just in the less affluent ones. Community and Lifestyle - We should embrace diversity by accepting differences while not denying the culture of the majority.</p> <p>Item 3.1.12 - Do not understand this. if it means to attract tourism, why not just say so?</p> <p>Environment and Sustainability - Human health risk is very important unless it prevents people, especially children, doing every day things such as climbing trees or playing robust games.</p> <p>Infrastructure - Community infrastructure should be fair in the city. ie. it is unfair to put power underground in the east of Coolbellup and not the west, especially in the west in the oldest area of the suburb and they are now spending a fortune replacing power poles in this area.</p> <p>Moving Around - A freight transport network must include Cockburn Road or a re-introduced Fremantle bypass to take the pressure off Stock Road, as the only heavy transport route to Fremantle.</p> <p>Leading and Listening - In the last issue of Cockburn Soundings, a Councillor complained about the lack of involvement with the public. It is interesting that only mobile phone numbers of Councillors are listed in Soundings. I cannot afford to call a Councillor on a mobile phone. The Cockburn Council does not pay my phone bill.</p>	<p>Noted. Objective 1.4 addresses physical housing as opposed to the people it houses.</p> <p>Noted. The comments regarding item 3.1.12 are unclear as to the meaning.</p> <p>Noted. Human Health Risk will be addressed at objectives 2.6 and 4.3.1.</p> <p>Noted. The City will seek to have underground power provided to the whole City over time.</p> <p>Noted. Freight transport issues are addressed in objective 6.4.</p> <p>Noted. Contact details for Elected Members include an email address as an alternate means of contact to the mobile phone.</p>
67	Confidential	<p>Local native plants would be an asset to our environment instead of introduced species.</p> <p>A dog play enclosure would benefit many in the community.</p>	<p>Noted.</p> <p>Noted.</p>

**Draft Strategic Community Plan 2012 - 2022 - Summary of Submissions/Survey Comments
Community Consultation**

	Name and Suburb	Do you have any comments or suggestions you would like to make about the themes and their objectives?	Officers Comment
68	Dave Tey (Aubin Grove)	<p>Thank you for inviting feedback on Cockburn Strategic Community Plan over the next ten years and my congratulations to you on this well conceived vision and plan.</p> <p>Allow me to offer some thoughts.</p> <p>What images will City of Cockburn conjure up 10 years from now? Just as Fremantle invokes images of relaxed and bohemian lifestyles, arts and music scenes, café culture and tourism, perhaps Cockburn may bring up images of natural flora and fauna, lakes and wetlands, gardens and farms, leveraging on its natural landscapes. The council tag line "Wetlands to Waves" is a powerful statement to build on to realise a city of natural beauty by 2022. This will clearly differentiate Cockburn from the other councils in Perth Metropolitan area. A theme or vision will help pulling all supporting plans and actions congruously.</p> <p>A growing city will see increasing demand and hence supply of housing and infrastructure, jobs, services, supplies and amenities. If the goal is to merely meet the demands of the growing population, the city may just arrive in 2022 having everything more of the same as today. Cockburn cannot afford the urban sprawl typical around Perth. Perhaps we need a holistic approach in planning supporting high density living, leveraging ideas and design, and adopting best in class technologies and construction to achieve a more compact, efficient, aesthetic and fun place to live in.</p> <p>It is heart warming to see the plan did include actions needed in support of sustainable development, such as reducing carbon footprint, effective resource and waste management, etc. In terms of the environment and sustainability by 2022, perhaps one thing we need to include is a scalable approach in investments and deployment of renewal energy throughout the community.</p> <p>A prosperous city will have a rich and diverse population economically productive because of their talents, skills and creativity. To a large extent, creativity and innovation is the competitive edge that sustains thriving cities globally, and cultural planning plays a great role in fostering creativity (Landry,C.,2000,The Creative City, Earthscan). It may be appropriate for the community and lifestyle in our prosperous city in 2022 to have some form of cultural planning activities.</p> <p>I hope these points are helpful and I look forward to hearing the outcome of the consultation as well as the final adoption of the strategic plan.</p> <p>Good luck and best wishes.</p>	<p>Noted. These comments/observations are well received.</p>

**Draft Strategic Community Plan 2012 - 2022 - Summary of Submissions/Survey Comments
Community Consultation**

	Name and Suburb	Do you have any comments or suggestions you would like to make about the themes and their objectives?	Officers Comment
69	Kevin Smith (Coolbellup)	<p>Aboriginal Employment Initiative - The City of Cockburn is renowned as a council with vision and initiative and I believe that the 10 year future plan should embrace the ideology of an Aboriginal employment program that will further enhance its reputation.</p> <p>I believe that the council could inspire other councils and continue to show leadership and integrity in local government.</p> <p>I cannot think of a single thing more important than giving a sense of hope and future to young Aboriginal people. Cockburn council is active in dual signage with European and Aboriginal names becoming a feature of parks and we have the RAP program and the possibility of an Aboriginal Cultural Centre being built in the near future so I do appreciate the council's efforts in that regard. I just think that the time has come to actually do something that you can hold in your hand, something real, not symbolic in nature and that would be an Aboriginal Employment Program.</p> <p>I think two positions (at the very least) could be created specifically designed to employ and train two young Aboriginal people in their late teens, ideally one male and one female. I am not talking about affirmative action and filling quotas but positions created exclusively for Aboriginal people.</p> <p>A cadetship in local government embracing a finite number of objectives in a variety of departments over a 3 year period would be a good starting point. An apprenticeship at the depot and a position for an older person in a labouring role would be well worth considering too. But the cadetships are certainly what I believe could be arranged with relative ease over the coming 12 months and perhaps be implemented sometime in late 2013. It would be worth bearing in mind students from local high schools in the VET program would be almost ready-made to enter such a position.</p> <p>I am not talking about roles that are designed for Aboriginal people like an outreach officer or something similar. Aboriginality would not be a part of the position in any way. The idea is to have two young people in gainful employment learning skills that will leave them in a position to obtain future employment in other councils, or non-government employers if good references and outcomes are achieved or quite possibly in Cockburn Council itself.</p>	<p>Noted. These issues are being addressed through the City's Workforce Plan, which is currently in development.</p>

**Draft Strategic Community Plan 2012 - 2022 - Summary of Submissions/Survey Comments
Community Consultation**

	Name and Suburb	Do you have any comments or suggestions you would like to make about the themes and their objectives?	Officers Comment
69	Kevin Smith (Coolbellup)	<p>That said, I respect that Aboriginality is not something that you take off when you come to work and put back on when you leave. Consultation with Aboriginal members of our community in regards to culture and custom are at hand and should be used if the need arises. Sam Mourish our Aboriginal Community Development Officer is an obvious reference point but I also know people more than willing to offer advice if needed. These positions could possibly incorporate some form of study leading to academic qualifications. The opportunity for these applicants to become role models for other young Aboriginal people seems a likely outcome and it would be hoped that these positions could lead eventually to a wide range of roles within local government or the private sector with a leaning towards management and/or in some cases possibly political aspirations. If the cadetship is designed with care and suitable mentors in place to encourage and teach then the results for our community can only be positive.</p> <p>After 3 years the positions would open up again and the current employee's contracts would end. If they have done well a certain amount of disappointment would be expected but if proper guidance is given during the winding-down phase, the chance of re-employment is high. Whatever the outcome these two young people would have the potential to utilise their gained work experience, skills and understanding of expectations within government and/or the private sector and the City's contribution would have helped them greatly.</p> <p>If the cadetships were successful then there is a good chance that the concept would spread to other councils. That is actually what I think should happen ; that local government depending on size and location state-wide could employ at least 1 and possibly up to 4 Aboriginal people and whether they be apprenticeships, local government cadetships or in manual labour positions, anything would be a step forward.</p> <p>The question will always come down to the bottom line and that is generally money. I can recall a time in recent history when Environmental Services did not exist. However, when a need was seen for it, Cockburn was the council that lead and leads the way as recent awards show. It also shows that when a need arises money can indeed be found. This once non-existent department now employs 13 full-time people in positions that were created and funded by the council itself. Those positions play an important role in the sustainability of Cockburn and its surrounds and now are common place throughout Australia.</p>	

**Draft Strategic Community Plan 2012 - 2022 - Summary of Submissions/Survey Comments
Community Consultation**

	Name and Suburb	Do you have any comments or suggestions you would like to make about the themes and their objectives?	Officers Comment
69	Kevin Smith (Coolbellup)	If the same were to happen with designated Aboriginal positions then throughout Western Australia alone, with a minimum of two positions in the 30 metropolitan localities, 60 people would be employed in a short space of time and if regional areas were to become involved with 1 position per council that number increases to about 150. I would like to stress the importance of these positions being exclusive to but not about, being Aboriginal. It is about Aboriginal people being given an opportunity to enter a lifestyle and a career path that may otherwise not be an option for them or a line of employment that they had not previously considered. The rotating 3 year effect ensures an ongoing commitment by council with a relatively small financial outlay considering the age of the employees. When weighed up against the rewards offered as a morale boosting exercise for all council employees and the benefit to the young Aboriginal people in our community as well a real step forward in the reconciliation process, I think it would pay for itself in no time.	
70	Yvonne Pandelli (Success)	Growing the City - Diversity of housing is not the high rise community near the train station - works well in the heart of cities so you can walk. Cockburn City has caused more problems with parking, social behavior, transport. Things like retirement villages would be better. Community and Lifestyles - If we can get youth to take pride in the community maybe there will be less vandalism etc. Environment and Sustainability - If we don't look after our environment we cannot have health. Environment over money. Infrastructure - More planning with regards to infrastructure. Don't build then think of traffic. The train station community is an example. Leading and Listening - I have yet to see where the Council listens to its rate payers. Spend our money wisely.	Noted. The basis of the Strategic Community Plan is to address these issues.
71	Dean Davidson (Fremantle Ports)	Thank you for providing us the opportunity to respond to the Cockburn Community Strategic Plan. Fremantle Ports' interest with this plan is the proposed defined Freight Transport Network to be developed over the next 10 years. Freight transport is an important part of planning in Western Australia and is crucial to the operation of the port and the wider community. It is encouraging to see that the operation of the freight rail line is being considered in the City's planning. Once again we thank you for considering the freight Transport Network in your Community Strategic Plan and look forward to working with you to develop a regional approach to freight management.	Noted.

Draft Strategic Community Plan 2012 - 2022
Staff Feedback - City of Cockburn Environmental Management Team

Relates to Item	Comment	Officers Comment
The overall Plan	<p>The plan is certainly a step forward insofar as progress toward sustainability, environment and climate change, and overall future visioning. Given this report is a requirement across all local governments (and the City's recent state sustainable city win), should we not be doing our best to be as innovative and forward thinking in this respect as possible? Showcase what we can do for the next 10 years in these areas, and that we are a leading council in thinking about sustainability (which is according to our own adopted definition, about ensuring future generations needs).</p> <p>We can include the City's adopted definition of sustainability, which is an appropriate and overarching concept, to inform the City's strategic planning initiatives. This is: <i>Pursuing governance excellence to meet the needs of current and future generations through an integration of the environment, society and economy.</i></p> <p>Overall it would be better to see an overarching commitment to implementation of the City's sustainability strategy – it doesn't seem highlighted or emphasised, or imbedded. Sustainability should be imbedded. Conceptually it is still an adjunct or side issue, whereas the City's recently adopted suite of Sustainability reporting documents suggest that we are beginning to conceptualise this as an overarching concept. It is felt that the internal consultation process could have been more robust – allowing respective managers to properly read through and process their areas of responsibility before being asked to comment. A more robust process at the outset might also have allowed more reflection on the key external factors (such as climate change).</p>	Noted.
Mayors Introduction	The team area concerned there is no mention of future uncertainty with respect to climate change. Yes, we are living in a 'complex and rapidly expanding region' but not all of our future operations are within our direct control, and we should be able to recognise and admit that. It shows maturity in thought. Given the Mayor's introduction, it doesn't look as though we're considering climate change strategically at all, in addition to how it might impact the City's social sustainability (drying climate impacting on city's natural areas, used for community recreation; rising cost of water and energy – impact on seniors and lower income groups).	Noted. Amendment has been made to the body of text on page 8, to include reference to the potential impact of Climate Change.

Draft Strategic Community Plan 2012 - 2022
Staff Feedback - City of Cockburn Environmental Management Team

Relates to Item	Comment	Officers Comment
Page 3 - Why have we produced this document?	The team would like to see the insertion of the following (in italics): Over this period, we will need to focus on balancing existing community needs <i>and climate change</i> , while shaping our environment to cope with continued growth.	Noted. As this is not one of the principle reasons for developing the Plan, no reference has been included.
Page 4 - What is your role?	The team feel that if the City is serious about 'big picture' themes, as noted in this draft, climate change and sustainability would be more strongly and <i>centrally</i> reinforced at the outset and throughout the document.	Noted.
Page 6 - Our History and Vision for the City	1 st paragraph, 4 th line, please change <i>the wetland system</i> to <i>the Beelias wetland system</i>	Agreed. Amendment made.
	1 st paragraph, 5 th line, please change <i>Bibra Lake (known as Walliabup)</i> to <i>These wetlands</i>	Agreed. Amendment made similar to that suggested.
	2 nd paragraph, final sentence beginning with 'Admiral Sir George Cockburn' – is all of this information necessary?	Noted. Yes, the information provides historical context for this figure.
	3 rd paragraph, 1 st sentence – the explanation of <i>Clarence who was heir to the British throne</i> – needs more explanation.	Noted. Minor amendment made.
	6 th paragraph, 2 nd sentence – please change <i>The City's strong growth</i> to <i>The City's strong and sustainable growth</i>	Agreed. Amendment made.
6 th paragraph, final sentence – please remove <i>State's net wealth and the</i> so the sentence should read <i>The City has updated its mission statement to take into account the increasing economic importance of the City.</i> -It is believed that many in the Community may not agree with the statement about increasing net wealth, as it is not evenly distributed.	Agreed. Amendment made similar to that suggested.	

Draft Strategic Community Plan 2012 - 2022
Staff Feedback - City of Cockburn Environmental Management Team

Relates to Item	Comment	Officers Comment
Page 8 - What will change over the next 10 years?	4 th paragraph – the team agree and think this is a well stated point.	Noted.
	5 th paragraph – <i>reversing</i> the effects of development on the natural environment is an interesting point to make given the City's desire to continue to strongly develop and grow, and the lack of overarching commitment to sustainability and a lack of recognition of the possible future impacts of climate change on our natural areas. Restoration is realistic, reversal is not. Restoration will be enough of an impost on City resources in years to come. Where possible, natural areas need to be restored to their natural/original state, as much as possible.	Agreed. Amendment made.
	5 th paragraph – <i>Developing the City in a sustainable way will require efficient use of natural resources</i> , - sustainable development is not just about the use of natural resources, but a commitment to their preservation and enhancement also; as custodians of the natural environment.	Agreed. Amendment made to include similar text.
Page 9 - Community Perception Survey	While waste rates highly in terms of satisfaction, it is not a priority area. The graph is not easy to interpret.	Agreed. Further text provided to explain the Community Perceptions Survey graphic.
Page 10 - What would we like to achieve?	Across all the key themes, which focus on the big picture, there is no mention of the recognition of climate change – is this implied in the 4 th key theme?	Noted. Climate Change is implied in the 4 th key theme.
	4 th key theme – the outcomes required – Please change <i>preserve and conserve our unique natural habitats to protect, manage and enhance</i>	Agreed. Amendment made.
	The team thinks that human health should not be grouped in under this category – instead that it should sit with communities; healthy communities.	Noted. The impact of human health sits within several of the key themes of the Plan.

Draft Strategic Community Plan 2012 - 2022
Staff Feedback - City of Cockburn Environmental Management Team

Relates to Item	Comment	Officers Comment
Page 11 - Growing the City	The vision is a double up – as environment is mentioned twice; perhaps remove the first mention of the environment <i>ensuring the City embraces the natural environment.</i>	Agreed. Amendment made.
	Perhaps make the connection that the City recognises that all its integrated considerations <i>economic, social and cultural</i> are embedded within a natural environment that the City embraces when making any consideration about future development.	Noted.
Page 12 - What our City will look like in 2022	1.1.1 please include <i>incorporate best practice conservation and land management</i>	Noted. Sustainability includes the concept of best practice conservation and land management.
	1.3 Implies that planning is responsible for energy and greenhouse gas emissions; perhaps more action needs to be taken accordingly.	Noted. Good future planning will help address these issues.
	1.3.1 Is there room to include the following points here: <i>Encourage renewable energy through policy; solar passive and sustainably designed homes</i>	Agreed. Amendment made. Further reference to this will also be made in the City's Corporate Business Plan.
	1.3.2 Include <i>environment</i> in how the neighbourhoods are connected.	Noted. The word physical incorporates environmental connections.
	1.3.1 and 1.3.2 are not logically well connected to 1.3 – with the included sections from Environmental Services it logically connects more.	Agreed. Amendments made to 1.3.1 and 1.3.2.
Page 13/14 - Community and Lifestyles	Please insert <i>healthy</i> in front of community and lifestyles – reflects the City's recent commitment to public health (Healthy Community and Lifestyles)	Noted. Amendment made to the vision statement, rather than to the theme heading, to include the word 'healthy'.
	2.2 and 2.3 – should it read <i>communities who</i> as opposed to <i>communities that?</i>	Noted.
	2.3.1 remove the comma after <i>events</i>	Agreed. Amendment made.
	2.7 Indigenous point should be elevated to earlier on – as we recognise our Indigenous culture.	Noted.

Draft Strategic Community Plan 2012 - 2022
Staff Feedback - City of Cockburn Environmental Management Team

Relates to Item	Comment	Officers Comment
Page 15 - A Prosperous City	Should employment <i>opportunity</i> read <i>opportunities</i> ?	Noted.
Page 16 - What will our prosperous City look like in 2022?	The team think we should be promoting sustainable development at the outset.	Noted.
	4 th dot point – please change <i>various</i> to <i>many/varied</i> – various sounds vague.	Agreed. Amendment made. Removed the word "various".
	3.1 please insert <i>sustainable</i> in front of <i>development</i>	Agreed. Amendment made.
	3.1.1 please insert <i>sustainable</i> in front of <i>development</i>	Agreed. Amendment made.
	3.2.2 please insert <i>sustainable</i> in front of <i>development</i>	Agreed. Amendment made.
Page 17 - Environment and Sustainability	Please remove <i>minimising risk to human health</i> – it is not an appropriate fit here. Needs to be moved into <i>healthy community</i>	Noted.
	Is there scope for the inclusion of <i>community and sustainable development</i> here?	Noted. Further information needed.
	(Page 18) The team is concerned there is no mention of water in this section at all – a very big component of local climate change. Perth's drying climate, the impact on our natural areas (drying wetlands), the impacts on the City's conservation and revegetation, and the impacts on wellbeing. Also in terms of water quality. The inclusion of water needs to involve water quality and efficiency improvements in use.	Noted. This is addressed in objective 4.1.1

Draft Strategic Community Plan 2012 - 2022
Staff Feedback - City of Cockburn Environmental Management Team

Relates to Item	Comment	Officers Comment
Page 18 - How will we be environmental and sustainable in 2022?	This question is better worded as <i>How will we be environmentally responsible and sustainable in 2022?</i>	Agreed. Amendment made.
	Concern that we are not <i>holistically</i> addressing sustainability here in this section; still viewed additionally and only around the environment.	Noted.
	2 nd dot point – please change it to read <i>The City will aim to reduce waste, energy and greenhouse gas emissions</i>	Agreed. Amendment made.
	4 th dot point – please remove risks to public health (place in healthy communities section) – please change this point to read <i>The City will actively integrate environmental considerations into planning and development</i>	Noted.
	4.1 please change to <i>A community that uses resources in a sustainable manner</i>	Agreed. Amendment made.
	4.1.2 please change to <i>promote sustainable practices within the community</i>	Agreed. Amendment made.
	4.2.3 please change to <i>actively pursue remediation and adaptation strategies in areas where the natural environment is at risk</i>	Agreed. Amendment made.
	4.3 please move to Community and Lifestyles section	Noted.
	4.3.1 please move to Community and Lifestyles section	Noted.
	Page 18 - How will we be environmental and sustainable in 2022?	4.5 please change to <i>Sustainability objectives set, achieved and reported</i>
4.5.1 please change to <i>Implement programs to reduce and manage the City's and community's carbon footprint</i>		Agreed. Amendment made.
4.5.2 please change to <i>implement energy management actions</i>		Noted.
Please add 4.5.3 <i>Produce an annual State of Sustainability Report</i>		Noted. This will be addressed in the City's Corporate Business Plan
The team would like to insert: 4.6 Education to affect behaviour change		Noted. This will be addressed in the City's Corporate Business Plan, relating to objective 4.1.2.
The team would like to insert: 4.6.1 Design and implement waste and environmental education programs to raise awareness and affect behaviour change.		Noted. This will be addressed in the City's Corporate Business Plan, relating to objective 4.1.2.

Draft Strategic Community Plan 2012 - 2022
Staff Feedback - City of Cockburn Environmental Management Team

Relates to Item	Comment	Officers Comment
Page 20 - What will our infrastructure look like in 2022?	5.1 please add <i>and promote community interaction</i> to the end of this	Noted.
	5.1.1 please change to <i>Continue to respond to identified community need</i> – doesn't need to be explicitly identified as a plan.	Noted.
	5.1.2 please change to <i>Develop multi-use facilities that cater for all ages, abilities and cultures</i>	Agreed. Amendment made.
	5.2 please change to <i>Sustainable Community Infrastructure</i>	Noted.
	5.2.1 please change to <i>Plan the development of safe, functional, accessible, safe and energy efficient community infrastructure</i>	Noted. Amendment made different to suggestion.
	5.4.2 Please change to <i>Maintain urban art investment and other initiatives that support interesting community places and encourage creativity.</i>	Agreed. Amendment made.
Page 22 - How will we move around in 2022?	6.1 please remove <i>the</i> from before <i>environment</i>	Agreed. Amendment made.
	6.2.1 master <i>plan</i> should read <i>plans</i>	Agreed. Amendment made.
	The team feels there needs to be a greater emphasis on the promotion of TravelSmart in this section. The mix of hard (road, network) and soft (behaviour change, advocacy) infrastructure pertaining to transport.	Agreed. Amendment made to include a new 6.2.2. Develop and promote the City's TravelSmart initiative.
Page 24 - How will we listen and lead in 2022?	Dot points should include sustainability implementation – it is a strategic initiative, logically linked to the SCP and should be emphasised accordingly.	Noted.
	7.2.2 please change to <i>Develop and manage open and honest relationships with key stakeholders</i>	Noted.
	Please insert 7.3.3 Implement the City's sustainability strategy	Noted. The City's Corporate Business Plan will address this.
	7.7.2 please add <i>and adherence</i> after <i>compliance</i>	Noted.

Draft Strategic Community Plan 2012 - 2022
Staff Feedback - City of Cockburn Environmental Management Team

Relates to Item	Comment	Officers Comment
Page 26 - Measuring our success	Scope to include the mention of being a sustainable city here? Can this be linked to the City's sustainability strategy?	Agreed. Minor amendment made.

Strategic Plan / Policy Implications (Council Agenda Reports)

2006 – 2016 Corporate Strategic Plan	2012 – 2022 Strategic Community Plan
<p>Demographic Planning</p> <ul style="list-style-type: none"> • To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens. • To ensure development will enhance the levels of amenity currently enjoyed by the community. 	<p>Growing the City</p> <ul style="list-style-type: none"> • To grow our City in a sustainable way by: using land efficiently, protecting the natural environment and conserving biodiversity. • Development that is soundly balanced between new and existing areas. • Reduction in energy dependency and greenhouse gas emissions within our City. • Diversity of housing to respond to changing needs and expectations. • Investment in industrial and commercial areas, provide employment, careers and increase economic capacity in the City.
<p>Infrastructure Development</p> <ul style="list-style-type: none"> • To construct and maintain community facilities that meet community needs. • To construct and maintain parks and bushland reserves that are convenient and safe for public use, and do not compromise environmental management. • To provide an appropriate range of recreation areas that meets the needs of all age groups within the community. 	<p>Infrastructure</p> <ul style="list-style-type: none"> • Community facilities that meet the diverse needs of the community now and into the future. • Community infrastructure that is well planned, managed, safe, functional, sustainable and aesthetically pleasing. • Partnerships that help provide community infrastructure. • Facilities that promote the identity of Cockburn and its communities.

2006 – 2016 Corporate Strategic Plan	2012 – 2022 Strategic Community Plan
<p>Lifestyle and Aspiration Achievement</p> <ul style="list-style-type: none"> • To foster a sense of community spirit within the district generally and neighbourhoods in particular. • To facilitate and provide an optimum range of community services and events. • To deliver our services and to manage resources in a way that is cost effective without compromising quality. • To conserve the character and historic value of the human and built environment. • To identify community needs, aspirations, expectations and priorities for services that are required to meet the changing demographics of the district. 	<p>Community and Lifestyles</p> <ul style="list-style-type: none"> • Community environments that are socially cohesive and embrace diversity. • Communities that are connected, inclusive and promote intergenerational opportunities. • Communities that take pride and aspire to a greater sense of community. • People of all ages and abilities to have equal access to our facilities and services in our communities. • Safe communities and to improve the community's sense of safety. • Promotion of active and healthy communities. • The significance and richness of our local Indigenous people and diverse multicultural community will be recognised and celebrated. • Conservation of our heritage and areas of cultural significance.
<p>Governance Excellence</p> <ul style="list-style-type: none"> • To conduct Council business in open public forums and to manage Council affairs by employing publicly accountable practices. • To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way. • To maintain a professional, well-trained and healthy workforce that is responsive to the community's needs. • To maximise use of technology that contributes to the efficient delivery of Council's services. • To develop and maintain a financially sustainable City. 	<p>Leading and Listening</p> <ul style="list-style-type: none"> • Effective and constructive dialogue with all City stakeholders. • Effective advocacy that builds and manages relationships with all stakeholders. • A responsive, accountable and sustainable organisation. • Quality customer service that promotes business process improvement and innovation that delivers our strategic goals. • Manage our financial and infrastructure assets to provide a sustainable future. • A skilled and engaged workforce. • A culture of risk management and compliance with relevant legislation, policy and guidelines.

2006 – 2016 Corporate Strategic Plan	2012 – 2022 Strategic Community Plan
<p>Employment and Economic Development</p> <ul style="list-style-type: none"> To plan and promote economic development that encourages business opportunities within the City. To pursue high value employment opportunities for our residents. To encourage development of educational institutions that provides a range of learning opportunities for the community. 	<p>A Prosperous City</p> <ul style="list-style-type: none"> Sustainable development that ensures Cockburn Central becomes a Strategic Regional Centre. Investment in the local economy to achieve a broad base of services and activities. Promotion and support for the growth and sustainability of local businesses and local business centres. A range of leading educational facilities and opportunities. Creation and promotion of opportunities for destination based leisure and tourism facilities.
<p>Natural Environmental Management</p> <ul style="list-style-type: none"> To conserve, preserve and where required remediate the quality, extent and uniqueness of the natural environment that exists within the district. To ensure development of the district is undertaken in such a way that the balance between the natural and human environment is maintained. To manage the City's waste stream to achieve sustainable resource management, in an environmentally acceptable manner. 	<p>Environment and Sustainability</p> <ul style="list-style-type: none"> A community that uses resources in a sustainable manner. To protect, manage and enhance our natural environment, open spaces and coastal landscapes. Identification and minimisation of impacts to human health risk. Community and businesses that are supported to reduce resource consumption, recycle and manage waste. Greenhouse gas emission and energy management objectives set, achieved and reported.
<p>Transport Optimisation</p> <ul style="list-style-type: none"> To ensure the City develops a transport network that provides maximum utility for its users, while minimizing environmental and social impacts. To construct and maintain roads which are convenient and safe for vehicles, cyclists and pedestrians. To achieve provision of an effective public transport system that provides maximum amenity, connectivity and integration for the community. 	<p>Moving Around</p> <ul style="list-style-type: none"> An integrated transport system which balances environmental impacts and community needs. Facilitate and promote healthy transport opportunities. A safe and efficient transport system. A defined freight transport network. Infrastructure that supports the uptake of public transport and pedestrian movement.

CITY OF COCKBURN

SUMMARY OF MINUTES OF SPECIAL COUNCIL MEETING HELD ON THURSDAY, 20 SEPTEMBER 2012 AT 6:00 PM

		Page
1.	DECLARATION OF MEETING	1
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CITY OF COCKBURN

MINUTES OF SPECIAL COUNCIL MEETING HELD ON THURSDAY, 20 SEPTEMBER 2012 AT 6:00 PM

PRESENT:

ELECTED MEMBERS

Mr L Howlett	-	Mayor (Presiding Member)
Mr K Allen	-	Deputy Mayor
Mr Y Mubarakai	-	Councillor
Mr S Portelli	-	Councillor
Mrs C Reeve-Fowkes	-	Councillor
Mr T Romano	-	Councillor
Mr S Pratt	-	Councillor

IN ATTENDANCE

Mr S. Cain	-	Chief Executive Officer
Mr R. Avard	-	A/Director, Administration & Community Services
Mr S. Downing	-	Director, Finance & Corporate Services
Mr M. Littleton	-	Director, Engineering & Works
Mr D. Arndt	-	Director, Planning & Development
Ms L. Boyanich	-	Media Liaison Officer
Ms V. Viljoen	-	PA to Chief Executive Officer

1. DECLARATION OF MEETING

The Presiding Member declared the meeting open at 6:01pm.

2. APPOINTMENT OF PRESIDING MEMBER (If required)

Not applicable.

3. DISCLAIMER (To be read aloud by Presiding Member)

Members of the public, who attend Council Meetings, should not act immediately on anything they hear at the Meetings, without first seeking clarification of Council's position. Persons are advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council.



4. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF FINANCIAL INTERESTS AND CONFLICT OF INTEREST (by Presiding Member)

Nil

5 (SCM 20/09/2012) - APOLOGIES & LEAVE OF ABSENCE

- Clr Bart Houwen - Apology
- Clr Lee-Anne Smith - Apology
- Clr Val Oliver - Apology

6 (SCM 20/09/2012) - PUBLIC QUESTION TIME

Mr Michael Griffen, 9a Poinsetta Grove, South Lake

Q1 Enquired about access into the aquatic centre and the road design to accommodate transport in and out of the venue, for the public and for commercial supply vehicles.

A1 The Agenda for this meeting is actually on the definition of the facilities on the site, which is the purpose of the meeting and not traffic. At this stage, in the process the City has not considered the Scheme Amendment which would provide for the whole use across the site, residential development on the site and all traffic. This is not a matter currently before the City. Briefly, the agenda attachments show a scheme for this site and as part of this we will look to upgrade Poletti Road to a four lane dual carriageway. As part of the broader traffic development in the City, there is an intention to improve North Lake Road and in the long term we have plans to develop a North Lake Road bridge. There has been a considerable amount of work done but the detail on the modelling for the traffic will only be undertaken at the level Mr Griffen is talking about after the Council has approved the site so that it can become part of the Scheme Amendment.

Q2 Mr Griffen advised that he had tried to find out more details at the Library and it took some time as the staff were not aware of what he was talking about. Council needs to let people know what they are doing.

A2 Mayor Howlett thanked Mr Griffen for his comments, which will be taken on board.



7. **DECLARATION BY COUNCILLORS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS CONTAINED IN THE BUSINESS**

Nil

8. **(SCM 20/09/2012) - PURPOSE OF MEETING**

The purpose of the meeting is to consider the development of aquatic and recreational facilities at Cockburn Central West.

9. **COUNCIL MATTERS**

(MINUTE NO 4869) (SCM 20/09/2012) - SUSPENSION OF STANDING ORDERS

COUNCIL DECISION

MOVED Mayor L Howlett SECONDED Cllr S Portelli Council suspend Standing Orders.

CARRIED 7/0

Reason for Decision

Suspension of Standing Orders will allow for detailed questions to be answered prior to debate on this item.

NOTE: STANDING ORDERS SUSPENDED AT 6.09PM.

(MINUTE NO 4870) (SCM 20/09/2012) - RESUMPTION OF STANDING ORDERS

COUNCIL DECISION

MOVED Deputy Mayor K Allen SECONDED Cllr C Reeve-Fowkes Council resume Standing Orders.

CARRIED 7/0

Reason for Decision

Resumption of Standing Orders will allow the business of Council to proceed.



NOTE: STANDING ORDERS RESUMED AT 6.39PM.

9.1 **(MINUTE NO 4871) (SCM 20/09/2012) - PROPOSED NEW REGIONAL AQUATIC AND RECREATION COMMUNITY FACILITY AT COCKBURN CENTRAL WEST (A LACQUIERE)**

RECOMMENDATION

That Council:

- (1) advise the WAPC that the City wishes to secure a management order over the 2.6ha of land in Attachment 1, entitled Parcel 7 along with the adjacent public open space, with this to include the power to lease;
- (2) adopt the 'base build' requirement outlined in the report as the basis for construction of a Regional Aquatic and Recreational Community Facility to be located at Cockburn Central as per the attached concept plans;
- (3) update the Developer Contribution schedule within DCA13 to reflect the revised cost of the new Regional Aquatic and Recreation Facility;
- (4) support progression of the project under the Integrated Concept; combining the City's Regional Aquatic Recreation and Community Facility, the Fremantle Football Club's Elite Athlete and Administration Centre and a component for a Tertiary Education Institution; and
- (5) support submissions to the Federal and State Governments and other funding sources for the project.

COUNCIL DECISION

MOVED Deputy Mayor K Allen SECONDED Cllr C Reeve-Fowkes that Council adopt the recommendation with the following amendments:

- (1) to (3) as recommended;
- (4) & (5) delete.

MOTION LOST 1/6



MOVED Mayor L Howlett SECONDED Cllr S Portelli that Council:

- (1) advise the WAPC that the City is seeking to secure a management order over the 2.6ha of land in Attachment 1, entitled Parcel 7 along with the adjacent public open space, with this to include the power to lease;
- (2) adopt the 'base build' requirement outlined in the report as the basis for the construction of a Regional Aquatic and Recreation Community Facility to be located at Cockburn Central West as per the attached concept plans;
- (3) update the Developer Contribution schedule within DCA13 to reflect the revised cost of the new Regional Aquatic and Recreation Community Facility;
- (4) support submissions to the Federal and State Governments and other funding sources for the project;
- (5) continue discussions and planning for the project under the Integrated Concept; combining the new Regional Aquatic and Recreation Community Facility, the Fremantle Football Club's Elite Athlete and Administration Centre and a component for a Tertiary Education Institution on the basis that each party will be responsible for its capital and operating costs for inclusion in a draft Heads of Agreement for consideration by Council; and
- (6) following confirmation of the parties participating in the integrated concept mentioned in (5) above, arrange for the preparation of a management model to be presented to Council for consideration and determination as soon as practicable; and
- (7) prepare business plans in accordance with section 3.59 of the Local Government Act that review:
 - a. the operating income and expenditure including whole of life costs of a stand-alone Regional Aquatic and Recreation Community Facility; and
 - b. the operating income and expenditure including whole of life costs of integrated Regional Aquatic and Recreation Community Facility with the Fremantle Football Club's Elite Athlete and Administration Centre and a component included for a potential Tertiary Education Institution.

CARRIED 6/1



Reason for Decision

Council needs to be assured that the integrated facility is being prepared on the basis of each party contributing to its respective capital and operating costs. The management model for the relevant parties contributing to the precinct development (the Integrated Concept) needs to clearly outline the rights of access, the terms of use that will be applicable and the financial considerations before making any formal commitment.

The provision of detailed business plans for both the stand-alone facility and an integrated facility will be able to demonstrate to the ratepayers of the City of Cockburn that each participant in the integrated facility will pay their own way and the ratepayers of Cockburn will not be cross-subsidising the Fremantle Football Club and a potential university participant.

Background

The provision of community infrastructure for recreational, education and sporting purposes is one of the primary responsibilities of Local Government. This outcome is one of the key themes in the City's *Strategic Plan 2006 – 2016*:

Infrastructure Development - *To construct and maintain community facilities that meet community needs.*

The need for community infrastructure is based on the analysis of demographic data, such as age profiles and catchment populations, transport network modelling and a comprehensive needs analysis process. At a strategic level, the City's infrastructure plan is articulated through the *Plan for the District*.

Following upgrade works to the existing aquatic centre; the South Lakes Leisure Centre in 2005, the 2006 version of the *Plan for the District 2006 - 2016* identified the requirement for more substantive restoration of this facility. A review of the land tenure arrangements and other aspects of this location subsequently suggested that a replacement facility would be a better investment for the City. The 2008 version of the *Plan for the District 2008 - 2018* identified that a new centre should be built, preferably in Cockburn Central, as this was the most central and accessible location in the District.

The current version of this plan; *Plan for the District 2010 – 2020* endorsed this view and commenced the process for scoping of the facility. While previous estimates of need and expenditure had been based on simply replicating the facilities at South Lakes, however,



feedback from users of the centre and community sporting associations was indicating that this would not be an inadequate outcome.

Whilst the planning of the new aquatic and recreation facility was due to commence in 13/14 FY, two major factors have influenced the advancement of this process. First, Landcorp on behalf of the West Australian Panning Commission (WAPC), the land owner, has commenced the structure planning for the area colloquially known as 'Cockburn Central West' (CCW). This is the precinct that the new recreation and aquatic centre was proposed to be located. If the City was going to secure an adequate area for its facilities there was a requirement for the scope of the facilities to be documented and justified.

Second, the Fremantle Football Club (FFC) had also commenced a review of its facility needs and was examining alternative sites for its Elite Athlete Training and Administration Centre. This work was being done in conjunction with the University of Notre Dame, with the potential to look at a joint development. These aspects were of appeal to the City for the following reason:

- An integrated facility could have the potential for providing a greater range of facilities in the complex for residents;
- Development of tertiary education facilities in the City was another of the *Strategic Plan 2006 – 2016* goals; and
- There would be a stronger case for external funding from the State and Federal Government would be possible under the integrated model.

The City has therefore pursued two approaches to this project:

1. Development of a Regional Aquatic and Recreation Facility on a stand-alone basis; and
2. Development of an Integrated Regional Aquatic and Recreation Facility with the FFC and a Tertiary Education Institute

Submission

N/A

Report

Land Requirements

Cockburn Central Precinct Development. The Cockburn Central Town Centre development is a Regional Centre to ultimately serve more than 130,000 people in the City's rapidly growing south west corridor. It is located 20km south of the Perth Central Business District and is being



designed and developed as a key transport connection for the region. Cockburn Central is identified in Directions 2031 as a key Regional Centre for the City of Cockburn and is one of four State Government "priority" Activity Centres. Growth in this area has accelerated over the past 10 years, with further substantial growth predicted. To date, LandCorp has delivered Stage 1 of the Cockburn Central Town Centre, and construction of Stage 2 is expected to be completed mid 2013.

Cockburn Central West (CCW). The area referred to as CCW is a green field site bound by North Lake Road to the north, Midgegooroo Avenue to the east, Beeliar Drive to the south and Poletti Road to the west and is within the Cockburn Central development being undertaken by LandCorp. The land is currently owned by the WAPC and prior to any development on site; the land must be transferred to LandCorp for development. The City has signed a Memorandum of Understanding with LandCorp that outlines our requirements for recreational facilities at this site, in order to secure early settlement of a developable portion of the CCW.

The CCW area is zoned 'Development Area 23 – Cockburn Central Regional Centre' under the City of Cockburn's local Town Planning Scheme (TPS). The objective of this zone is to enable flexibility and facilitate the optimal development and use of the land. Council has identified the CCW site as an area of strategic significance and is reflected within the Town Planning Scheme and strategic planning documents completed to date. A draft structure plan is currently being finalised by consultants working for Landcorp and will be subject to a formal assessment & public consultation. (See attachment 1)

Recent advice from Landcorp is that the WAPC require the City to formally seek a management order over the site. This would allow the City to secure access to the land and initiate the sublease of any part of its development to other parties. The management order needs to include the parcel of land shown as 'Parcel 7' in Attachment, along with the adjacent public open space.

Sporting and Recreation Facility Requirements

South Lakes Leisure Centre. The existing South Lakes Leisure Centre (SLLC) was initially opened in 1991 on land owned by the Department of Education and Training. The centre has expanded from an indoor pool, with a tiny gym and a couple of sports courts to now contain the following facilities:

- 8 lane, Indoor, 25m Lap Pool with attached Leisure Pool
- Teaching Pool Area
- Water Castle with Slide
- Spa with Disabled Hoist, Sauna, & Steam Room
- Seasonal Outdoor Leisure Pool with Lazy River
- Seasonal Outdoor Slides and Toddler Pool



- 400m2 Gym with Weights & Cardio Equipment
- Group Fitness Studio
- Dedicated Cycling Studio
- 2x Sports Courts
- Multi-Purpose Rooms
- Crèche Facility
- Café & Boutique

The City has spent a considerable amount of capital funds over the years to meet the growing demands of the centre and to upgrade existing facilities as they have aged. These include:

- Outdoor aquatic area built on in 1995
- Gym moved into new, larger room in 1997
- Filtration upgrade for indoor pools in 1999
- Indoor Pool extended and renovated in 2003
- Gym extended in 2005
- Pool Hall Ceiling replaced in 2005
- Cycling Studio installed 2007
- Change Rooms refurbished 2011
- Sauna refurbished 2011

Annual centre attendances reached a high in excess of 421,000 visits in 20010/11, before dropping in 2011/12 due to the pools being closed for all of October to allow refurbishments to the change rooms. The centre is continuing to expand in popularity and lack of space is fast becoming an issue, along with the age and associated deterioration of the facilities.

There are a number of factors that are influencing the need to build a facility to replace South Lake Leisure Centre. Below are some issues that currently need addressing at the Centre to date:

- There is no scope for further facility extensions due to limitations of space and is constructed on Department of Education land. Additionally, should the Department chose to close the existing High School the City would have problems with its ongoing tenure at this location.
- The main outdoor pool is in need of major repairs, due to water loss as well as the general condition of concrete and plaster surfaces becoming rough and unstable. At least \$250,000 would need to be spent to get the facilities back up to scratch and therefore closing this facility will need to be considered in the near future.
- The indoor pool filters have become problematic and would need replacing if the Centre's lifespan was to be extended.



- The centre's roof is reaching the stage of needing replacement, as the sheet metal has become very thin, with many leaks due to corrosion.
- There are many limitations to the current design that are holding the centre back from moving forward with new technology, such as entry barriers and self-serve kiosks, which would streamline customer service operations and reduce the overhead costs for the centre.
- A significant increase in utility costs are a financial burden on the centre and due to its current design there is little capacity to build in efficiency that is available with new technology.

New Facility - Feasibility and Business Case. In April 2012 the City engaged Coffey Sport and Leisure to undertake a feasibility and business case for the proposed new aquatic and recreation centre (See attachment 2). The aim of this study was to investigate how the aquatic and highball facility should be developed on the identified land to cater for the current and future population of the City of Cockburn. Specific objectives include the need to develop a report that:

- Reviews previous studies and examines the current and future facility needs through targeted consultation
- Review industry benchmarks and trends
- Determine the needs of relevant stakeholder groups consulted
- Investigate and determine the appropriate layout and conceptual design of the Aquatic and Highball Facility in accordance with the identified needs
- Investigate and recommend possible funding arrangements or partnerships (including public/private) that will contribute to the development of the facility
- Investigate and provide advice to Council on the most appropriate development and management model for this facility in consideration of local users
- Determine projections for use and operating costs of a aquatic and recreation complex
- Explore and review environmentally sustainable design options

The feasibility report confirms that the City's existing strategic planning for a new aquatic and recreation facility at CCW can be done with a high level of confidence given that this facility will be servicing Cockburn and the broader region. The feasibility study outlines a proposed facility design scope that is based on the current needs and demand and comprehensive benchmarking from the industry. The key components of the facility proposed were:

- Outdoor 52m heated lap and competition pool, capable of accommodating Water polo



- Indoor 25m lap pool
- Learn to Swim space
- Leisure Pool
- Water Slide and Splash Pad
- Water Playground
- Hydrotherapy
- Spa, Steam and Sauna
- Café
- Crèche
- Kids Party and Indoor Playground
- Group Fitness and Spin Studios
- Health Club style Gym and Cardio space
- 4 indoor high ball courts including show court and retractable seating with option to expand to 6 courts.
- Community Office space
- Universal Access
- Requisite change and toilet facilities

The facility scope is consistent with the needs and wants from the existing SLLC users, sporting associations, sporting clubs, community groups and the general public as outlined in the consultation process to date. It is clear that the design needs to aim to maximise the financial performance of facilities with increasing space being allocated to health/wellness/fitness areas and swim school through a greater provision of shallow water. Benchmarking has shown that at major aquatic and leisure facilities these spaces account for 60% to 70% of the revenue generated.

The initial Business Case prepared as part of the feasibility study was based on the outcomes of the demand and needs assessment outlined in the study. It includes a 10 year financial plan based on a 5km primary catchment area. However, the catchment was much lower than is drawn by the SLLC. A more realistic catchment is for a radius of 10km, which has a population of 210,000 within this area. The initial Business Case assigned 576,000 visits. Comparable facilities in the east coast are attracting between 800,000 – 1,000,000 visits per annum. Further detailed financial planning will be prepared using different catchment scenarios.

Investigation and Consultation

Aquatic Tours. In August 2012 elected members and senior staff were invited to visit some aquatic and recreation facilities to gain a better understanding of the core facilities that make up a modern designed aquatic and recreation centre. In particular a number of recent aquatic and recreation facilities had recently been opened in Melbourne that attracted Federal and State funding and these sites were visited in August 2012. Site visits were conducted at the following venues:



1. Arena Joondalup - Joondalup, WA
2. Leisure Link – Geelong, Vic
3. Melbourne Sports and Aquatic – Albert Park, Vic
4. Glen Eria Sports & Aquatic Centre – East Bentleigh, Vic
5. Casey RACE – Cranbourne, Vic

The research conducted on these tours was presented to the CCW Reference Group on the 16th August 2012. One of the key findings from the tours that has influenced a change in the original facility scope was the need for an outdoor 50m pool rather than an indoor 50m pool as originally planned. As a result the updated concept design reflects an outdoor 52m pool capable of accommodating water polo and now an additional 25m indoor heated lap pool. Some very important lessons in regards to design and specification were learnt and proved valuable for the group to see in a live environment.

Community Consultation. The City subsequently consulted to a variety of groups and organisations throughout the feasibility process. The results in general reflected strong support for the new regional aquatic and recreation facility. A full analysis of the consultation is included in the attached documents with summary of consultation provided below.

Initial consultation was conducted by Coffey Sport and Leisure as part of the feasibility study that sought feedback from the following groups:

- SLLC Staff
- SLLC User Groups (Swim Clubs and Court Users)
- State Sporting Associations
- City Administration Staff

The City also conducted some consultation with sporting clubs and residents associations through a workshop held on the 30th August 2012. The general comments provided at the workshop in regards to the facility scope was consistent with what has been designed to date and most comments relate to detailed design considerations for the project. (See attachment 3)

The City has also engaged with a number of State Sporting Associations who have indicated they would support the City in seeking funding submissions through the State Government and Federal Government. Those that attended the information session included:

- Swimming WA
- Master Swimming WA
- WA Water Polo
- Basketball WA
- West Australian Rugby League
- Netball WA



The City will be receiving letters of support from these State sporting bodies by the end of September 2012.

The City also engaged *A Balanced View* Leisure Consultation Services to conduct an online survey of residents. There was an overwhelming response (615) from the survey that again reflected strong support for the proposed development and 77% were likely to be weekly users of the new facility. The findings are outlined in attachment 4 with the following top ten most important components outlined below;

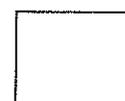
1. Free Form Leisure / Free Swim Pool
2. Gymnasium Weights / Cardio Equipment
3. Kiosk / Cafe
4. Learn to Swim Pool
5. Outdoor Grassed / Picnic Area
6. Indoor Water Playground
7. Indoor 50m Pool
8. Group Fitness Studio
9. Indoor Sports Courts
10. Shallow Water / Toddlers' Pool

These top ten items listed have been included in the design work for the proposed facility with the exception of the indoor 50m pool as this is planned to be located outdoors.

A number of other factors were also subsequently considered:

- *Health and Wellness* – across the southern suburbs there are limited facilities for people requiring specialised rehabilitation facilities. The proposed centre would have hydrotherapy, but it could be modified to include an Allied Health practice. The advantages of this would be that specialist services would be provided and a commercial tenancy added, enhancing the finances of the facility.
- *Universal Access* – while the City has been a leader in providing facilities that provide universal access, this facility has the potential to go well beyond that provided in comparable centres. Concept designs have included this requirement, but have also looked at the opportunity to attract disabled sports. Liaison with the Wheel Chair Sports Association has confirmed this and will be further undertaken if the proposed concept is endorsed by Council.

The combination of the consultation has further reinforced the need to provide a regional level aquatic and recreation facility. Based on the needs analysis and consultation undertaken for this project, the following is recommended as the proposed 'base build' for the aquatic and recreation facility development:



- Outdoor 52m heated lap and competition pool, capable of accommodating Water polo
- Indoor 25m lap pool
- Learn to Swim space
- Leisure Pool
- Water Slide and Splash Pad
- Water Playground
- Hydrotherapy
- Spa, Steam and Sauna
- Café
- Crèche
- Kids Party and Indoor Playground
- Group Fitness and Spin Studios
- Health Club style Gym and Cardio space
- 6 indoor high ball courts including show court and retractable.
- Community Office space
- Allied Health
- Universal Access
- Requisite change and toilet facilities

Integrated Facility Proposal

Fremantle Football Club. The Fremantle Football Club (FFC) is an elite professional sporting club that compete in the Australian Football League (AFL) and entered the national competition in 1995. Following a review of its needs for training and administration facilities, the FFC has determined that its current facilities are well below the benchmark set by rival AFL clubs. To ensure that the club continues to grow and develop, the FFC has recently completed a strategic plan which has four key areas of focus. These four key areas of focus include:

- Football.
- Fans.
- Fundamentals.
- Community

As part of the FFC's strategic planning process the club identified the need to invest in significant infrastructure to bring the standard of facilities to a higher level. FFC's aim is to establish a new state of the art administration, training and community facility and to achieve this; the club has explored a number of potential locations for this to be developed. The Club were made aware of the CCW site and this quickly became a leading alternative option to the proposed redevelopment of Fremantle Oval. The clubs decision to further investigate the Cockburn Central West location is a result of key factors that include;



1. The ability to integrate with a regional aquatic and recreation centre that would include more opportunities for the club to share facilities
2. The ability to expand their membership in a regional area that is booming with a mix of residential and commercial growth for the next 10yrs
3. The ability to have access to a dedicated training oval that is not shared by another semi professional football club and therefore better training conditions and standards could be met
4. The ability to design future growth for its administration as the club expands .
5. The ability to integrate better with the community on a regional level due to the centralised location south of the river

Tertiary Education. The integration of tertiary education into the complex is something that has been considered by the FFC and City. In the City's case this objective is consistent with our *Strategic Plan*, while for FFC it would provide for connection to elite athlete training and development. The University of Notre Dame (Australia) was involved in concept planning for its Health Sciences faculty, but has not yet advised if it will progress this further. The City has had an approach from another tertiary institution in the event that the UNDA doesn't proceed.

Advantages of an Integrated Facility. The prospect of an Integrated Facility that included aquatic and recreation, an elite sporting club and a tertiary education intuition would be unique in Australia. While some of the east coast AFL clubs have moved to integrate their facilities with community facilities, nothing has been done on the scale being considered.

There would be potential for the CCW site to be a world class facility that would become the benchmark for modern facilities of its kind. The development concept is to incorporate these components into a single integrated facility over multiple levels with the objective of minimising the ground level footprint, maximising capital economies of scale and facility use across the stakeholders while minimising operation costs.

From the City's perspective the key benefits of integration are the opportunity to share infrastructure as well as improve the case for external grant funding. While the FFC would aim to use the aquatic facilities for sports recovery purposes and on some occasions the recreation centre for indoor training, the FFC facilities that would be provided on a reciprocal basis to the City and the community to use include;



- Meeting rooms
- Lecture theatre

There would also be a case for an expanded function centre. While the City's 'base build' proposes to include a small function centre (300m²), the FFC has indicated support for a facility of around 900m². Within the City there is no comparable function centre of this size. Established in an iconic location overlooking the public open space and wetlands, it would also be possible to construct such a function centre so that it integrated with the indoor sports facility, along the lines of the Joondalup Arena.

From a community perspective, FFC would also draw a considerable number of additional visitors into the facility. FFC junior sports development days bring 13,600 students from the metropolitan area and country to the Fremantle Oval, with this figure likely to increase to 16,000 at a new location.

Under the Integrated facility model, some of the elite training and recovery facilities provided by the FFC would also be available for our local elite athletes. Currently these local athletes have no access to elite training facilities south of the river and the provision of these facilities would further enhance opportunities for our local athletes to advance their progress at the elite level.

Within the City of Cockburn since 2006 we have supported over 440 local up-and-coming elite sporting athletes that have represented our State or Australia within their chosen sport through the junior travel assistance program. Some of these athletes have gone on to compete at the highest level for their sports and have been successful in achieving major accolades.

Development of an Integrated Facility would allow the City to submit a much stronger case for Federal and State government funding that otherwise may not be substantial if presented as a standalone facility. The innovation and combination of community, elite sports and education coming together puts any submission for funding in a strong position when compared to other stand alone facilities seeking funding from the same pool.

Concept Plans

The concept plans to date have been designed to allow the City to cost construction of the Regional Aquatic and Recreation Facility on a stand-alone basis and integrated model. The City and the FFC administration have worked together to advance this integrated development and while the FFC is yet to announce its preferred development location, the City is confident the CCW site would be the



preferred location if developed on the integrated basis. Attachments 5 and 6 depict these designs.

Proposed Development Financing

At an estimated construction cost of \$81M, a stand-alone facility based on the 'base build' is more substantive than in the current *Plan for the District*, however, so too is the identified community requirement now more significant.

Increasing the scale of the facility has also required the City to consider how it would be funded. The current *Plan for the District* identified a facility build of \$64.6M with the following funding sources:

- Municipal funds \$45.5M
- Developer contributions \$19.1M

While the concept plan is completed, the final costing of the Integrated Facility has been estimated at \$113M, however this may be subject to change once further detailed planning is completed. It is stressed however, that the concept of the integrated option is to provide the City with more amenity and benefits for its residents, as outlined in the report, without increasing the net cost to the City. Based on this the City will be capping its contribution at \$82M and proposes the following funding mix for this project:

- Municipal funds \$38.7M
- Developer contributions \$24.3M (see note below)
- State funding \$4M
- Federal funding \$15M
- Contingency provision \$7M

The Developer Contribution requirement increases due to the change in the scope of the project. Having identified this need the City can move to amend the provisions of the Developer Contribution Plan (DCP). While the cost will go up, since the City introduced DCA 13 *Developer Contributions for Community Infrastructure*, the number of proposed residents in the City has also increased. The DCP will also be amended to reflect this so the overall contribution is unlikely to significantly increase from current levels.

The sources of State funding that will be sought are from the Community Sports and Recreation Facilities Fund (CSRRF) and Lotterywest. CSRRF applications are required by the end of September and will be linked to those aspects of the project that provide for sports facilities; eg swimming, water polo and indoor courts. Lotterywest funding will be tied to the community spaces; eg meeting spaces and clubrooms.



The Federal funding is being targeted against the Regional Development Australia Fund (RDAF). This fund provides for a maximum allocation of \$15M per project and two rounds have been concluded to date. The City has deliberately not targeted this funding for any of its previous projects, so as to maximise the opportunity for what is likely to be a final round prior to the next election.

It should be noted that the Municipal Fund contribution has been reduced, with a separate allocation for a contingency amount. This will provide for potential variation in grant funds or costs associated with land acquisition. The City's current *Long Term Financial Plan* can readily accommodate these provisions.

The development proposal would require the City to use debt funding for the project. Cash flow forecasting has identified that up to \$25M in debt would be required, with this secured against the future DCP contributions. Neither the debt obligation nor municipal contributions would have a marked impact on future annual budgets or property rates.

In the event that the level of grant funding being proposed is not achieved the City, or this exceeds the contingency provision, the City will consider changes to the design including deferring components.

Development Timeline

Should the project proceed, a general project milestone and estimated completion date is outlined below:

Milestone	Estimated Completion
CSRFF Submission	September 2012
Tenders called for Architectural & Specialist Design Services	October 2012
Federal Government Submission	TBA
Architectural Tender Awarded	November 2012
Detailed Design Completed	October 2013
Tenders called for Building Construction	November 2013
Site mobilisation	February 2014
Work 50% complete	January 2015
Works 75% complete	June 2015
Work 100% complete	November 2015
Official Opening	February 2016

The critical aspects for the City are resolution of the concept so that funding submissions can be commenced before the cut off at the end of September.



Strategic Plan/Policy Implications

Demographic Planning

- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Infrastructure Development

- To construct and maintain community facilities that meet community needs.
- To provide an appropriate range of recreation areas that meets the needs of all age groups within the community.

Lifestyle and Aspiration Achievement

- To facilitate and provide an optimum range of community services and events.
- To identify community needs, aspirations, expectations and priorities for services that are required to meet the changing demographics of the district.

Governance Excellence

- To develop and maintain a financially sustainable City.

Employment and Economic Development

- To plan and promote economic development that encourages business opportunities within the City.
- To encourage development of educational institutions that provides a range of learning opportunities for the community.

Transport Optimisation

- To achieve provision of an effective public transport system that provides maximum amenity, connectivity and integration for the community.

Budget/Financial Implications

The report and the attachments contain a considerable amount of data on potential capital and operating costs from this proposal. Subsequent to a Council resolution the City will seek to amend its *Long Term Financial Plan* to incorporate these, including amendments to the proposed sources and uses of Reserve funds. The City will also progress the submissions for State and Federal Funding, as have been outlined in the report.

The development of this proposal is not intended to cause a significant impact on the City's current strategies for rating. Debt funding will be required to progress the development, but this has always been the



City's intention with such funds secured against future Developer Contributions.

All other capital projects current proposed as part of the *Plan for the District* can still be accommodated within the life of that plan. However, the timing and scope of each of these will be subject to review, just as with previous iterations of that document.

Legal Implications

Subsequent to a Council resolution on this matter, the section 3.59 of the Local Government Act requirements for a Business Plan will need to be complied with for the further development of this proposal. The City would also look to enter into a Heads of Agreement with the FFC to cover joint requirements for progression of the project. Amendments to DCA 13 *Developer Contributions for Community Infrastructure* will also be progressed.

Community Consultation

As noted in the report, extensive consultation was undertaken as part of the development of this proposal that included; the community groups, sporting groups; residents; State sporting associations and with the Department of Sports and Recreation. The proposed facility is consistent with the needs identified in the Department's *State Aquatic Sports Facility Strategic Plan*.

Attachment(s)

1. Draft Structure Plan
2. Aquatic Highball Facility Feasibility Study - Final Draft Report
3. Community Workshop Key Findings
4. Public Consultation Results from the Aquatic & Recreation Centre Survey
5. Regional Aquatic and Recreation Concept Floor Plans and artist impressions
6. Integrated Facility Concept Floor Plans

Advice to Proponent(s)/Submissioners

N/A

Implications of Section 3.18(3) Local Government Act, 1995

N/A



10. **(MINUTE NO 4872) (SCM 20/09/2012) - RESOLUTION OF COMPLIANCE (SECTION 3.18(3), LOCAL GOVERNMENT ACT 1995)**

RECOMMENDATION

That Council is satisfied that resolutions carried at this Meeting and applicable to items concerning Council provided services and facilities, are:-

- (1) integrated and co-ordinated, so far as practicable, with any provided by the Commonwealth, the State or any public body;
- (2) not duplicated, to an extent Council considers inappropriate, services or facilities as provided by the Commonwealth, the State or any other body or person, whether public or private; and
- (3) managed efficiently and effectively.

COUNCIL DECISION

MOVED Clr C Reeve-Fowkes SECONDED Clr T Romano that the recommendation be adopted.

CARRIED 7/0

11 **(SCM 20/09/2012) - CLOSURE OF MEETING**

MEETING CLOSED AT 7.09PM

CONFIRMATION OF MINUTES

I, (Presiding Member) declare that these minutes have been confirmed as a true and accurate record of the meeting.

Signed: Date:/...../.....

