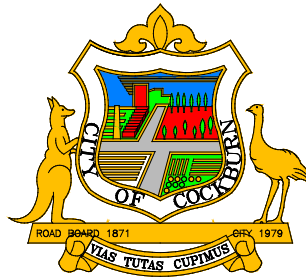


# **CITY OF COCKBURN**



## **ORDINARY COUNCIL**

## **AGENDA PAPER**

### **FOR**

**THURSDAY, 8 NOVEMBER 2012**

# CITY OF COCKBURN

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**CITY OF COCKBURN****AGENDA TO BE PRESENTED TO THE ORDINARY  
COUNCIL MEETING TO BE HELD ON  
THURSDAY, 8 NOVEMBER 2012 AT 7:00 PM**

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- 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**
- 7. PUBLIC QUESTION TIME**
- 8. CONFIRMATION OF MINUTES**
  - 8.1 (OCM 08/11/2012) - CONFIRMATION OF MINUTES**

**RECOMMENDATION**

That Council adopt the Minutes of the Ordinary Council Meeting held on Thursday, 11 October 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 (OCM 08/11/2012) - DECLARATION OF COUNCILLORS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS IN THE BUSINESS PAPER**

**NOTE:** AT THIS POINT IN THE MEETING, THE FOLLOWING ITEMS WERE CARRIED BY AN "EN BLOC" RESOLUTION OF COUNCIL:


**13. COUNCIL MATTERS**

**13.1 (OCM 08/11/2012) - MINUTES OF THE GRANTS AND DONATIONS COMMITTEE MEETING - 16 OCTOBER 2012 (CR/G/003) (R AVARD) (ATTACH)**

**RECOMMENDATION**

That Council receive the Minutes of the Grants and Donations Committee Meeting held on 16 October 2012 and adopt the recommendations contained therein.

**COUNCIL DECISION**

## Background

The Council of the City of Cockburn established the Grants and Donations Committee to recommend on the level and the nature of grants and donations provided to external organisations and individuals. The Committee is also empowered to recommend to Council on donations and sponsorships to specific groups and individuals.

## Submission

NA

## Report

Council approved a budget for grants and donations for 2012/13 of \$1,010,000 to be distributed as grants, donations and sponsorship.

At its meeting of 16 July 2012 the Committee recommended a range of allocations of grants, donations and sponsorship which were duly adopted by Council on 9 August 2012.

The September 2012 round of grants, donations and sponsorship funding opportunities has now closed and the Committee at its meeting of 16 October 2012, considered revised allocations for the grants and donations budget, as well as the following applications for donations and sponsorship.

A summary of the donations for general operating expenses recommended to Council are as follows:

1.	Federation of Housing Collectives.....	\$0
2.	Cockburn Community & Cultural Council .....	\$9,000
3.	Yangebup Family Centre.....	\$7,000
4.	Port School.....	\$15,000
5.	Returned Services League - City of Cockburn .....	\$9,000
6.	Portuguese Cultural and Welfare Centre.....	\$5,000
7.	Birthrites: Healing After Caesarean Inc. ....	\$0
8.	Lions Club of Atwell.....	\$1,000
9.	Meerilinga Young Children's Services Inc. ....	\$0
10.	Fremantle Hospital Medical Research Foundation.	\$15,000
11.	Cockburn Toy Library .....	\$4,000.00
12.	Halo Leadership Development College .....	\$8,000

A summary of the sponsorship recommended by the Committee is as follows:

1.	Phoebe Wilcox- World Challenge Expedition .....	\$2,000
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2. (Cooby Now) Coolbellup Community Association ..... \$6,000
3. Daniella Palazzo- Student Exchange Italy ..... \$0
4. Natasha Read- World Challenge Expedition ..... \$2,000
5. Bryan Williams - World Transplant Games..... \$2,000

The Committee has recommended an allocation of \$5,000 to establish the Toby Playpad Subsidy; a \$100 subsidy for families with children with autism or who are suspected to have autism to purchase the Toby Playpad software application.

### **Strategic Plan/Policy Implications**

#### **Leading & Listening**

- A responsive, accountable and sustainable organization.

### **Budget/Financial Implications**

Council approved a budget for grants and donations for 2012/13 of \$1,010,000 to be distributed as grants, donations and sponsorship.

Following is a summary of the grants, donations and sponsorship allocations proposed by the Committee.

<b>Description</b>	<b>Allocated 2012/13</b>	<b>Proposed Allocations Oct 2012</b>	<b>Balance remaining for next round</b>
Committed/Contractual Donation	\$392,756	\$385,863	NA
Specific Grant Programs*	\$426,150	\$433,043	N/A
Donations	\$120,000	\$73,000	\$47,000
Sponsorship	\$ 82,000	\$12,000	\$70,000
<b>Total</b>	<b>\$1,020,906**</b>	<b>\$895,906</b>	<b>\$117,000</b>

\*Specific Grant Programs include a range of funding programs with varying expenditure and committed future expenditure to date.

\*Includes \$10,906 Alcoa funding carried forward

The next round of grants, donations and sponsorship funding will be advertised in February/March 2013.

### **Legal Implications**

Nil

## Community Consultation

In the lead up to the September 2012 round, grants, donations and sponsorship funding opportunities were promoted through the local media and Council networks. The promotional campaign has comprised of:

- Advertisements running fortnightly in the Cockburn Gazette's City Update
- Advertisement in the Soundings.
- Promotion to community groups through the Community Development Service Unit email networks and contacts.
- All members of the Cockburn Community Development Group, Regional Parents Group have been encouraged to participate in the City's grants program.

## Attachment(s)

1. Minutes of the Grants and Donations Committee Meeting on 16 October 2012.
2. Grants and Donations Allocations 2012/13 as recommended by the Committee.

## Advice to Proponent(s)/Submissioners

N/A

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

Nil

### 13.2 (OCM 08/11/2012) - MINUTES OF THE AUDIT AND STRATEGIC FINANCE COMMITTEE MEETING - 25 OCTOBER 2012 (FS/A/001) (S DOWNING) (ATTACH)

#### RECOMMENDATION

That Council receive the Minutes of the Audit and Strategic Finance Committee Meeting held on the 25 October 2012 and adopt the recommendations contained therein.

#### COUNCIL DECISION

## **Background**

A meeting of the Audit and Strategic Finance Committee was held on 25 October 2012.

## **Submission**

N/A

## **Report**

The Audit and Strategic Finance Committee received and considered the following items:

1. A Summary of the Legal Proceedings commenced or responded to by the City during the financial year. A detailed listing was provided to Elected Members including those legal actions currently open.
2. Annual Financial Statements (including the amended Rate Setting Statement) and External Audit Report from Mr Tony Macri of Macri Partners.

## **Strategic Plan/Policy Implications**

### **Leading & Listening**

- Manage our financial and infrastructure assets to provide a sustainable future.
- A culture of risk management and compliance with relevant legislation, policy and guidelines

## **Budget/Financial Implications**

N/A

## **Legal Implications**

N/A

## **Community Consultation**

N/A



**Attachment(s)**

Minutes of the Audit and Strategic Finance Committee – 25 October 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 08/11/2012) - TATTOO PARLOURS (HS/L/001) (G BOWERING)**

**RECOMMENDATION**

That Council take no further action on this matter.

**COUNCIL DECISION**

**Background**

At the Ordinary Council Meeting on 10 May 2012 Cr Steven Portelli requested that a report be presented to a future Council meeting to see whether Council can look at avenues to be able to have jurisdiction over planning approvals for shops such as tattoo parlours, as a matter to be investigated without debate.

At the same meeting of Council Cr Carol Reeve-Fowkes subsequently requested that a report be presented to a future Council Meeting to see whether Council could look to amend its Town Planning Scheme, so that it can identify something like a tattoo parlour as being a use not listed to ensure that Council considers whether or not a tattoo parlour is an appropriate use in a particular locality.

These requests followed a decision made under delegated approval for a change of use from Veterinary Consulting rooms to Shop (tattoo

parlour) in Jandakot on Berrigan Drive. The approval having raised community concerns about the suitability of tattoo parlours in proximity to residential development.

Residents also indicated concerns with perceived links to organised crime and such other matters that lie outside of the development control provisions of the Planning and Development Act 2005 and the City's Town Planning Scheme No. 3.

### **Submission**

N/A

### **Report**

This report examines statutory planning matters and around the control and management of tattoo parlours and the prevalence of this activity.

#### How are Tattoo Parlours it dealt with in the City's Scheme?

The City's Town Planning Scheme No.3 (TPS3) does not specifically identify tattoo parlours as being a separate defined land use. The definition of 'Shop' under TPS 3 includes '*a premise used to ... provide services of a personal nature (including a hairdresser or beauty therapist*'. Clause 4.4.2 of TPS3 identifies that if a use '*is not specifically mentioned in the Zoning Table – Table and cannot be reasonably determined as falling within the type class or genus of activity of any other use category in the table the local government may* –

- (i) *determine the use is consistent with the objectives of the particular zone and is therefore permitted;*
- (ii) *determine that the use may be consistent with the objectives of the zone and thereafter follow the advertising procedures...; or*
- (iii) *determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.*

The City has previously and consistently taken the position that tattoo parlours provide a service of a personal nature similar to hair dressers, tanning salons, nails and beauty therapists and as such are determined as a 'shop'.

As a tattoo parlour is considered a shop under TPS 3 they are therefore permitted as of right in commercial zones such as the

Regional, District and Local Centre zones. Where a development, such as a shopping centre, already has an existing approved shop use, a further development approval is not required for a tattoo parlour to occupy those premises already approved as a shop. This is the case for all activities that fall into the definition of “shop” under the Scheme.

### Tattoo Parlours in Other Jurisdictions

The Western Australian Planning Commission's Model Scheme Text (MST) does not include a separate definition of tattoo parlour. The definition of “shop” in the MST encompasses tattoo parlours in the same manner as TPS 3.

In this regard the TPS3 definition of “shop” is the same as the definition in the MST and therefore tattoo parlour falls under the “shop” land use definition in all Local Government areas where the MST land use definition is used.

A text search of all of the Local Government schemes in Western Australia via the Western Australian Planning Commission's website reveals that there are no planning schemes that include a specific definition of tattoo parlour or list them as a separate use.

A survey of several metropolitan Local Government scheme texts indicate how a tattoo parlour is dealt with in other jurisdictions:

<b>Scheme Area</b>	<b>Applicable Definition</b>
Model Scheme Text	Shop
City of Swan	Shop
City of Stirling	Personal Care Services
City of Wanneroo	Use not Listed
City of Rockingham	Shop
City of Canning	Shop

There are no examples in WA that have been identified where this activity has been provided with a separate land use definition and/or specific town planning scheme development standards.

### **State Administrative Tribunal Decisions**

In the State Administrative Tribunal (SAT) the matter ([2012] WASAT 195) Ronin Indelible Aesthetics Pty Ltd vs the Town of Cottesloe DR359 of 2011 published on 27 August 2011 (Attachment 1), it was determined that the definition of “shop” under the Town's Scheme included service based activities such as tattoo parlours.

In reaching his decision Senior Member Mr P McNab specifically characterised tattoo parlours as being consistent with the common

understanding of the term “shop” and the prevailing interpretations of “shop” in the Model Scheme Text, town planning schemes and the decisions of local and international courts.

Mr McNab noted that the use of the terms tattoo parlour, tattoo shop or tattoo studio are used interchangeably in the United States examples he cited where the activity was described.

In reaching his decision Mr McNab also highlighted the definition of ‘parlour’ in the *Oxford English Dictionary* (3<sup>rd</sup> ed, 2005) which is as follows:

orig. *U.S.* (in commercial use). A shop or business premises (originally one comfortably or lavishly furnished and decorated) which provides a particular service or commodity. *Usu.* with a distinguishing word, as *beauty, beer, funeral, ice-cream, pizza parlour*, etc.

Paragraph 22 of Mr McNab’s decision on that matter specifically addressed the issue of whether a tattoo parlour can be described as a shop:

*“As has been noticed, according to the Oxford English Dictionary, a beauty parlour can be considered as a form of shop. It therefore seems that, conceptually, for town planning purposes, a tattoo parlour could comfortably (and could do so even at the time that the extant approval commenced, which was 1981) fall within the land use criteria describing or limiting the use as a ‘shop’.”*

It is clear based on this decision of the SAT that for the purposes of town planning assessment and decision making that a tattoo parlour falls comfortably under the land use definition of “shop”.

#### Prevalence of Tattoo Parlours in Perth and Cockburn

A search of the internet provides a listing of over 50 tattoo parlours in the greater Perth area. Of these, three are listed in Cockburn.

- The Ink Inn Tattoos Shop 1 337 Carrington St, Hamilton Hill in a shop on land zoned Local Centre under TS3 and is known not to be affiliated with any Organised Motorcycle Gang (OMG).
- Lost City Tattoos – Shop 2, 218 Rockingham Rd, Spearwood in a Shop zoned District Centre under TPS3 and is known to be associated with an OMG.
- Modern Ink – Unit 1, 233 Berrigan drive, Jandakot (now closed due to suspected arson) in a Shop zoned Local Centre under TPS3 and was known not to be associated with any OMG.

The prevalence of tattoo parlours in the City is considered to be very low with only two legitimate businesses currently operating in the City. At this stage it is not known whether the Jandakot premises will reopen. Due to their definition as a “shop” tattoo parlours are confined to commercial zones which are appropriate to the personal service nature of the activity.

### Perceived Tattoo Parlour Associations

Association of any particular use or activity with criminal activity (known or suspected) is not a matter that can be dealt with under the Planning and Development Act 2005. Any planning decisions made on the basis of perceived links with criminal activities or organisations could not be found to be consistent with the Act or the powers of the Scheme.

In this regard if the offices of a taxation accountant are implicated in committing tax fraud, planning legislation is not changed in response to the criminal activity. Changes are not made to Schemes to restrict their permissibility. Neither in this example could a refusal be validly issued for an application for a taxation accountant’s office on the basis that fraud might be committed by the owner or staff.

### Conclusion

In town planning terms it is demonstrated that there is no distinct difference between a tattoo parlour and any other service of a personal nature characterised as a “shop”. The existing Scheme definition is consistent with the Model Scheme Text definition of “shop” and it is commonly held that tattoo parlours are a shop.

While there may be a desire amongst some members of the community to seek to control this particular activity there is no valid planning purpose being served by doing so. It is recommended that Council note the content of this report and no action be taken in this regard.

## **Strategic Plan/Policy Implications**

### **Community & Lifestyle**

- Community environments that are socially cohesive and embrace diversity.

### **A Prosperous City**

- Promotion and support for the growth and sustainability of local businesses and local business centres.

**Budget/Financial Implications**

N/A

**Legal Implications**

N/A

**Community Consultation**

N/A

**Attachment(s)**

1. [2012] WASAT 195 Ronin Indelible Aesthetics Pty Ltd vs the Town of Cottesloe DR359 of 2011 published on 27 August 2011

**Advice to Proponent(s)/Submissioners**

Nil.

**14.2 (OCM 08/11/2012) - REPORT INTO THE ACTIVITIES AND IMPACTS OF COCKBURN CEMENT LIMITED (3411123) (N. JONES, S DOWNING, D ARNDT) (ATTACH)**

**RECOMMENDATION**

That Council:

- (1) continue to participate in CCL's community relations program including attendance at Community Forums and on the Stakeholder Advisory Group;
- (2) consider a report on the status of CCL's environmental performance when bag filters on kiln 5 have been commissioned and operating for at least 6 months; and
- (3) seeks permission from the Department of Local Government to apply a higher differential rating for Cockburn Cement Limited in 2013/14 and engage with Cockburn Cement Limited using "targeted consultation.

**COUNCIL DECISION**

## Background

At the Ordinary Council Meeting on 10 November 2011 Councillor Allen requested that officers prepare a report into the activities and associated citywide impacts of Cockburn Cement Limited (CCL).

*The report is to focus on, but not be limited to the following issues:*

1. *Council adopting a position requesting CCL to relocate to a more suitable non urban environment.*
2. *Council reviewing and quantifying the damage to community member's assets such as buildings, infrastructure, vehicles etc caused by the existing emissions and repeated additional emissions coming from CCL's Munster plan.*
3. *Council seeks permission from the Department of Local Government to apply higher differential rates to CCL, if dot point 1 above proves not to be possible.*
4. *Council investigating with 'class action lawyers' the possibility of establishing and supporting a residents claim against CCL for injurious harm to health and property.*
5. *Council partnering with the Cockburn Sound Management Council to review the damage to Cockburn Sound from activities undertaken by CCL.*
6. *Council investigating the costs of retaining CCL in the City by way of consumption of Council infrastructure and assets, such as roads and associated road reserve's assets.*
7. *Council reviewing and quantifying the damage to Council assets such as buildings, parks, waterways and lakes caused by the existing emissions and repeated emissions coming from CCL's Munster Plant.*
8. *Council investigating the introduction of a specified area rate to recover the excessive wear and tear on said assets. This is to apply to other functions beyond the normal expectations of standard commercial/industrial facilities.*
9. *Council investigate the legal implications of these items and other issues considered relevant by the officer compiling the report.*

A report on the above issues was tabled at the Ordinary Council Meeting on 12 July 2012, where Council resolved to defer the item for

further consideration until the Ordinary Council Meeting scheduled for October 2012.

The reason for this decision was that the Council considered that it was still too early to adopt a position on the matter. The Council felt that it should have absolute certainty on CCL's position. As the report was predicated around the fact that a bag house filter would be installed on kiln 5 and the City had not received confirmation that the CCL Board had approved the capital expenditure to allow for this provision to occur. By deferring its determination until October it provided time for confirmation that CCL Board has approved expenditure and it will proceed.

On 20 August 2012 the General Manager Operations, Cement and Lime Division, Adelaide Brighton Ltd, Mr Michael Williams confirmed that at the Adelaide Brighton Board meeting on 14 August 2012 final approval of expenditure of \$18 million was given to the installation of a bag filter to kiln 5.

Mr Williams has subsequently advised the City:- that the exhaust bag filter on Kiln 6 is performing very well with minimal stack emissions; and that the new exhaust bag filter on Kiln 5 is on schedule for completion by end of June 2013 (both Works Approval and Development Approval applications having being submitted), with works having commenced for the removal of internals of former Kiln 6 precipitator in preparation for the conversion.

Mr Williams has also advised that in respect to Clinker Kilns 3 & 4, as these kilns are much smaller than the lime kilns and have much greater reliability (trip far less often) the exhaust emissions are far less than the lime kilns and the precipitators are performing satisfactorily.

### **Submission**

Nil.

### **Report**

Clr Kevin Allen requested that officers prepare a report into the activities and associated citywide impacts of Cockburn Cement Limited. The report is to focus on, but not be limited to nine issues and each issue is addressed separately below:

1. Council adopting a position requesting CCL to relocate to a more suitable non urban environment.

CCL is located to take advantage of proximity to the freight rail line for transporting bulk materials such as coal into the plant, limestone quarries for limestone and for landfill disposal of bulk waste materials,



and Cockburn Sound for shell-sand via the dedicated pipeline off Woodman Point. There is a compelling argument to suggest that CCL is in fact not currently located in an urban area and that the technology exists to enable CCL to retain its emissions within its buffer of 1500m – 2000m. CCL was established at the Munster site in the mid 1950's through a State Agreement Act. This agreement with the state government was renewed in 2010 and it grants approval to CCL to continue extraction of shell sand from Cockburn Sound until 2030. Therefore notwithstanding the City's ability to adopt a position on this matter it is extremely likely that CCL will remain at the Munster site for at least 20 years.

CCL advise that they have spent approximately \$100m in capital improvements since 2005 on measures to improve plant reliability and reduce environmental impact on the local area.

Measures have included:

- Kiln 6 bag filter
- Electrostatic precipitator major works
- Coal stockpile management changes
- Extensive rehabilitation to reduce fugitive dust
- Ceasing quarrying in sensitive quarry areas
- Extensive use of dust suppressants on stockpiles and haul roads
- Improvements to kiln combustion control to improve reliability

Other measures have included additional staff resources:-

- Co-ordinator of Community Relationships.
- Environmental Co-ordinator – community liaison and licence reporting.
- An additional Process Engineer -to provide extra focus improving process stability to reduce emissions due to kiln trips.

CCL is currently in the advanced design stages for the new Kiln 5 bag filter that will be installed by the end of the first half of 2013 at a cost of about \$15m.

Under the circumstances where CCL is in the process of installing significant new emission control equipment it would be prudent to reconsider the adoption of a Council position once the effectiveness of the equipment is evaluated.

Officer recommendation – this issue to be reviewed when bag filters on Kiln 5 have been commissioned and operating for at least six months.

2. Council reviewing and quantifying the damage to community member's assets such as buildings, infrastructure, vehicles etc

caused by the existing emissions and repeated additional emissions coming from CCL's Munster plant.

This would be extremely onerous undertaking given the alleged extent of the fall-out from CCL over the past decades. Each individual premises and vehicle would need to be assessed and evidence gathered to prove that the damage was without doubt caused by emissions from CCL. The most likely emission that may cause damage to property would be the corrosive effect of lime dust due to its high alkalinity. In many cases over the years CCL have cleaned a significant number of vehicles, solar panels and the like across several suburbs where there lime dust emissions have been the cause of complaint.

Lime dust is normally emitted from Kilns 5 and 6 and only rarely from Kilns 3 or 4 under unusual circumstances such as while the bag filters were being fitted to Kiln 6 in February 2012. Dust emissions from Kiln 6 are and will continue to be effectively zero due to the capture performance of the bag filters. Lime dust emissions from CCL are predicted to be effectively zero once similar bag filters are installed on Kiln 5 before the end of 2013.

Under these circumstances and where CCL is in the process of installing significant new emission control equipment it would be prudent to reconsider the review of damage to community assets once the effectiveness of the equipment is evaluated.

Officer recommendation – this issue to be reviewed when bag filters on Kiln 5 have been commissioned and operating for at least six months.

3. Council seeks permission from the Department of Local Government to apply higher differential rates to CCL, if dot point 1 above proves not to be possible.

The City currently applies a higher differential rate to CCL than other commercial/ industrial properties. This is sanctioned by the Local Government Act and approved by the Minister for Local Government. The City did apply two years ago for a significantly higher differential rate to be imposed on the land owned by CCL but this application was rejected by the Minister for Local Government who approved the current differential rate. In his response to the City, the Minister indicated that he would not entertain a rate proposed by the City without evidence of "Targeted Consultation" with the landowner.

The City has written three times to CCL attempting to engage them on the issues of differential rating of the land owned by CCL but to date we have not received a response to any correspondence. The City can apply for a higher rate in 2013/14 using this as evidence of the City's attempt at Targeted Consultation.

Officer recommendations – the City applies for a higher differential rating in 2013/14 and engages with CCL using “targeted consultation”.

4. Council investigating with ‘class action lawyers’ the possibility of establishing and supporting a residents claim against CCL for injurious harm to health and property.

A class action lawyer was consulted and general advice on the establishment of a class action case was obtained. Typically there will be a need for a meeting and a submission with proposed evidence to be provided to the lawyers for consideration of the case.

In order to obtain evidence the first step would involve placing an advert in the local newspaper inviting affected residents to nominate to participate in the class action. A Council officer would need to interview about 10 residents and gather evidence of damage to property or their health and present this in a report to the lawyer. It is estimated that this would take 2 months and cost about \$3,000. The legal costs are likely to be in the order of \$20,000.

If the lawyer determines that there may be a case worth pursuing then interviews with as many additional residents would be necessary after a media campaign inviting additional affected residents to come forward. The likely cost of the additional interviews is unknown (maybe between \$10,000 and \$30,000). The likely cost of the legal fees for preparing and lodging the case base upon experience with a recent Liquor Licence case in the Supreme Court is at least \$50,000.

In the state government’s response (Attachment 1) to the report and recommendations of the Standing Committee they noted that the DoH has undertaken two detailed investigations of the potential health impacts of CCL’s emissions on the surrounding community and they will not be undertaking another health study.

It is important to recognise that a successful class action would require proof beyond reasonable doubt that:

- damage to property and/or health has occurred, and
- the damage was caused by emissions from CCL.

Although evidence has not been gathered to date, it is the officers’ opinion that such a case would be difficult to prove in court.

Under the circumstances where CCL is in the process of installing significant new emission control equipment it would be prudent to reconsider the value of a “class action” once the effectiveness of the equipment is evaluated.

Officer recommendation – this issue to be reviewed when bag filters on Kiln 5 have been commissioned and operating for at least six months.

5. Council partnering with the Cockburn Sound Management Council to review the damage to Cockburn Sound from activities undertaken by CCL.

CSMC were consulted (Attachment 2) and concluded that they could achieve a better outcome by putting pressure on and providing advice to the Office of the EPA (OEPA) and DEC to improve Ministerial and/or licensing conditions on the operation of CCL's wash plant. They advised that the Minister for Environment has recently approved an OEPA review of the current State Environmental (Cockburn Sound) Policy 2005, to include assessing formal incorporation of Owen Anchorage into the Policy. This includes the incorporation of Environmental Management Zones with Environmental Quality Criteria that will address water quality issues around the wash plant. This process may help to address the issue of undertaking a joint "review of the damage to Cockburn Sound from activities undertaken by CCL.

Officer recommendation – no further action required.

6. Council investigating the costs of retaining CCL in the City by way of consumption of Council infrastructure and assets, such as roads and associated road reserve's assets.

It should be acknowledged that Cockburn Cement gain primary access from Russell Road which is part of the heavy haulage route (hierarchy 3) and classified as a District Distributor A. The road is therefore designed to cater for the types of vehicle movement derived from the CCL business.

Whilst it is theoretically possible to identify generic deterioration of roads as a result of Cockburn Cement's operation, we can only do so based on actual traffic and transport derived from the business. To develop an appropriate proportional deterioration model, the City will need to conduct a detailed traffic assessment of both the Cockburn Cement operation as well as assess the broader traffic usage of Russell Road to understand the relative proportion of usage. Officers believe that it would cost approximately \$30,000 to undertake such a study although that value of the study is questioned given the function and hierarchy of Russell Road.

Officer recommendation – take no further action at this time.

7. Council reviewing and quantifying the damage to Council assets such as buildings, parks, waterways and lakes caused by the

existing emissions and repeated emissions coming from CCL's Munster Plant.

It would be extremely difficult to review and quantify possible damage to assets including environmental assets in the proximity of CCL over the history of the plant in Munster. It would also be difficult to identify and quantify damage due to existing and repeated emissions of dust and leaks or overflows from the shell-sand pipeline because the current levels of these emissions is almost certainly less than occurred in the past and should be in compliance with DEC licence conditions so should not be harmful to the environment. Furthermore the level of emissions has recently reduced due to the baghouse on Kiln 6 and will further be reduced within 12 months with a similar baghouse on Kiln 5.

Officer recommendation – this issue to be reviewed when bag filters on Kiln 5 have been commissioned and operating for at least six months.

8. Council investigating the introduction of a specified area rate to recover the excessive wear and tear on said assets. This is to apply to other functions beyond the normal expectations of standard commercial/industrial facilities.

The City can't introduce a Specified Area Rate (SAR) without the work being identified to justify the imposition of a SAR. The City already has a differential rating structure in place and this directly impacts on CCL. No such works have been planned in or around the CCL properties. The use of the road network which is used extensively by CCL and its fleet of heavy haulage vehicles is covered by the imposition of the differential rate. CCL do pay more than a standard industrial property in the City.

Officer recommendation – No further action be taken in relation to this issue.

9. Council investigate the legal implications of these items and other issues considered relevant by the officer compiling the report.

The legal implications of the items are addressed under each issue. The regulator of CCL is DEC through an operating licence. The WA Government Standing Committee into CCL found that the DEC had not adequately ensured CCL's compliance with the licence relating to the Munster plant, nor had they adequately enforced the licence. The DEC has at least one active prosecution against CCL and they have improved and tightened conditions on the licence on several occasions in recent times. The City does not have the power to regulate CCL because this would duplicate the powers of the DEC.

Officer recommendation – this issue to be reviewed when bag filters on Kiln 5 have been commissioned and operating for at least six months.

### Conclusion

It is important to acknowledge that CCL are (since early 2011) in the process of investing considerably in upgraded technology to significantly reduce their emissions. Their Environmental Improvement Plan (EIP) 2012–2013 document was released in June 2012 and “outlines CCL’s activities to address community concerns regarding impacts from its Munster operations.” It is recommended that people access CCL’s web site and view the 13 EIP projects aimed principally at reducing dust and odour from the plant, and turbidity from the wash plant. Particular focus has also been given to improving communications with the community through regular forums, a Stakeholder Advisory Group, Neighbourhood briefings and a significantly improved web site with Continuous Emissions Monitoring (CEMS) data.

That is not to say that dust and odour emissions have not been excessive in the past 15 plus years. The WA Government Standing Committee into CCL found that “CCL’s attitude towards its role and responsibility in the Munster and surrounding communities has, at times, been complacent”. However, under the circumstances where CCL are implementing major improvements it would not appear to be prudent to spend Council resources on investigating responses to address the impacts of emissions that are predicted to be appreciably reduced by the end of 2013.

The predicted future of the Munster plant sees in 2 years both lime kilns emitting near zero dust levels due to new bag filters consistent with their DEC licence conditions. CCL are also addressing odour sources and they are improving the coal stockpile management to reduce the number of odorous fires. CCL are also considering the business case to relocate its clinker operations to its Kwinana plant and closing down its clinker kilns at Munster in the longer term. The business case is subject to long term tenure of additional land at Kwinana and other considerations such as Port capacity and upstream clinker supply contracts. Therefore the predicted future emissions from the plant are almost certainly going to be appreciably reduced and considerably more controllable.

The issues raised by Councillor Allen are valid and may need to be further progressed if the new technology is not considered to have reduced dust and odour to levels acceptable to the community in early 2014.

## **Strategic Plan/Policy Implications**

### **Environment & Sustainability**

- Identification and minimisation of impacts to human health risk.

### **Budget/Financial Implications**

Nil

### **Legal Implications**

Nil

### **Community Consultation**

Nil

### **Attachment(s)**

1. State Government's response to the report and recommendations of the Standing Committee.
2. Advice from CSMC (Cockburn Sound Management Council).

### **Advice to Proponent(s)/Submissioners**

Nil

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

Nil.

## **14.3 (OCM 08/11/2012) - PROPOSED STRUCTURE PLAN - LOCATION: LOTS 14 - 18, 41 AND 500 OCEAN ROAD, SPEARWOOD - OWNER: VARIOUS - APPLICANT: TERRANOVIS PTY LTD (SM/M/072) (M CAIN/R COLALILLO) (ATTACH)**

### **RECOMMENDATION**

That Council:

- (1) adopt the Structure Plan for Lots 14 – 18, 41 and 500 Ocean Road, Spearwood (as shown within Attachment 3); pursuant to Clause 6.2.9.1 of City of Cockburn Town Planning Scheme No. 3;
- (2) endorse the Schedule of Submissions prepared in respect of the Structure Plan;

- (3) advise the proponent, Western Australian Planning Commission and those persons who made a submission of Council's decision; and
- (4) advise the proponent that Developer Contribution Area 13 - Community Infrastructure is now operational under the Scheme. Landowners subdividing to create residential allotments and/or developing grouped/multiple dwellings will therefore be required to make contributions in accordance with the developer contribution plan requirements.

## COUNCIL DECISION

### Background

The subject land is 4.047 ha in size and consists of 7 lots all with frontage on Ocean Road. The western boundary is delineated by Cross Street, and Beeliar Regional Park sits beyond this separating the site from Port Coogee. A well vegetated damp land sits at the eastern edge of the site and the land to the north consists of undeveloped land that is generally cleared of vegetation. A location Plan is shown in Attachment 1.

The subject area is zoned 'Urban' under the Metropolitan Region Scheme ('MRS') and Development Area (31) under the City of Cockburn Town Planning Scheme No. 3 ('Scheme'). The subject land is also subject to both Development Contribution Areas No. 12 (DC1A12) and No. 13 (DCA13).

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 plan has been submitted to the City by Whelans Town Planning on behalf of Terranovis Pty Ltd.

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**Packham North District Structure Plan

The subject area forms part of the Packham North District Structure Plan ("PNDSP") area as shown in Attachment 2. The purpose of the District Structure Plan is to facilitate the development of the former Watsons plant and surrounding land (that was previously within the odour buffer of the plant) for residential and associated uses. It outlines the broad land use framework including the major road network, neighbourhood structure, commercial and significant public open space areas.

The submitted Structure Plan is considered to be generally in accordance with the provisions of the District Structure Plan. This has been determined on the basis of the Proposed Structure Plan's proposed street network, street blocks and associated densities and area of public open space ("POS") conforming to the locations as prescribed on the District Structure Plan and each design element meeting the associated criteria within the District Structure Plan report. Further analysis of the Proposed Structure Plan's conformity is contained within the following section.

Proposed Structure Plan

The Proposed Structure Plan provides for a diversity of lot sizes and housing types with 68 residential lots proposed. The existing and proposed dwellings on Ocean Road are proposed to be zoned R25. All the lots accessed off of the new internal roadway are proposed to be zoned R30. The remainder of the site consists of open space, roadway and drainage.

Residential Density

The proposed R25-R30 density provides a character in keeping with existing and proposed development along Ocean Road.

Community Consultation

The Proposed Structure Plan was referred to the Western Australian Planning Commission ("WAPC") for comment in accordance with Clause 6.2.7.2 of the Scheme as it proposes the subdivision of land. The WAPC provided comments requiring changes to the current

Proposed Structure Plan and noted that they would not approve the Proposed Structure Plan at this time.

The Structure Plan was advertised for comment from 25 September to 16 October 2012 in accordance with the scheme requirements. Ten submissions were received from surrounding landowners and government/service authorities. Five of the submissions expressed no objection subject to certain conditions and/or advice, one objected and four stated supported. The submissions that were received are set out and addressed in detail within the Schedule of Submissions (Attachment 4).

The views of Main Roads Western Australia ("MRWA") have been noted, however, their concerns relating to increased vehicle movement in the area are not supported by the City. It is the position of the City that future development proposed as part of the Local Structure Plan is consistent with current density targets that have been set by the WAPC and can be integrated into the existing road network with minimal impact to the surrounding area.

The Department of Water ("Dow") reviewed the Proposed Structure Plan and submitted that they had no objections to the Proposed Structure Plan. The DoW provided advice in their submission relating to the Proposed Structure Plan having a Local Water Management Strategy, noting that the supporting document, addendum to Packham North District Water Management Strategy/Local Water Management Strategy, was deemed satisfactory to the DoW.

No modifications to the proposed Structure Plan are recommended as a result of the formal advertising process.

### Conclusion

The Proposed Structure Plan is generally in accordance with Liveable Neighbourhood and the PNDSP. As such, it is recommended that Council adopts the Proposed Structure Plan and requests WAPC endorsement.

### **Strategic Plan/Policy Implications**

#### **Growing City**

- 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.

**Environment & Sustainability**

- To protect, manage and enhance our natural environment, open spaces and coastal landscapes.

**Budget/Financial Implications**

The Structure Plan fees for this proposal have been calculated in accordance with the *Planning and Development Regulations 2009*, including the cost of advertising and have been paid by the applicant.

Subdivision and development of the subject land is subject to the requirements of the City's Development Contribution Plan 12 – Packham North and Development Contribution Plan 13 – Community Infrastructure.

**Legal Implications**

N/A

**Community Consultation**

Community consultation was carried out for a period of 21 days, from 25 September to 16 October 2012. The proposed Structure Plan was advertised in the newspaper, on the City's website and letters were sent to affected landowners and government/servicing authorities in accordance with the Scheme requirements. A total of 10 submissions were received.

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

**Attachment(s)**

1. Location Plan
2. Packham North District Structure Plan
3. Local Structure Plan Map
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 8 November 2012 Council Meeting.

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

Nil

**14.4 (OCM 08/11/2012) - HAMILTON HILL REVITALISATION STRATEGY  
LOCATION: CITY OF COCKBURN - OWNER / APPLICANT: N/A  
(SM/M/044) (R SERVENTY) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) adopts the Schedule of Submissions;
- (2) adopts the Hamilton Hill Revitalisation Strategy, subject to the below modification:
  1. Include the Rockingham Road Centre in a Development Area, as per Attachment 4.
  2. Include a discussion within Section 2.1.7 of the Strategy of the principles to be imbedded in the future Development Area provisions for the Rockingham Road Centre, to be included in Schedule 11 of TPS3. These principles will include:
    - Retention of local shopping facilities.
    - Improved public realm.
    - Creation of new community gathering areas.
    - A sensitively built form response to the surrounding residential areas.
    - Improved relationship between the Centre, Rockingham Road and surrounding residential areas (north and south of Rockingham Road).
    - Allow for minor modifications and expansions to the centre prior to the preparation of a structure plan.
  3. Identify Greenslades shop (77 Rockingham Road) as local centre zone, as per Attachment 4.
  4. Remove the Development Areas zoning over lots adjacent to Millan Place and Chesham Way and identify with coding of R30/40/60, as per Attachment 4.
  5. Replace the R20/60 coding with a R30/40/60 coding, as per Attachment 4.
  6. Include new proposed development criteria for the R30/40/60 which are feasible to achieve but ensure higher densities (R40 and R60) are of a high quality built form and relate appropriately to public streets and POS.
  7. Require the Feasibility Study to include an examination of alternative sites for the location of a cafe and garden and examine detailed design issues such as traffic management and garden design in order to ensure any proposal created a safe and efficient urban form.
  8. Extend the R40 coding, as per Attachment 4.

- (3) proceed to implement the Hamilton Hill Revitalisation Strategy in accordance with the actions and timeframes provided in Table 4 of the Strategy (Attachment 5); and
- (4) advise in writing all residents of Hamilton Hill of the outcome of this decision.

## COUNCIL DECISION

### Background

The Hamilton Hill Revitalisation Strategy is the latest of the City of Cockburn's revitalisation projects. In September 2011 Council resolved to endorse the Hamilton Hill Revitalisation Strategy Project Plan and support the preparation of the Hamilton Hill Revitalisation Strategy as described within the Project Plan. The draft Hamilton Hill Revitalisation Strategy was adopted for advertising by Council at its 14 June 2012 meeting. It was then advertised for 60 days from 27 June to 28 August 2012.

The purpose of this report is to examine the outcomes of the advertising of the draft Hamilton Hill Revitalisation Strategy and recommend responses to the issues raised in the consultation process.

The Hamilton Hill Revitalisation Strategy follows on from the Phoenix Revitalisation Strategy which was finalised in May 2009. The City is now implementing the Phoenix Strategy, with the majority of the area's residential land being up-coded to R30, R30/40, R40 and R60 in 2010. Resulting redevelopment is now becoming evident across the project area.

In 2010 the Western Australian Planning Commission released its latest Strategic Plan for Perth and Peel, *Directions 2031 and beyond: Metropolitan planning beyond the horizon ('Directions 2031')*. *Directions 2031* sets a target that 47% of the additional dwellings required by 2031 to be delivered through urban infill. Hamilton Hill, as a well connected inner ring suburb is well situated to contribute to the delivery of these infill targets.

## Submission

N/A

## Report

The Hamilton Hill Revitalisation Strategy will guide the form of future development within the established suburb of Hamilton Hill. The draft Strategy proposes how future urban infill will be delivered within the suburb and the works required to facilitate improvements in the urban environment.

The draft Strategy is structured in two parts, the proposed Revitalisation Plan and the Background Report. The Revitalisation Plan includes:

- A draft Residential Densities Plan (Attachment 1);
- A proposed land consolidation bonus;
- Proposed changes to the *APD58- Residential Design Guidelines Policy*;
- A Public Open Space Improvement Strategy;
- Recommendations for delivering improvements to the suburb's Neighbourhood Centres;
- A Movement Network Assessment; and
- A Strategy Implementation Table.

The background report includes a policy analysis, site analysis, contextual studies, stakeholder consultation outcomes, and an analysis of how urban infill and medium density development is occurring in Cockburn and lessons for future planning for medium density development.

Figure 1 outlines the process for preparing the draft Strategy. The City is now at the final phase of the preparation of the draft Strategy which involves reviewing community feedback on the draft Strategy and preparation of a final Strategy based on the outcomes of the consultation.

## Phases of Strategy Preparation



Figure 1 Phases Strategy preparation

The vision for the draft Strategy is:

*“To plan in a proper and orderly manner for the revitalisation of Hamilton Hill through appropriate urban infill and investment in the urban environment”*

The objectives of the draft Strategy are to:

1. Maintain and enhance the local character of Hamilton Hill through development and investment that complements the existing urban fabric;
2. Provide opportunities for urban infill that meet the needs of the existing and future community of Hamilton Hill;
3. Contribute to the urban infill aspirations of *Direction 2031*; and
4. Provide for a more sustainable, accessible and compact urban form within Hamilton Hill.

## Consultation Undertaken Prior To Preparation Of Draft Strategy

Consultation with the Hamilton Hill community was undertaken upfront to ensure their views could be used to inform the preparation of the draft Strategy. In September and October 2011 the City engaged the community through a survey and two community visioning forums, which was very well attended.

The key outcomes of this initial community visioning were:

### Support for urban infill

- The majority of residents support urban infill in Hamilton Hill. Support is generally for modest change throughout the suburb and moderate change in targeted areas.
- There is a portion of the community that do not support urban infill in Hamilton Hill.

### Hamilton Hill Centres

- There is no readily identifiable “heart” in Hamilton Hill and this is regarded as a major shortcoming.
- There is strong support for a community hub or hubs to be created within the suburb. These should be available as community gathering spaces, and ideally contain cafés, retail uses, meeting rooms and other community facilities, as well as local medical facilities and small, passive open space areas of high quality.
- The community expressed unhappiness with the standard of presentation of buildings and parking areas, the high number of vacant tenancies, the lack of al fresco eating/drinking areas and good landscaping, the limited variety of retail premises and the inability of these centres to function as true multi-purpose community hubs and gathering spaces.
- The Winterfold Road centre and the Rockingham Road centre are very well patronised by Hamilton Hill residents, more so than the large Phoenix Shopping centre nearby.

### Public Realm: Streetscapes and POS

- The community is not satisfied with the general appearance of the streets in Hamilton Hill. They wish to see more street trees planted.
- The many trees in Hamilton Hill are important to the community.
- The community is generally satisfied with the quality of their local parks and the provision of various park infrastructures, with the exception of access to good picnic areas, adequate seating and lighting.



- The community feels that the potential of Hamilton Hill's parks are largely unrealised and the opportunity exists to upgrade and improve them.

#### Movement Network

- The community is not satisfied with the cycle paths in Hamilton Hill. They wish to see more bike lanes and cycle paths.

#### Character

- The heritage of Hamilton Hill is important to the community.

This variety of feedback was important and very informative to the preparation of the draft Strategy. The feedback was used in a rigorous manner, to enable the testing of various scenarios that could take place in respect of the draft Strategy. This enabled refinement of the draft Strategy to occur, before being released for public advertising.

#### Advertising of the Draft Strategy

Following Council endorsement of the draft Strategy, it was advertised for 60 days from 27 June to 28 August 2012. All landowners and residents were notified of the advertising via letters. During the advertising period the City ran two community open days, one at Memorial Hall in Hamilton Hill and one at the City offices.

A total of 132 submissions were received, eight of these were from Government agencies. The submissions are set out and addressed in detail within the Schedule of Submissions (Attachment 2). The key issues are discussed following.

#### Consultation Outcomes

Of the 132 responses submitted to council during the community advertisement period, 72% of responses supported the strategy, 22% opposed the strategy and 6% were still undecided on their view (See Figure 2).

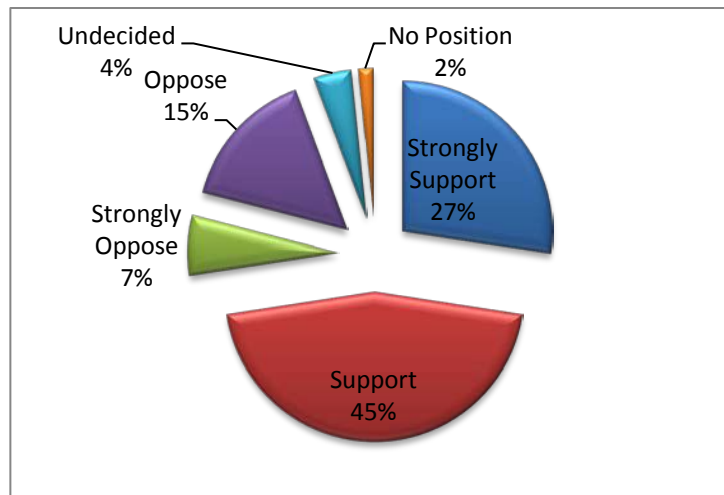


Figure 2 Public advertising outcomes

There were two clear reasons respondents gave for their support for the draft Strategy, 'wishing to redevelop' and 'achieving a sustainable urban development outcome', representing 23% and 16% of supporting reasons respectively. Less common reasons for supporting the draft Strategy included 'improved aesthetics, 'personal financial benefits for residents' and 'increased residential densities'. Attachment 4 shows a breakdown of the respondents' reasons for supporting the draft Strategy.

The most commonly stated reason for opposition to the draft Strategy was 'increased traffic, congestion, parking issues', receiving a total of 23 mentions in submissions, making up almost 1/3 of submission responses opposing the proposed strategy. Similar to the submissions received in relation to the residents and property owner's survey undertaken in September 2011, the second most commonly mentioned concerns related to 'removal of street trees' and 'decreased safety for children when playing'. Each was each mentioned a total of eight times amongst the submissions received, making up a total of 20% of the overall reasons opposed to the draft Strategy. Together, these three reasons make up 50% of the total submissions opposing the strategy. Attachment 5 shows the reasons for not supporting the draft Strategy.

### Recommended Resulting from Consultation Outcomes

#### Traffic Considerations

In response to the various submissions which raised concerns regarding 'increased traffic, congestion, parking issues', the City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031. Similar to the Phoenix Central Revitalisation Strategy, what is important to be understood is how increasing residential

densities will lead to new rates of development, and how these rates of development may decrease the timeframe to which road upgrades need to be undertaken.

As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the Hamilton Hill Revitalisation Strategy are expected to result in an additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change. But importantly there needs to be the appropriate processes in place to ensure that forecasting traffic growth and resulting needs for road upgrades is done in a proactive manner.

To start this process the City has engaged ARUP to undertake a preliminary traffic study to model at a broad scale the traffic changes of the proposed density changes over the next 20 years. This study has identified a number of streets which require attention before 2031. These roads include:

- Carrington Street, north of Healy Road and Rockingham Road and west of Bellion Drive;
- Clontarf Road;
- Carrington St south of Healy Road;
- Healy Road;
- Forrest Road.

These road upgrades will inevitably be required with or without the proposed density changes of the Hamilton Hill Revitalisation Strategy. However the 800 additional dwellings resulting from the density changes will draw this time period for road upgrades closer.

It is proposed that ARUP's high level study is followed up by a more detailed traffic modelling exercise that covers both the Phoenix Central Revitalisation Strategy area and the Hamilton Hill Revitalisation Strategy area. The detailed modelling would then be used to inform the development of a local traffic management plan for both Phoenix Central and Hamilton Hill, which can be used to guide future budget allocation of the Council such that funds for road upgrades are made available according to the local traffic management plans.

#### Development Area Zoning over Rockingham Road Centre

Allerding & Associates, acting on behalf of Scarvaci Nominees Pty Ltd, made a detailed submission seeking a change to the zoning of the Rockingham Road Centre to enable the development of a mixed use

development with medium (R60) to high (R100) residential densities. Responding to the submission it is recommended that the draft Strategy be amended so as to include the Rockingham Road Centre in a Development Area. The proposed modification is shown in Attachment 3. The Development Area's purpose is to allow for the future redevelopment of the centre in a comprehensive manner, which will meet the Hamilton Hill community's aspirations for the Centre and the future development intentions of Scarvaci Nominees Pty Ltd, the major landowner in the Centre.

Development Areas under Town Planning Scheme No. 3 require a structure plan to be prepared prior to subdivision or development approval. Structure planning will designate land uses (generally residential), densities and POS (where appropriate/required).

The structure plan process will allow the City to consider the community's needs and aspirations for the Centre and the future structure plan would be required to consider the outcomes of community consultation undertaken in 2011 as part of preparing the Strategy.

It is intended that this Development Area zoning will facilitate the development of the Centre as a mixed use development with a mix of medium to high densities which respond sensitively to the surrounding residential areas. The Development Area provisions for the Centre (to be included in Schedule 11 of TPS3) should require:

- Retention of local shopping facilities.
- Improved public realm.
- Creation of new community gathering areas.
- A sensitively built form response to the surrounding residential areas.
- Improved relationship between the Centre, Rockingham Road and surrounding residential areas (north and south of Rockingham Road).

The Development Area provisions should also allow for minor modifications and expansions to the Centre prior to the preparation of a structure plan. This provides the Centre the ability to respond to Centre user and tenants needs in the period between the implementation of the Development Area zone and the point at which broad scale redevelopment of the Centre can be undertaken.

The recommended Development Area zoning aligns to the approach taken to the Coolbellup Centre which was rezoned to Development Area 7 in 2004.

### Local Centre Zoning over Greenslades

The owners of the Greenslades site requested the rezoning of the site to allow the use of the important heritage site for a wider variety of commercial uses, in particular a cafe. The site currently accommodates a pet supplies store which operates under non-conforming use rights. It is recommended that the site be rezoned to Local Centre to allow for a variety of commercial uses to be undertaken. The proposed modifications are shown in Attachment 3.

The rezoning would not increase the impact on the surrounding residential land uses, as the uses allowed under the Local Centre zone create no more impact than the current use. Potential issues relating to commercial uses adjacent to residential uses such as noise, spill over parking and increased traffic can be considered and mitigated against as part of the development approval process under the Local Centre Zone.

The use of the Greenslades site as a cafe, as suggested by the landowners, would provide a valuable gathering point for the Hamilton Hill community. The community consultation undertaken in October 2011 and various submissions made during the advertising period raised the desire for more cafes and social hubs within the area. The site's location adjacent to Davilak Park makes it an ideal location for a cafe.

As also one of the most prominent and important heritage buildings in the suburb, it would serve as a fantastic opportunity for compatible use of the building into the future. This building accommodated one of the first shops in the suburb. John Greenslade established the business in 1926 after constructing the building out of limestone rock blasted from the site. John Greenslade became a well known personality who contributed to many community organisations.

### Removal of Millan Place and Chesham Way Development Area

The large underdeveloped lots adjacent to Millan Place and Chesham Way were proposed to be zoned Development Area. This zoning was primarily a result of the opportunities for more comprehensive urban infill offered by the potential for the extension of the public road network through the blocks. In both the proposed Millan Place and Chesham Way Development Areas, land has already been ceded for public road as part of previous subdivision approvals for the purpose of extending the road network through the residential block.

It is recommended that the Development Areas for these two blocks be replaced with a coding of R30/40/60. The proposed modifications are shown on Attachment 3. These modifications are driven by a lack of

support from landowners within the proposed Development Area and the prohibitive cost of extending Millan Place and Chesham Way. Without such support, a Development Area and structure planning process would have proved incapable of implementation. Accordingly, a more traditional zoning approach as recommended by the modifications is seen as an adequate alternative.

In explaining this, the particular lack of landowner interest was gauged from the discussions between staff and land owners at the information session run for landowners within the two Development Areas during the advertising period and submissions received during the advertising period.

As part of these discussions and preparing preliminary cost estimates for road extensions (including the purchase of land and the cost of constructing the road), it was estimated that the total cost for the extension of Millan Place and Chesham Way would be \$678,800 and \$1,199,000, respectively. These costs were considered to be prohibitively expensive and make the development of the land financially unfeasible.

The proposed alternative density coding of R30/40/60 would enable landowners to be able to develop without a structure plan and independently of adjoining landowners. Access to new developments would be via private access ways linking to the existing road network.

#### Modification of R20/60 Coding to R30/40/60 Coding

The respondents concerns regarding the practicality of the R20/60 coding and the possible sterilisation (to redevelopment) of land under this coding are noted and generally supported. It is recommended that the Strategy be amended in response to these issues.

This will provide greater flexibility for landowners when developing their land. The landowner will still be able to develop to the higher coding of R60.

The intention of the R20/60 coding was to incentivise development to R60 (rather than a lower density i.e. R30-40) The R20/60 coding prevented a medium density development of a density lower than R60. The coding also mandated the assembly of large development parcels to promote comprehensive redevelopment.

The proposed R20/60 coding included quite strict criteria for development at the density of R60, including:

- Development assembles more than two existing lots.
- Total development area is over 2,000m<sup>2</sup>.
- The majority of dwellings (80%) are two storeys or more.

- Development achieves 75% of the maximum dwelling yield under R60.
- The development should ensure passive surveillance of the access way and adjoining public roads is achieved.

The first four of these development criteria were particularly stringent. It is now considered that these criteria would most likely stifle development and redevelopment, rather than try to facilitate good forms of redevelopment taking place.

To overcome this, it is recommended that the Strategy be amended to replace the R20/60 coding with a R30/40/60 coding. This coding would allow a gradient of density options from R30 to R60 with additional development criteria as the density increases. Importantly the new proposed coding would only require the assembly of land parcels for development under the R60 coding. Refer to Section 6.1.6 of the Final Strategy for the proposed development criteria for the R30/40/60 dual coding.

#### Simms Road Cafe and Garden Feasibility Study

The City received a number of submissions recommending alternative locations for a new Cafe and Garden in Hamilton Hill. The consultation undertaken in 2011 with the Hamilton Hill community revealed a high demand for community gathering points such as a cafe. The draft Strategy identified a site in the Simms Road Reserve with the potential for development of a small cafe and urban garden. The Strategy proposes a feasibility study for the proposal be undertaken within 6 months to 1 year of the Strategy's adoption. One submission recommended that the cafe site be moved to a site adjacent to the existing POS within the Centre. Another submission recommended the cafe/garden be located on the City's land at the corner of Hillier Crescent and Redmond Road. One respondent suggested the cafe be located within a park.

These were all important feedback to obtain, and really provide good justification for a detailed feasibility study to be proceeded with to determine the appropriateness of a café being established with the Hamilton Hill area by way of a proactive intervention by the local government. In response to the various submissions it is recommended that the Strategy be modified to require the Feasibility Study to include an examination of alternative sites for the location of a cafe and garden. A cost benefit analysis will be prepared to compare sites.

A number of submissions also raised concerns regarding traffic management and associated safety issues resulting from the proposed location of the cafe and garden adjacent to Simms Road. It is recommended that the Strategy be amended to require that the

cafe/garden feasibility study examine detailed design issues such as traffic management and garden design in order to ensure any proposal created a safe and efficient urban form.

### Minor Extension to R40 Coding

A number of submissions were received suggesting minor, but logical extensions to the R40 coding. These proposed modifications include the following:

- Re-code lots directly adjacent to Hamilton Road as R40 based on the presence of a public transport route down Hamilton Road.
- Re-code lots adjacent to Forrest Road as R40 based on the presence of a high frequency bus route along this section of Forrest Road.
- Re-code the lots east of Carrington Street along Healy Road and Mortlock Street to Bakers Square and the eastern side of Hood Street to R40, in order to create a more logical transition between the R40, R30/40 and R30 coding.

Figure 5 shows these recommended extensions to the R40 coding. It is recommended that the Strategy be amended to adopt the requested modifications.



Figure 5 - Recommended extensions to the R40 coding.



## Conclusion

It is recommended that Council endorse the draft Hamilton Hill Revitalisation Strategy for final approval, including an updated Implementation Table (Attachment 5). The Strategy is considered to represent an excellent policy guide to the future development of Hamilton Hill, most specifically concerning changes in residential densities and improvement in the overall civic realm. The changes recommended are there to respond to specific findings coming from the consultation process, and will help to ensure the Strategy provides the most effective planning framework going forward.

## **Strategic Plan/Policy Implications**

- 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.
- Diversity of housing to respond to changing needs and expectations.

## **Budget/Financial Implications**

N/A

## **Legal Implications**

N/A

## **Community Consultation**

Consultation with the Hamilton Hill community has been an important aspect to the draft Strategy. This has seen a detailed community visioning process undertaken, which was further expanded through an initial visioning survey being sent to all landowners. The outcomes of this visioning revealed a great deal of important information which resulted in construction of the first version of the draft Strategy.

Upon Council adopting the draft Strategy for advertising, a further detailed phase of community engagement took place. This involved a direct letter to all landowners within the project area, as well as two open house events to enable individual landowners to talk with staff on specific questions they had.

This was further supplemented through staff presenting to the Hamilton Hill Residents Association, which enabled the Association to prepare

their own detailed submission following specific questions being answered at their presentation. The City further undertook group based consultation with landowners within the proposed Development Areas, which resulted in tangible changes to the draft Strategy being recommended.

The City also specifically wrote to landowners around the Bakers Square public open space, noting a previous requested by Councillors to ensure this group of residents were specifically consulted on issues. All feedback from residents has informed the recommendations and discussions contained within this report.

### **Attachment(s)**

1. Draft Residential Densities Plan
2. Proposed Final Residential Density Plan
3. Breakdown of the respondents reasons for supporting the draft Strategy
4. Breakdown of the respondents reasons for not supporting the draft Strategy.
5. Schedule of Submissions

### **Advice to Proponent(s)/Applicant**

All submissions have been advised that this matter will be considered at the 8 November 2012 Ordinary Council Meeting.

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

N/A

## **14.5 (OCM 08/11/2012) - WOODMAN POINT WASTE WATER TREATMENT PLANT ODOUR BUFFER ISSUE AND REQUEST FROM WAPC TO PROVIDE RESPONSE OF LIFTING OF URBAN DEFERMENT FOR MUNSTER PRECINCT (A TROSIC) (3400024) (ATTACH)**

### **RECOMMENDATION**

That Council

- (1) seek a meeting with the Hon Minister for Environment and Water; the Director General of the Department of Environment and Conservation and; the CEO of the Water Corporation to discuss the issue of improved industry regulation and capital funding upgrades for the Woodman Point Waste Water Treatment Plant in order to overcome the odour buffer issues affecting the Munster Locality; and

- (2) respond to the Department for Planning advising that, as no appropriate evidence has been provided to demonstrate that constraints to urban development associated with the WPWWTP buffer have been overcome, the Council cannot support the request to lift Urban Deferment for the Munster locality.

## COUNCIL DECISION

### Background

This report has two key purposes. The first purpose is to report to Council on the responses received to Council's resolution of 12 April 2012. This resolution was as follows:

*that Council:*

- (1) *immediately advises the WAPC and the State Planning Minister of:*
  1. *Council's long standing policy position to support landowners in reducing WPWWTP odour buffer back to the eastern edge of Lake Coogee, if possible.*
  2. *Council's intention to reduce the 750m buffer guideline back to the eastern edge of Lake Coogee (approx 500m) immediately if there is no scientific objection to do so.*
- (2) *immediately write to the EPA and DEC to give notice that, if there is no scientific justification to maintain the 750m buffer, it is the City's intention to amend the local planning strategy as soon as possible to reflect the new buffer definition at the eastern edge of Lake Coogee and remove the provision which restricts development on DA5 in Schedule 11 of TPS3."*

The second purpose is to recommend a response to the request for comment received from the Western Australian Planning Commission ("WAPC") regarding the lifting of Urban Deferment for the Munster Urban Precinct.

Both these issues are relevant to each other, being specifically related to the Woodman Point Waste Water Treatment Plant ("WPWWTP") buffer.

### **Submission**

The WAPC has written to the City of Cockburn ("City") on 19 September and 25 September requesting comments on the request to lift the Urban Deferment over the eastern extent of the Munster Urban Precinct. The City has also received responses from the Hon Minister for Planning, Department for Planning, Environmental Protection Authority ("EPA") and Department of Environment and Conservation on the issue of the WPWWTP buffer. These responses provide commentary of the issues captured in Council's resolution of 12 April 2012. These responses are provided as Attachments 1, 2, 3 and 4.

### **Report**

The two purposes of this report are:

1. To report to Council on the responses received to Council's resolution of 12 April 2012;
2. To recommend to Council a response to the request for comment received from the WAPC regarding the lifting of Urban Deferment for the Munster Urban Precinct.

### Council resolution of 12 April 2012

Council at its 12 April 2012 meeting passed the following resolution in respect of the WPWWTP buffer:

*that Council:*

- (1) *immediately advises the WAPC and the State Planning Minister of:*
  1. *Council's long standing policy position to support landowners in reducing WPWWTP odour buffer back to the eastern edge of Lake Coogee, if possible.*
  2. *Council's intention to reduce the 750m buffer guideline back to the eastern edge of Lake Coogee (approx 500m) immediately if there is no scientific objection to do so.*
- (2) *immediately write to the EPA and DEC to give notice that, if there is no scientific justification to maintain the 750m buffer, it is the City's intention to amend the local planning strategy as soon*

*as possible to reflect the new buffer definition at the eastern edge of Lake Coogee and remove the provision which restricts development on DA5 in Schedule 11 of TPS3."*

In accordance with Parts 1 and 2 of Council's resolution, the City wrote detailed letters on 24 April 2012 to:

1. The Minister for Planning
2. The Chairman of the WAPC
3. The Director General of the Department for Planning
4. The EPA
5. The DEC.

A full copy of the Council report and resolution accompanied this letter.

As per Part 2 of Council's resolution, there was a specific intent to ascertain scientific justification to support the maintenance of the current 750m buffer. The EPA has not seen it appropriate to attempt to confirm the scientific basis of a buffer. This is on the basis that the decision making responsibilities of such a decision lie with the WAPC. The DEC responded similarly, advising of their role in respect of providing advice and not as a decision maker, and also advised that the DEC were not able to "to comment outside of this process." It is correct that the actual decision making responsibilities do not exist with either the DEC or EPA; instead they do so with the WAPC and Hon Minister. This is explained following.

The process for the WAPC to determine the extent of any industrial buffer is provided for under Clause 4 of State Planning Policy No. 4.1 (*State Industrial Buffer Policy*). This provides the key role for the WAPC in "evaluat[ing] buffer definition study recommendations when considering land use decisions that may need to be made in the relevant area."

The WAPC's "Review of the Kwinana Air Quality Buffer - Position Paper 2008" showed a buffer to the WPWWTP as 'Area 7'. This is the same buffer shown by Figure 18 of the Local Planning Strategy, which also coincides with the extent of the 'Urban Deferred' zone under the MRS.

The critical issue captured by Council's resolution, is to understand whether there exists any scientific basis to the WPWWTP buffer. This has been discussed by the Hon Minister and WAPC.

The responses from both the Hon Minister and Department of Planning on behalf of the WAPC state as follows:

*"The Water Corporation released the report Results of the Odour Monitoring and Modelling Program (2010), for comment. The Water*

*Corporation has now finalised its report in order to assess the success of the Stage 1 odour control upgrade works and this was issued to the DEC to close out the works approval for the upgrade.*

*The Water Corporation advised the WAPC in March 2012 that it had finalised its odour monitoring and modelling report, which recommends the retention of the existing 750 metre odour buffer.*

*Although the Odour Improvement Plan has resulted in the reduction of odour, it cannot guarantee that there will not be odours from the plant. The report indicates that there will still be an odour impact extending to roughly the eastern edge of the urban deferred land and accordingly, that the current buffer should be retained.*"

The emphasis added in the last paragraph is critical to the consideration of this matter. Being the view that there is still an odour impact, and that the current buffer and Urban Deferment under the MRS which prevents residential development should be retained.

#### Recommended Response

It is clear that the City's aspirations for the reduction in the buffer to the eastern foreshore of Lake Coogee appear unachievable at this point in time based on the current and future operations (and industry regulations) of the WPWWTP. This calls into question whether:

1. The current and future operations of the WPWWTP, as regulated by the DEC, and;
  2. The associated capital improvements that have taken place to the WPWWTP, and that which are forecast to take place to the WPWWTP;
- are appropriate.

To achieve this requires an intervention at the State Government level, both in terms of the industry regulation of the WPWWTP by the DEC, and of course the direct injection of further (likely significant) funds to once and for all solve the odour issues plaguing the WPWWTP. Only if this can take place with certainty will there appear to be a viable option to improve the buffer problem.

The response of the EPA in respect of the prospect of initiating and amendment to the Local Planning Strategy and Town Planning Scheme is important. This states:

"It is the OEPA's strong preference for amendments to the City of Cockburn's Local Planning Strategy and scheme, where it relates to the buffer definition, to be aligned with the outcome of the DoP's process and ultimately the decision of the WAPC. Hence, it is

recommended that the amendments to the local planning strategy, as set out in Council's resolution, should not be initiated until the WAPC has considered the advice from the relevant agencies and made a decision on the matter."

This can be further expanded by considering the realities associated with such amendments under the *Planning and Development Act 2005*.

Council's Local Planning Strategy and Town Planning Scheme create the statutory framework in respect of the odour buffer. Both the Town Planning Scheme and Local Planning Strategy provide the position that it is not appropriate to consider further residential development in areas which are affected by odour and which are currently not zoned or indicated for residential development to occur. This statutory framework is posited against the role of the WAPC, as mentioned previous, in determining the extent of the buffer under its powers of SPP4.1

In terms of planning responsibilities, the point of the dominant role of both the WAPC and Hon Minster needs to be mentioned. In terms of the Local Planning Strategy, the following explains the process by which a modification would need to take place.

Regulations 12A, 12B and 12C of the *Town Planning Regulations 1967* set out the process by which a Local Planning Strategy may be made or amended. In respect of amending a Local Planning Strategy, this is subject to determination by the Western Australian Planning Commission [Regulation 12C(1)].

Regulation 12C(3) requires an amendment to a Local Planning Strategy to be dealt with under the advertising and approval regime set out in Regulation 12B(2). Any Local Planning Strategy amendment must apply State and regional planning policy as per Regulation 12A(3).

Until such time that the buffer issue is fully resolved by the WAPC in respect of the WPWWTP, there appears no ability to advance amendments to the Local Planning Strategy or Town Planning Scheme in specific respect to reducing the extent of the odour buffer. Such amendment would be inconsistent with the relevant statutory framework presented through the *Planning and Development Act 2005* and *Environmental Protection Act 1986*.

It is therefore recommended that Council seek to lobby both the DEC and State Government to ensure industry regulation of the WPWWTP by the DEC and capital improvements are vastly improved to reduce the odour impacts on the Munster Locality.

### Request to lift Urban Deferment

The second purpose of this report concerns the request received from the Department for Planning for the City to provide a response on the request made by a landowner to lift the Urban Deferment over the Munster Urban Locality.

As Council would be aware, land may be included in the urban deferred zone under a regional planning scheme. As provided by the WAPC guidelines on the lifting of Urban Deferment, "this zone provides a strong indication that the land is physically and locationally suitable for urban purposes, although certain requirements have to be met before the Western Australian Planning Commission (WAPC) will agree to the land being transferred to the urban zone."

The criteria for considering lifting of Urban Deferment are quite logical, covering the following issues:

1. Acceptable evidence that land is capable of being provided with essential services and agreement has been reached between the developers and service providers with regard to the staging and financing of services.
2. Acceptable evidence that planning is sufficiently advanced to depict an acceptable overall design to guide future development.
3. Acceptable evidence that the proposed urban development represents a logical progression of development.
4. Acceptable evidence that regional requirements (such as regional roads, open space and public purposes) have been satisfied or provision made for them.
5. Acceptable evidence that any constraints to urban development can be satisfactorily addressed.

It is opinion of officers that the Issues 1 to 4 could be adequately overcome through the orderly and logical planning processes of the Scheme and specifically structure planning. However, quite clearly Issue 5 cannot be overcome for the Munster Urban Locality. The constraint to urban development, being the odour impacts associated with the WPWWTP, need to be overcome in the opinion of both the WAPC and Hon Minister before this land can be transferred to the Urban zone.

Accordingly it is recommended that Council note that, according to Issue 5, it would not be appropriate for the lifting of Urban Deferment to take place.



## **Strategic Plan/Policy Implications**

### **Growing City**

- To grow our City in a sustainable way by: using land efficiently, protecting the natural environment and conserving biodiversity.

### **Leading & Listening**

- A responsive, accountable and sustainable organisation.

### **Environment & Sustainability**

- Identification and minimisation of impacts to human health risk.

## **Budget/Financial Implications**

N/A

## **Legal Implications**

Metropolitan Region Scheme  
Town Planning Scheme No. 3  
*Planning and Development Act 2005*  
*Town Planning Regulations 1967*

In terms of the request to lift Urban Deferment, it should be noted that Clause 35 of the Metropolitan Region Scheme and rule 9(c) of the State Administrative Tribunal Rules 2004 allows for an appeal to the State Administrative Tribunal within 28 days of the WAPC's refusal to lift urban deferment. This may be an option that is taken up by the requesting landowner.

## **Community Consultation**

Nil.

## **Attachment(s)**

1. Response from the Hon Minister for Planning
2. Response from Department for Planning
3. Response from Environmental Protection Authority
4. Response from Department of Environment and Conservation

## **Advice to Proponent(s)/Submissioners**

N/A

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

Nil.

**14.6 (OCM 08/11/2012) - LEASE OF LAND LOCATION: PORTION OF UNMADE ROAD WELLARD ROAD SOUTH OF BARRINGTON STREET, BIBRA LAKE - APPLICANT: ZENTNER SHIPPING PTY LTD (4413912) (K SIM) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) accept the offer from Zentner Shipping Pty Ltd to lease from the City of Cockburn portion of (unmade) Wellard Street, Bibra Lake which is an area of 2000 square metres for a 5 year term at an annual rent of \$21,000 and subject to annual rent increases being no less than the CPI increase;
- (2) subject to no objections being received following the statutory advertising pursuant to Section 3.58 of the Local Government Act 1995, formally enter and execute the required lease documents;
- (3) amend the 2012/13 Municipal Budget by increasing proceeds from leased land by \$21,000 and transferring the proceeds to the Land Development and Community Infrastructure Reserve Fund; and
- (4) advise the applicant and adjoining landowners/tenants of the decision of Council.

**TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL**

**COUNCIL DECISION**

**Background**

The section of Wellard Street south of Barrington Street, Bibra Lake has never been constructed. The road reserve terminates at the northern boundary of Lot 466 Timberyard Way, Bibra Lake.

**Submission**

An offer from Zentner Shipping Pty Ltd has been received to lease the southern portion of (unmade road) Wellard Street, Bibra Lake having

an area of 2000 square metres. The term is for 5 years. A valuation report has been prepared by McGees Valuation Services that supports the rate per square metre contained in the offer presented.

## Report

The City has no immediate plans to construct the subject section of Wellard Street. The section of road reserve terminates at Lot 466 Timberyard Way, Bibra Lake. Lot 466 is a large parcel of land mostly utilised as storage and appears to have been informally divided and leased to several organisations. Lot 466 has a constructed access to the east via Timberyard Way and back to Barrington Street.

Zentner Shipping Pty Ltd owns the adjoining property at 149 Barrington Street, Bibra Lake operating a shipping business. Zentner Shipping plan to utilise the land for the storage of containers associated with their operations and plan to load and unload from their existing premises.

Advice from the City's solicitors is that there is a mechanism pursuant to the *Local Government Act 1995* for the City to lease a portion of road reserve.

Being unzoned the proposed site is not subject to planning provisions of TPS3. A lease agreement to be drafted following any approval will include clauses requiring adherence to appropriate Australian construction standards, compliance to the requirements of Western Power, appropriate insurance coverage and indemnities to the City.

Advertising as required by Section 3.58 of the *Local Government Act 1995* is currently being undertaken. The closing date for submissions is 15 November 2012 and if any submissions are received they will need to be presented back to Council for the consideration of a further report to Council.

The proposed lease is considered a prudent use of land managed by the City and at the same time benefits a local Cockburn business. Zentner have indicated that the additional storage space allows them to remain at their current premises.

It is therefore recommended that Council accept the offer from the Zentner Shipping Pty Ltd to lease portion of (unmade road) Wellard Street, Bibra Lake.

## Strategic Plan/Policy Implications

### Leading & Listening

- A responsive, accountable and sustainable organisation.

- Manage our financial and infrastructure assets to provide a sustainable future.

### **A Prosperous City**

Promotion and support for the growth and sustainability of local businesses and local business centres.

### **Budget/Financial Implications**

Proceeds of the lease totalling \$105,000 (ex GST) over a 5 year term 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**

N/A.

### **Attachment(s)**

Site Plan

### **Advice to Proponent(s)/Submissioners**

The proponent has been advised this matter will be considered at the 8 November Council meeting.

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

Nil.

## **14.7 (OCM 08/11/2012) - ANNUAL UPDATE OF CITY OF COCKBURN LOCAL GOVERNMENT INVENTORY - LOCATION: CITY OF COCKBURN - OWNER: VARIOUS - APPLICANT: N/A (PS/L/002)(R COLALILLO) (ATTACH)**

### **RECOMMENDATION**

That Council

(1) amend the City of Cockburn Local Government Inventory by:

1. Including the Tuart Tree located on the BP Australia Pty Ltd High Pressure Oil Pipeline Corridor adjacent to 178 Healy Road, Hamilton Hill on the Significant Tree List.

2. Include the two Norfolk Island Pines trees; three Palm trees and stand of Tuart trees located within the northern extent of the Primary Regional Roads reservation south of Healy Road in Hamilton Hill on the City's 'Significant Tree' list.
  3. Include the newly developed Significant Tree List – Assessment Criteria within the appropriate section of the LGI.
- (2) advise all submissioners and the State Heritage Office of Council's decision accordingly.

## COUNCIL DECISION

### Background

In 2011, the City of Cockburn undertook a comprehensive review of its Local Government Inventory ("LGI") in accordance with the requirements of the *Heritage of Western Australia Act 1990* ("Act"). Section 45 of the Act stipulates that the City is required to annually update its LGI and ensure suitable consultation is undertaken as part of any update process.

In relation to this requirement, Council at its Ordinary Meeting held on 9 August 2012 resolved as follows:

*"That Council:*

- (1) *advertises its intention to undertake an update to its Local Government Inventory, as required by Section 45(2)(b) of the Heritage of WA Act 1990 and requests nominations from the community for new buildings and places (including significant trees) to be included on the Local Government Inventory, as well as any other proposed changes to buildings, places or significant tree currently included on the Local Government Inventory;*
- (2) *advises BP Refinery (Kwinana) Pty Ltd, as the landowner of the Tuart Tree adjoining Lot 208 (No. 178) Healy Road, Hamilton Hill, that it intends to include the Tuart Tree on the Local*

*Government Inventory and invites their comment on the proposed listing; and*

- (3) *develops an appropriate selection criteria for the assessment of any trees nominated for inclusion on the Local Government Inventory.*

The City has now undertaken consultation in accordance with Parts (1) and (2) above and has developed appropriate selection criteria in accordance with Part (3) also. The purpose of this report is for Council to consider nominations/submissions received during advertising and the inclusion of the significant tree list assessment criteria for inclusion within the LGI.

### **Submission**

N/A

### **Report**

#### Community Consultation

The annual update of the LGI was advertised for a period of 31 days. Advertising was undertaken in the form of notices being placed in the local newspaper, the City's website and City's administration centre. Letters were also sent to all resident associations/groups within the City, and also to the Historical Society of Cockburn. A specific letter was also sent to BP Refinery (Kwinana) Pty Ltd, seeking their comment on the Healy Road tuart tree as per Council's resolution outlined above.

At the conclusion of the advertising period, a total of four nominations/submissions were received. Each nomination/submission is outlined in detail within Attachment 3 – Schedule of Nominations/Submissions to this report.

As a result of the consultation process it is recommended that the following additions/modifications be made to the LGI as part of this annual update:

1. Include the Tuart Tree located on the BP Australia Pty Ltd High Pressure Oil Pipeline Corridor adjacent to 178 Healy Road, Hamilton Hill on the City's 'Significant Tree' list.
2. Include the two Norfolk Island Pines trees; three Palm trees and stand of Tuart trees located within the northern extent of the Primary Regional Roads reservation south of Healy Road in

Hamilton Hill on the City's 'Significant Tree' list (refer Attachment 2).

In respect of No. 1, the previous report to Council dated 9 August 2012 and the supporting arboricultural assessment is considered to justify the listing of this tree according to the following criteria:

- Exceptional size, age and form;
- Rare or localised.

In respect of No. 2 above, this has been nominated by two members of the community. Assessment against the proposed Assessment Criteria results in these trees being considered as significant on the following basis:

Historical significance - the trees contribute to the unique heritage setting of the Randwick Stables. It is considered that the trees provide a historical reference to the former use of the area for horse stabling.

Rare or localised - the stand of remnant Tuart trees are very rare in the local area context. Their relationship as a biodiversity extension of the remnant vegetation located within Clontarf Hill is considered both rare and important.

Location or context - the trees provide a landmark for the Randwick Stables heritage setting, and particularly help define the undulating landform as it rise towards Clontarf Hill. Its context as an extension of the Randwick Stables heritage setting and Clontarf Hill is worthy of protection.

Social, cultural or spiritual value - the association of the trees with the Randwick Stables and broader equestrian uses in the surrounding locality is socially important.

#### Significant Trees – Assessment Criteria

The second equally important task of the annual update is to formalise the significant tree assessment criteria to help apply rigor to both current and future tree nominations.

In order to ensure that the community, assessing officers and other interested parties are aware of what constitutes a 'Significant Tree' and the associated requirements for inclusion within the LGI, the City has developed what it considers appropriate assessment criteria. This is contained within Attachment 1.

The criteria are the basis for the analysis of trees nominated as 'significant' to the City, either by a resident, community group or the City of Cockburn. The criteria are based upon principles which are

used to determine the suitability of heritage sites and buildings, and adapted to suit a natural context.

In developing the criteria the City sourced examples within Western Australia and interstate. Comments and/or support of the State Heritage Office were also sought to add further rigour and validity to the assessment criteria. Comments have been received from the State Heritage Officer, who provided extensive support for the City's initiative. They specifically state that:

*“The City of Cockburn is supported in providing a detailed assessment criteria for significant trees, in particular its comprehensiveness and scope. With your approval the State Heritage Office would like to use this document as an example to guide other Local Governments in developing an assessment criteria for significant trees list.”*

Given the positive comments of the State Heritage Office it is considered appropriate as part of the 2012 annual update of the LGI to include the criteria as contained within Attachment 1 within the relevant section of the LGI. The City will also advise the State Heritage Office of its support for the criteria to be used by other local governments, provided Council are supportive of the criteria.

### Conclusion

It is recommended that Council endorse the identified modifications and additions to the LGI discussed above and include the newly developed Significant Tree List – Assessment Criteria within the appropriate section of the LGI.

### **Strategic Plan/Policy Implications**

#### **Growing City**

- To grow our City in a sustainable way by: using land efficiently, protecting the natural environment and conserving biodiversity.

#### **Community & Lifestyle**

- Conservation of our heritage and areas of cultural significance

#### **Environment & Sustainability**

- To protect, manage and enhance our natural environment, open spaces and coastal landscapes.

### **Budget/Financial Implications**

N/A



## Legal Implications

Town Planning Scheme No. 3  
*Heritage of Western Australia Act 1990*

## Community Consultation

In accordance with Section 45(2)(b) of the *Heritage of WA Act 1990*, the City undertook extensive consultation in relation to the LGI annual update. Community consultation was carried out for a period of 31 days from 28 August to 28 September 2012. This included advertising in the local newspaper, on the City's website and letters were sent to resident groups and the Historical Society of Cockburn.

A total of four nominations/submissions were received. Analysis of these has been undertaken within the 'Report' section above, as well as the attached Schedule of Nominations/Submissions.

## Attachment(s)

1. Significant Tree List – Assessment Criteria
2. Photos
3. Schedule of Nominations/Submissions

## Advice to Proponent(s)/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 8 November 2012 Council Meeting.

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

N/A.

- 14.8 (OCM 08/11/2012) - INDUSTRY - GENERAL (LICENSED) (CLOSED SYSTEM LIQUID COMPOSTING FACILITY) - LOCATION: 203 (LOT 186) ACOURT ROAD JANDAKOT - OWNER: A RICHARDS PTY LTD - APPLICANT: GEOFF RICHARDS (5513304) (L REDDELL) (ATTACH)**

### RECOMMENDATION

That Council grant planning approval for industry – General (Licensed) (Closed System Liquid Composting Facility) at 203 (Lot 186) Acourt Road, Jandakot, in accordance with the attached plans and subject to the following conditions and footnotes:

Conditions

1. No expansion of the existing composting use in respect to capacity or production is permitted by this approval.
2. All stormwater being contained and disposed of on-site to the satisfaction of the City.
3. The premises shall be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction of the City.
4. The wastewater management system and lined ponds (shown on the site plan) shall be capable of managing:
  - a) A 72 hour duration, 1 in 10 year ARI critical rainfall event without overflow.
  - b) Sufficient storage for a 90<sup>th</sup> percentile wet year with enough freeboard to prevent overflows from wave action.
  - c) Store the above rainfall flows plus the total maximum liquid volume of the anaerobic digestion plant.
5. The pond liner shall be at least 2m above the maximum groundwater level.
6. Storage of the composting materials should be in a fully enclosed weatherproof cover on an impermeable surface as per *Table 1: Recommended designs according to rainfall and type of organic material*.
7. The compost storage area shall be bituminous concrete with membrane underlay and perimeter containment bund, graded and maintained to provide efficient surface drainage and slope towards the contained water storage or treatment system.
8. Any spillage shall be cleaned up immediately.
9. A contingency plan should be prepared to address emergency responses in the event of any accidents, fires, chemical spills and vandalism that may affect water resources to the satisfaction of the City on advice from the Department of Water. This plan shall be made readily available for staff reference at all times.

Footnotes

1. This is a Planning Approval only and does not remove the

responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, with any requirements of the City of Cockburn Town Planning Scheme No. 3, or the requirements of any other external agency.

2. In regards to Condition 1, as per advice from the applicant dated 27 September 2012, the application does not propose an expansion to the existing composting facilities at the premises but rather represents an interim step in the processing of organic waste, so as to extract energy before composting in the normal way.

As per the Department of Water's advice to the City of Cockburn dated 5 March 2009, no expansion of the development will be supported by the Department of Water.

3. In regards to Condition 2, the City requires the on-site storage capacity be designed to contain a 1 in 20 year storm of five minute duration. This is based on the requirements to contain surface water by Building Codes of Australia.
4. In regards to Condition 10, Water quality protection note No. 10 Containment Spills, emergency response can be used for further guidance on spills response.
5. Any spill or contamination should be reported to DEC (ph: 1300 762 982) and the Water Corporation immediately (ph: 131375, all hours).
6. Water quality protection notes, drinking water source protection plans and environmental guidelines are available online at [www.water.wa.gov.au](http://www.water.wa.gov.au) to provide information on the best environmental practices in public drinking water source areas or contact the Department of Water regional office on (08) 9550 4222.

## COUNCIL DECISION

## **Background**

The subject site is located on the southern side of Acourt Road in Jandakot and comprises a 41.5 hectare lot developed with an existing composting business 'Richgro'.

Composting is an 'Industry – General (Licensed)' as defined by the City of Cockburn Town Planning Scheme No. 3 as 'compost manufacturing and soil blending' is designated a prescribed premises by Schedule 1 of the Environmental Protection Regulations 1987.

The Environmental Protection Authority (EPA) document 'Separation Distances between Industrial and Sensitive Land Uses' suggests a setback distance of between 150m-250m is appropriate for the proposed facility. As the site directly abuts a residential property the application requires Council determination as there is no Officer level delegation to determine applications which do not meet the required buffer distances (Part 1.6 of APD54).

## **Submission**

The proposal seeks to allow the construction and use of a closed system liquid composting facility also known as an anaerobic digestion plant for the purpose of extracting energy from organic waste which can then be used to reduce the on-going electricity requirements of the existing composting business. The applicant has indicated that the proposal does not seek to increase the capacity or production of the existing composting operations but rather is an interim process to harvest the energy in the organic wastes that they work with.

## **Report**

### Zoning and Use

The site is located within the Resource Zone, the objective of which is to provide for the protection of the Perth Metropolitan underground water resource. The site is located within a Priority 2 public drinking water source protection area. This area is managed in accordance with State Planning Policy 2.3 'Jandakot Groundwater Protection Policy' (SPP 2.3).

The proposal represents development in association with the existing use of the site for composting and soil blending. While the composting operation is deemed an incompatible land use in this area, because the land use was established prior to the Gazettal of SPP 2.3, Richgro is permitted to continue to operate in line with the 'non-conforming uses' section of this policy.

### Development

The physical development proposed involves the construction of an insulated shed and a series of tanks on the western edge of the existing development on site, adjacent to two retention dams. The insulated shed, which constitutes a receivable area for the organic waste, has canvas walls and a hooped roof to match other enclosed composting plant on the site. The shed has a maximum ridge height of 10.5m while the tanks vary in height between 5.7m up to a maximum of 14.3m (top of dome above tank). The plant will be constructed on an impermeable concrete base which grades down to the adjacent, lined retention dams.

The plant includes anaerobic digester tanks which allow the conversion of organic waste using bacteria in a controlled environment to produce methane gas or 'biogas'. Recovered biogas is then used as a fuel for co-generation engines to produce electricity.

### Amenity Impacts

The Environmental Protection Authority document 'Guidance for the Assessment of Environmental Factors - Separation Distances between Industrial Development and Sensitive Land Uses No. 3' (June 2005) suggests a buffer distance of between 150m – 250m for this type of composting (enclosed windrows with odour control/in-vessel composting with odour control). The proposed plant will have a physical distance of approximately 295m from the nearest residential property boundary on Merritt Loop and 350m from the building envelope of this property, which is yet to be developed.

While it is acknowledged that it has been the practice of the City to apply the setback distance to the property boundaries in the past, it is considered unreasonable to do so given that the definition for separation distance in the EPA guidelines specifies *'the shortest distance between the boundary of the area that may potentially be used by an industrial land use, and the boundary of an area that may be used by a sensitive land use'*. Given that any site plan endorsed in association with a development approval would specify the exact location of the proposed plant, it is considered appropriate that the buffer distance be calculated from the edge of the area that is actually developed. If this approach is taken, the proposal can easily satisfy the recommended 150m-250m buffer distance to the nearest residential boundary. The large setback provided between the proposed plant and the nearest residential boundary and the closed nature of the plant should prevent any adverse amenity impact in relation to odour for nearby properties. The built form of the plant is considered in keeping with the existing structures on site and will not unreasonably impact on nearby properties in respect to visual amenity.

It is noted that a review of the City's records indicate that there has not been an odour complaint lodged in relation to the site since early 2006 and that the proposed development is subject to a separate Works Approval from the Department of Environment and Conservation.

### Referrals

The application was referred to the Department of Water (DoW) for comment as the site is located in the Resource Zone where composting is considered an incompatible land use. The DoW initially objected to the proposal as they do not support any expansion of the existing composting facilities given the sites location on a public drinking water source protection area. Subsequent discussion between the applicant, DoW and the City resolved that the proposal involves a modification to the existing composting processes to include the opportunity for an energy recycling function rather than an expansion of production. The DoW has provided revised advice to the City that they have no objection to the proposal subject to conditions – see recommendation above.

### **Conclusion**

In light of the above comments, the support of the DoW and the requirement for separate DEC approval, it is recommended that Council approve the application, subject to appropriate conditions.

### **Strategic Plan/Policy Implications**

#### **Growing City**

- Reduction in energy dependency and greenhouse gas emissions within our City.

#### **Environment & Sustainability**

- A community that uses resources in a sustainable manner.
- Community and businesses that are supported to reduce resource consumption, recycle and manage waste.

#### **Employment and Economic Development**

- To pursue high value employment opportunities for our residents.

### **Budget/Financial Implications**

Nil.

## **Legal Implications**

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

## **Community Consultation**

The application was not advertised for public comment on the basis that the proposal does not represent an expansion of the existing use in respect to production or capacity and given the closed nature of the facility should not result in any off-site amenity impacts.

## **Attachments**

- (1) Location Plan
- (2) Submitted Plans

## **Advice to Proponents**

The Proponent has been advised that this matter is to be considered at the 8 November 2012 Council Meeting.

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

Nil.

### **14.9 (OCM 08/11/2012) - REVISED COCKBURN CENTRAL TOWN CENTRE DETAILED AREA PLAN INCORPORATING DESIGN GUIDELINES LOCATION: N/A OWNER: N/A APPLICANT: LANDCORP (PS/A/001) (A LEFORT) (ATTACH)**

#### **RECOMMENDATION**

That Council

- (1) approve the revised Detailed Area Plan for Cockburn Central Town Centre in accordance with Clause 6.2.15 of Town Planning Scheme No. 3;
- (2) advise the applicant accordingly; and
- (3) investigate the development of a TPS 3 provision and/or a Local Planning Policy to guide the collection and implementation of public art within the Cockburn Central Town Centre and/or across the entire City of Cockburn.

## COUNCIL DECISION

### Background

The Cockburn Central Town Centre Detailed Area Plan (DAP) was first approved by Council on 12 April 2007 for the parcel of land adjacent to the Cockburn Central Rail Station on the western side of the freeway. Since then, Stage 1 of the town centre has been subdivided and building construction on most lots has occurred or is nearing completion. Landcorp have obtained subdivision approval for Stage 2 of the town centre and have commenced civil works and are seeking interest from developers for lots in this stage. It was considered by Landcorp (and the City) an opportune time for the DAP to be revised, updated and improved.

Approval of the revised DAP is required to be considered by Council as it is outside the functions delegated to planning staff outlined in Delegation APD54 which provides for:

*‘The authority to approve Detailed Area Plans, pursuant to clauses 6.2.15 and 6.2.16 of the City of Cockburn Town Planning Scheme No. 3, other than those for Cockburn Central (Town Centre) and Port Coogee Structure Plan Areas which are to be referred to Council for consideration.’*

### Submission

The revised Detailed Area Plan presented to Council for consideration contains the following key modifications:

1. Overall formatting, layout and minor administrative changes;
2. Introduction of a revised format for provisions incorporating a mandatory and desirable criteria;
3. Introduction of dwelling diversity requirements;
4. Introduction of public art provisions;
5. Introduction of vehicle parking provisions;
6. Introduction of detailed waste and construction management provisions;
7. Inclusion of Lots 23 and 24 into the DAP;
8. Deletion of the sustainability schedule; and
9. Introduction of a signage strategy.



Provisions relating to facade types, building heights and setbacks have not been significantly modified.

## **Report**

### *Statutory Context*

Cockburn Central Town Centre is zoned 'Regional Centre' and is located in 'Development Area 23' (DA23) under the City of Cockburn's TPS 3 (TPS 3) and is also subject to a Local Structure Plan (LSP) which was adopted by Council on 12 October 2006. DA23 which is contained in Schedule 11 of TPS 3 covers the Cockburn Central Town Centre and Gateways precincts and makes provision for the adoption of a DAP pursuant to Clause 6.2.15 for any part of the development area as defined in the approved structure plan.

In accordance with the DA23 provisions and clause 6.2.15 of TPS 3, the DAP was approved to elaborate on the details of the LSP by providing clear built form guidelines for the development of lots within the Town Centre. Clause 6.2.15.8 allows the local government to vary a DAP provided the variations do not prejudice the intention of any related structure plan. The proposed modifications to the DAP will not prejudice the intention of the approved structure plan. Rather, they will provide further clarity and will result in better built form outcomes within the Town Centre.

The revised DAP has not been advertised to existing town centre residents as it is not considered to impact them. Landcorp is the landowner of the undeveloped stage 1 lots and all land within stage 2 to which the DAP applies.

### *Modifications*

### Format/Layout

The revised DAP has been reformatted with a new layout. The new format has been designed to improve the readability and usability of the document. Text within the document has been rewritten, with some areas having been summarised and other areas expanded for clarification purposes.

### Assessment Criteria

The revised DAP has introduced a form of assessment that includes mandatory development controls and design guidance which differs from the current version. This revised form of assessment provides clear and measurable mandatory controls and non-mandatory design guidance which simplifies the assessment process for planning staff and is therefore supported.

### Residential Diversity

In accordance with the Multiple Dwelling requirements of the Residential Design Codes (R-Codes), provisions for dwelling diversity has been introduced in to the revised DAP. This consists of the provision of minimum 20% one bedroom dwellings and 40% two bedroom dwellings. This will lead to a good mix of households and more affordable housing product which will result in a more socially diverse and interesting town centre.

### Public Art

The revised DAP introduces a requirement for those developing land in the town centre to submit public art elements for the approval of the Design Guideline Review Panel along with the application for Design Guidelines Endorsement. The public art will then be integrated into the design of the building. The objective of this requirement is to develop a stimulating and creative urban environment that enhances the experience of the town centre; to ensure public art is an integral part of all buildings in the town centre; and to enhance and expand the quality of the built environment to improve amenity.

The Design Guidance also refers to developments considering a contribution for public art to the public realm on or adjacent to their lot to the value of 1% of total construction cost. Whilst this would be desirable, currently the City has a Policy (PSCS16), but not a scheme provision in place to enforce the collection of these funds and/or on how monies should be spent. Therefore, Council should consider whether to further investigate whether a scheme provision relating to public art should be developed so that a developer funded public art provision or cash-in-lieu scheme may be implemented. This could also apply elsewhere within the City.

### Vehicle Parking

The previously approved DAP does not contain vehicle parking provisions as they are provided for under the 'Cockburn Central Parking Strategy' which was adopted by Council in 2007 but has no statutory weight. The strategy provides parking ratios which differ to those contained in TPS 3 and which have been utilised for Stage 1. However, the City recommended to Landcorp to include the parking provisions in the DAP so that those involved in building design and development assessment have all provisions contained in one document. Inclusion of the parking standards in the DAP also provides statutory weight to the provisions rather than reliance on a strategic document.

Upon inclusion of vehicle parking standards in the DAP the parking provisions have been reviewed as demonstrated in the comparison table below:

Land Use	Cockburn Central Parking Strategy June 2007	Proposed Parking Standards DAP
Residential	1 bay per dwelling minimum 2 bays per dwelling maximum 1 bay for one & two bedroom dwellings 2 bays for three bedroom dwellings	Dwellings < 75m <sup>2</sup> floor area - 0.75 bays per dwelling Dwellings >75m <sup>2</sup> floor area – 1 bay per dwelling Maximum of 2 bays per dwelling
Residential Visitor	10% total car parking bays (in addition to required bays)	10% total car parking bays (in addition to required bays)
Showroom	1 bay/50m <sup>2</sup> (expressed as 2 bays/100m <sup>2</sup> GFA)	1 bay/50m <sup>2</sup> gla
Retail/Shop	1 bay/25m <sup>2</sup> (expressed as 4 bays/100m <sup>2</sup> GFA)	1 bay/25m <sup>2</sup> gla
Office	1 bay/40m <sup>2</sup> (expressed as 2.5 bays/100m <sup>2</sup> )	1/50m <sup>2</sup> gla
Mixed Use (where built form facilitates Office or Retail)	1 bay/33.3m <sup>2</sup> (expressed as 3 bays/100m <sup>2</sup> )	1/33m <sup>2</sup> gla
Convertible Units	Based on residential use no further bays required on conversion from residential to commercial.	Based on residential use no further bays required on conversion from residential to commercial.
Service Bays	2 service bays/super lot.	2 service bays/super lot.
Restaurant/Cafe	No provision	1 per 6 seats/persons accommodated
Bicycles (secured) residential	1 space per 3 dwellings	1 space per 3 dwellings
Bicycles (visitors) residential	1 space per 10 dwellings	1 space per 10 dwellings
Bicycles (secured) commercial	1 space/200m <sup>2</sup> gla	10% total number of car parking bays (additional)
Motorcycles (and	No provision	5% total number of

scooters)		car parking bays (additional)
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An explanation of the changes to the vehicle parking standards is as follows:

1. The residential car parking standards have been changed to be in accordance with the multiple dwelling standards contained in R-Codes. The residential standards contained in the Cockburn Central Parking Strategy are more onerous than those in the R-Codes which is undesirable given Cockburn's Central's status as a Transit Oriented Development (TOD). The R-Code standard which has been included in the revised DAP provides a different rate depending on the size of the dwelling (rather than the number of bedrooms) and retains the maximum of 2 bays per dwelling. The minimum is reduced to 0.75 bays per dwelling for small dwellings (which may be single bedroom, studio or bedsit) and the visitor car parking remains the same;
2. Office car parking contained in the current strategy is 1/40m<sup>2</sup> which is more onerous than the TPS 3 office provision which is 1/50m<sup>2</sup>. This appears to have been an oversight and should be amended accordingly;
3. Introduction of a new standard for restaurant/cafe. The current strategy does not provide a separate standard and it is unclear whether the "retail" standard in the strategy should be used or the "restaurant" standard in TPS 3. The new standard introduced (1/6 seats/persons accommodated) is slightly less onerous than the standard in the scheme (which is 1/ 4 seats or 4 people accommodated). This is considered appropriate given the TOD nature of the development and that many restaurant patrons would comprise those living and /or working in the town centre;
4. Introduction of motorcycle (and/or scooter) bays which were not provided for in the current strategy. Feedback has been received from various residents and visitors to the town centre that there is a distinct lack of motorcycle parking which is why the provision has been included. This also may assist in discouraging car dependence for residents, workers and visitors to the Town Centre.

### Signage

The revised DAP contains templates for marketing and advertising signage to ensure that signage is consistent and that the Cockburn Central Town Centre branding. This will contribute to the sense of

place which will reinforce the town centre as a key destination within the City of Cockburn.

#### Car Park Sites (Lots 23 & 24)

Lots 23 and 24 within the Town Centre are owned by the Landcorp and leased to the Public Transport Authority (PTA) for use a park and ride facilities associated with the rail station. The leases are approximately 5 years into the 20 year lease period and the vision for these sites is for development to occur on expiry of the leases. The acknowledgement of these sites as future development sites on the DAP is important. In response to this, these sites have been recognised on the Facade Type Masterplan with a reference that facade types are to be determined at a later date.

#### Waste and Construction Management Provisions

In response to experiences during the implementation of stage 1, more detailed waste and construction management provisions have been introduced into the DAP. These provisions will provide applicants and development assessment staff with a clear, detailed set of requirements which aim to minimise disruption to the town centre during construction and ensure that waste management is considered early in the design stage.

#### Sustainability Schedule

The current DAP includes a sustainability schedule which in some cases contradicts the requirements of the National Construction Code. Also, many items in the schedule are not known at the planning application stage and are difficult for the City to mandate and enforce compliance (such as types of AAA rated dish washers and washing machines). The sustainability provisions in the modified DAP focus on higher level building design requirements including solar access, openings and ventilation, screens and awnings, shading and water conservation as well as a requirement for buildings to achieve a minimum 5 star NatHERS rating which supersedes the requirements of the current DAP.

#### Conclusion

The revised DAP for the Cockburn Central Town Centre is supported for the following reasons:

1. The proposed assessment format incorporating mandatory and design guidance criteria provides more clarity for applicants and assessment staff.

2. The introduction of residential dwelling diversity provisions brings the document in line with the most recent version of the R-Codes and will assist in the provision of different dwelling sizes to suit a variety of residents and household types.
3. The inclusion of vehicle car parking and the TPS 3 use class permissibility into the DAP provides all design and assessment requirements in one integrated document, provides statutory weight in lieu of the current parking strategy which has not been adopted as a planning instrument and brings the DAP in accordance with the parking requirements of the R-Codes for multiple dwellings.
4. The introduction of public art provisions will add to the social fabric of the town centre and provide an impetus for the City to develop a comprehensive policy and/or amend TPS 3 to effect implementation.
5. Modifications to the signage provisions ensure that marketing and advertising signage is cohesive and will assist in branding of the town centre.
6. Deletion of the sustainability schedule which was considered to potentially conflict with requirements of the National Construction Code and included provisions which were unknown during the planning phase.
7. The general building design provisions (e.g. heights, setbacks) and facade types have not substantially changed as these are considered to have achieved good built form outcomes in stage 1.
8. The modifications will result in better built form outcomes for the remaining stage 1 lots and for the future stage 2 lots and will not negatively affect current town centre residents or other affected stakeholders.

## **Strategic Plan/Policy Implications**

### **Growing City**

- Diversity of housing to respond to changing needs and expectations.

### **Community & Lifestyle**

- Community environments that are socially cohesive and embrace diversity.

### **A Prosperous City**

- Sustainable development that ensures Cockburn Central becomes a Strategic Regional Centre.

### **Moving Around**

- Infrastructure that supports the uptake of public transport and pedestrian movement.

### **Budget/Financial Implications**

N/A

### **Legal Implications**

N/A

### **Community Consultation**

The revised Detailed Area Plan has not been subject to community consultation. The proposed changes to the DAP are not considered to impact on the amenity of any nearby resident and Landcorp owns all the land within the land subject to the changes.

### **Attachment(s)**

Revised Detailed Area Plan

### **Advice to Proponent(s)/Applicant**

The Proponent(s) has been advised that this matter is to be considered at the 8 November 2012 Council Meeting.

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

Nil.

## **15. FINANCE AND CORPORATE SERVICES DIVISION ISSUES**

### **15.1 (OCM 08/11/2012) - LIST OF CREDITORS PAID - SEPTEMBER 2012 (FS/L/001) (N MAURICIO) (ATTACH)**

#### **RECOMMENDATION**

That Council receive the List of Creditors Paid for September 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 September 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**

#### **Leading & Listening**

- Effective and constructive dialogue with all City stakeholders.
- A responsive, accountable and sustainable organisation.

### **Budget/Financial Implications**

N/A

### **Legal Implications**

N/A

### **Community Consultation**

N/A

### **Attachment(s)**

List of Creditors Paid – September 2012.

### **Advice to Proponent(s)/Submissioners**

N/A



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

Nil.

### 15.2 (OCM 08/11/2012) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - SEPTEMBER 2012 (FS/S/001) (N MAURICIO) (ATTACH)

#### RECOMMENDATION

That Council adopt the Statement of Financial Activity and associated reports for September 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 \$71.9M was \$11.1M higher than the revised YTD budget target of \$60.8M at the end of September 2012. The revised budget closing funds position (currently showing a \$134k surplus) 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 \$83.9M is tracking ahead of budget by \$2.6M. The key contributor to this result is \$1.8M of additional revenue from Waste Services fees & charges. Rates and interest earnings are collectively \$0.4M ahead of budget targets and Human Services grant funding is also \$0.5M ahead of the budget.

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

#### Operating Expenditure

Operating expenditure (including depreciation) is tracking under budget by an overall \$3.0M.

Financial Services are \$0.5M under budget due to the final instalment of insurance premiums not yet received at month end. Parks and Environment Services have a current underspend surplus of \$0.7M.

Waste Services is over budget by \$0.6M due to an additional accrual of landfill levy.

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

The following table shows operating expenditure budgetary performance at a nature and type level:

Nature or Type Classification	Actual	YTD Amended Budget	Variance to Budget
	\$	\$	%
Employee Costs	\$9.09M	\$9.64M	5.7%
Materials and Contracts	\$6.81M	\$8.34M	18.3%
Utilities	\$0.85M	\$1.14M	25.4%
Insurances	\$1.00M	\$1.47M	31.7%
Other Expenses	\$2.64M	\$2.22M	-19.3%
Depreciation (non cash)	\$5.15M	\$5.54M	7.2%

Other expenses are impacted by the additional accrual of landfill levy.

### Capital Expenditure

The City's capital budget has incurred expenditure of \$10.1M versus the YTD budget of \$24.6M, resulting in a ytd variance of \$14.5M.

Building works in progress contributes \$6.8M and Roads works in progress contributes \$3.3M to the variance.

This demonstrates that the cash flow budgets for major projects are not very accurate and the Engineering division will be revising these in the coming months.

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

### Capital Funding

Settlement of land sales is \$15.7M behind budget targets, comprising mainly the sale of lot 9001 Ivankovich Ave (\$11.9M balance owing) and Grandpre Crescent development (\$2.1M balance still to settle).

Grants and developer contributions were collectively \$1.1M below YTD targets.

Loan funds of \$1.0M are still to be raised causing a \$0.75M variance at September month end. These will be raised in the second half of the year as it is expected lending rates might fall further.

Transfers to and from Reserves are \$15.0M and \$10.8M behind budget respectively. These are correlated with capital underspending and reduced capital income from land sales.

### Cash & Investments

Council's cash and current/non-current investment holdings increased to \$113.2M (from \$99.8M at the end of August). This has risen in line with the collection of property rates and charges.

\$58.9M of this total cash and investment holding represents the City's cash reserves.

Another \$5.4M of the cash position represents funds held for other restricted purposes such as bonds, restricted grants and capital infrastructure contributions. The remaining balance of \$48.9M represents the cash and investment component of the City's working capital, available to fund ongoing operations and the capital program.

The City's investment portfolio made an annualised return of 5.37% for the month, down from 5.47% the previous month. The benchmark BBSW performance for September was 3.88%.

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 100 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 interest budget was premised on a reduced investment earnings capacity as interest rates are likely to continue facing downward pressure and the balance of funds to invest 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**

#### **Leading & Listening**

- A responsive, accountable and sustainable organisation.
- Manage our financial and infrastructure assets to provide a sustainable future.
- A culture of risk management and compliance with relevant legislation, policy and guidelines

### **Budget/Financial Implications**

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) and may need to be addressed at the mid-year budget review.

### **Legal Implications**

N/A

### **Community Consultation**

N/A

### **Attachment(s)**

Statement of Financial Activity and associated reports – September 2012.

### **Advice to Proponent(s)/Submissioners**

N/A

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

Nil.

### 15.3 (OCM 08/11/2012) - 2011/12 CARRIED FORWARD WORKS AND PROJECTS & CLOSING MUNICIPAL FUNDS (FS/B/001) (N MAURICIO) (ATTACH)

#### RECOMMENDATION

That Council

- (1) adopt the post audit Statement of Financial Activity and associated reports for June 2012;
- (2) amend the 2012/13 budget by adding the Carried Forward Works and Projects as set out in the schedule attached to the agenda and summarised in the following table:

Capital Expenditure	20,252,187
Operating Expenditure	207,974
Transfers to Reserves (Saving)	13,897,727
Capital Income – Sale of Asset Proceeds	(14,112,727)
Transfers from Reserves (Funding)	(14,262,544)
Grants & Contributions	(3,442,888)
Restricted Funds	(19,685)
<b>Municipal Funding required for carried forwards</b>	<b>(2,520,044)</b>

- (3) amends the 2012/13 budget by bringing in the 2011/12 closing municipal funds and allocating these as follows:

Closing funds as per June 12 Statement of Financial Activity (budget surplus)	6,355,912
Less: Municipal funding required for carried forwards*	(2,520,044)
Less: Transfer to Community Infrastructure Reserve	(3,835,868)
Net Impact on budget position	Nil

#### COUNCIL DECISION

#### Background

When Council adopted its Budget for the 2012/13 financial year at the June meeting, carried forward works and projects were not included as

they were unknown at that time. Post 30 June 2012 end of financial year processing and external audit activities have now been concluded for the 2011/12 year, allowing the closing municipal position and value of carried forward works and projects to be declared.

### **Submission**

N/A

### **Report**

The interim statement of financial activity presented to the August Council meeting showed closing municipal funds of \$6,387,207. Now that end of financial year processing has been completed and the final figures calculated, the closing funds position has changed to \$6,355,912 (a net reduction of \$31,295). This position is consistent with the figures included in the audited annual financial statements presented to the October meeting of the Audit & Strategic Finance Committee.

The closing funds incorporate the municipal funding requirement for carried forward works and projects. A schedule of the carried forwards is attached to the Agenda, showing a net municipal funding requirement totalling \$2,520,044.

This leaves an uncommitted balance of \$3,835,868 to be addressed. As per Council policy SC34 Budget Management, surplus closing municipal funds identified at the end of each financial year are to be transferred to reserves or other financial contingencies with the objective of attaining the target values set. Accordingly, it is proposed that this amount be transferred into the Community Infrastructure Reserve.

Council is required to adopt the carried forward works and projects as amendments to the 2012/13 budget. The carried forward works and projects include capital and operating expenditure totalling \$20,460,161. These are funded from reserves, grants and contributions, in addition to municipal funding.

Whilst there are 153 projects carried forward, 38 of these comprise 96% of the total expenditure value and the top ten comprise 61% of the value. Most of the larger projects represent works in progress as they are taking longer to deliver due in part to resourcing issues and regulatory impacts.

Also carried forward are outstanding asset sales totalling \$14,112,727, comprised primarily of land sales and some plant trade-ins. This includes the \$11.85M balance owing on the sale of lot 9001 Ivankovich

Ave for \$12.1M. These funds are channelled into the Land Development and Investment Fund Reserve as per Council's Land Development Strategy.

### **Strategic Plan/Policy Implications**

#### **Leading & Listening**

- A responsive, accountable and sustainable organisation.
- Manage our financial and infrastructure assets to provide a sustainable future.
- A culture of risk management and compliance with relevant legislation, policy and guidelines

### **Budget/Financial Implications**

The 2012/13 Budget will be amended to include \$6,355,912 of opening funds brought forward from 2011/12 and the carried forward works and projects from 2011/12.

### **Legal Implications**

N/A

### **Community Consultation**

N/A

### **Attachment(s)**

1. Statement of Financial Activity and associated reports – June 2012.
2. 2011/12 Schedule of Carried Forwards.

### **Advice to Proponent(s)/Submissioners**

N/A

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

Nil.



## 16. ENGINEERING AND WORKS DIVISION ISSUES

### 16.1 (OCM 08/11/2012) - PROPOSED NATURAL AREA MANAGEMENT STRATEGY 2012 - 2022 (1) (HS/E/004) (C. BEATON) (ATTACH)

#### RECOMMENDATION

That Council:

- (1) adopt the proposed Natural Area Management Strategy (NAMS) 2012 – 2022, as shown in the attachment to the Agenda;
- (2) prepare the 2013/14 budget submission on the basis of the financial model outlined at option 2; and
- (3) consider and present the long term funding implications of the Natural Area Management Strategy in the Long Term Financial Plan currently being prepared.

#### COUNCIL DECISION

#### Background

Presently the City of Cockburn has management responsibility for more than 82 separate bushland reserves, many of which contain wetlands. The total area contained within reserves is approximately 1091 hectares. In line with Councils Bushland Conservation policy it is expected that more natural areas will become the responsibility of Council as green field development continues.

A Natural Area Management Strategy (NAMS) is required to ensure that the Cities natural areas are managed in a manner that will maintain and enhance biodiversity, ecological function and ensure that these areas are available for future generations to enjoy. The need for a NAMS is further justified due to the expected impacts of climate change and the need to build resilience within our natural areas by addressing existing threats.

#### Submission

N/A

## Report

The Natural Area Management Strategy outlines an approach to manage the Cities natural areas and to build and enhance Council's capacity to effectively manage these areas for the conservation of biodiversity and ecological function.

The management approaches identified within the NAMS will enhance the overall condition of the existing bushland with the ultimate long term goal of upgrading the condition of all of Councils natural areas to a minimum vegetation condition rating of good or better.

The main threats to our natural areas are considered to be environmental weeds, feral animals, illegal access, illegal rubbish dumping, increased fire frequency, disease such as dieback, untreated storm water and climate change.

A series of management actions have been identified to address each of these threats and future funding requirements have been noted.

Implementation of this strategy will provide long-term benefits to the City through the following areas:

- Economic benefits: The cost of managing existing issues will continue to grow if left unchecked and therefore, it is more cost-effective to implement actions in the short and medium rather than long term.
- Increased public amenity: Through enhancement of bushland condition and provision of access points and trails.
- Meet public expectations for bushland management: Through more intensive maintenance regimes.
- Conservation of biodiversity by the protection and enhancement of natural areas.
- Maintain genetic diversity: Through the creation of bushland corridors and enhancement of habitat.
- Offset greenhouse gas emissions: Revegetating degraded areas captures and stores carbon.
- Retain the uniqueness of the City of Cockburn: By retaining, conserving and enhancing our unique natural areas.
- Reducing bushfire risks: By reducing the amount of weeds and thus the fuel loads.

A reduction in bushland condition would be deleterious to native fauna and flora, suburban amenity, release greenhouse gases and not be aligned with community expectations.

It is important that our natural areas are prioritised for management and allocated appropriate resources. The NAMS outlines a prioritisation system which can be used to evaluate the importance of our natural areas to ensure that resources are expended in a cost effective manner.

Three funding options have been considered the primary difference being the length of time to reach the desired funding per hectare calculated to achieve the goal of having all of the bushland in the City reach a vegetation condition rating of good or better.

Option 1 proposes a 30 year time frame, Option 2 a 35 year timeframe and Option 3 a 40 year timeframe.

Each option is similar with the main difference being the years in which additional bushland maintenance teams are employed.

### **Strategic Plan/Policy Implications**

#### **Governance Excellence**

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

#### **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**

Funding Option 1: Three additional bushland maintenance team employed in 2013/14, 2016/17 and 2020/21 at an estimated increase in costs of \$957,390 over 10 years.

Funding Option 2: Two additional bushland maintenance teams employed in 2016/17 and 2020/21 as proposed in the Plan for the District 2010-2020 at an estimated cost of \$685,965 over 10 years.

Funding Option 3: One additional bushland maintenance team employed in 2019/20 at an estimated cost of \$370,125 over 10 years.

These costs do not consider general forecast cost increases.

**Legal Implications**

N/A

**Community Consultation**

N/A

**Attachment(s)**

Natural Area Management Strategy

**Advice to Proponent(s)/Submissioners**

N/A

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

Nil.

**16.2 (OCM 08/11/2012) - THE STATE OF SUSTAINABILITY REPORT 2012 (HS/E/003) (H JESTRIBEK) (ATTACH)**

**RECOMMENDATION**

That Council adopt the State of Sustainability Report 2012.

**COUNCIL DECISION**

**Background**

In 2011, Council adopted its inaugural *State of Sustainability (SoS) Report*, which enabled the City to transparently communicate its progress towards sustainability. This report is the City's expression of its key areas of focus in sustainability, *Governance, Society, Economy and Environment*, reflecting a TBL+1 system of reporting.

As part of the original adoption, Council requested that the report be reviewed annually to ensure results are being achieved and Key Performance Indicators remain current.

On March 8 2012, Council adopted the City's Sustainability Strategy, which, guided by Policy SC37, is the overarching document for sustainability in the City to 2016. On June 14 2012, Council adopted the Sustainability Action Plan (SAP). The SoS is the annual reporting mechanism through which progress toward achieving the SAP can be transparently communicated to the Community.

The next stage will be to present an updated SAP to Council in March 2013, to inform the next SoS report.

### **Submission**

N/A

### **Report**

The SoS Report aligns with section 1.3 (3) of the *Local Government Act 1995* and the City's corporate approach to strategic planning and reporting. Because this report is aligned to the 11/12 financial year, it is relevant to the City's Corporate Strategic Plan 2006 – 2016.

The SoS Report is in line with the City's amended Policy SC37 and its definition of sustainability as adopted by Council at its meeting on 13 October 2011. The City's definition of sustainability is:

*Pursuing governance excellence to meet the needs of current and future generations through integration of the environment, society and economy.*

The SoS Report is structured along the four sustainability themes of Environment, Social and Economic plus Governance, which reflects a modern triple bottom line plus one (TBL+1) approach to sustainable development.

The KPI's in the Report were developed in conjunction with the Executive and Strategic Business Managers and directly relate to the sustainability principles contained in the Sustainability Strategy.

The report also uses the traffic light symbols to provide a visual snapshot of progress towards achieving a particular KPI.

Green indicates that the City is on track in achieving its stated KPI; Amber indicates that while the City is making progress, more work is needed; and Red indicates that the City is yet to make progress in achieving a particular KPI.

A summary of the KPIs under the four TBL+1 headings and main achievements are provided below.

### Governance

The SoS reports on 19 KPIs that measure the City's current progress towards achieving Governance Excellence. The City is making progress toward achieving 17 of its 19 KPIs in this area (12 are complete.)

### Environment

The SoS reports on 14 KPIs that measure the City's current progress towards achieving Environmental Management. The City is making progress in achieving 9 of its 14 KPIs in this area (5 are complete).

### Society

The SoS reports on 16 KPIs that measure the City's current progress towards achieving a more socially equitable, diverse and inclusive community. The City is making progress toward achieving 16 of its 17 KPIs in this area (11 are complete).

### Economy

The SoS reports on 16 KPIs that measure the City's current progress towards achieving Financial Management. The City is making progress in achieving 11 of its 16 KPIs in this area (Five are complete).

## **Strategic Plan/Policy Implications**

### **Growing City**

- To grow our City in a sustainable way by: using land efficiently, protecting the natural environment and conserving biodiversity.

### **Infrastructure**

- Community facilities that meet the diverse needs of the community now and into the future.

### **Environment & Sustainability**

- To protect, manage and enhance our natural environment, open spaces and coastal landscapes.

### **Moving Around**

- An integrated transport system which balances environmental impacts and community needs.

**Budget/Financial Implications**

N/A

**Legal Implications**

N/A

**Community Consultation**

N/A

**Attachment(s)**

1. State of Sustainability Report 2012.

**Advice to Proponent(s)/Submissioners**

N/A

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

Nil.

**17. COMMUNITY SERVICES DIVISION ISSUES**

**17.1 (OCM 08/11/2012) - 2011/12 ANNUAL REPORT ON RECONCILIATION ACTION PLAN (CR/M/113) (G BOWMAN) (ATTACH)**

**RECOMMENDATION**

That Council receive the Reconciliation Action Plan Progress Report for 2011/12.

**COUNCIL DECISION**

**Background**

*At the Ordinary Council Meeting held in May 2011 Council resolved to:*

- (1) *adopt the City of Cockburn Reconciliation Action Plan, as attached to the Agenda; subject to confirmation of the spelling of the word "Nyungar" by the Aboriginal Reference Group;*
- (2) *ensure that any financial implications of the Plan are included for consideration in Council's Strategic and Annual Budget planning documents; and*
- (3) *require a progress report to be received by Council in July 2012.*

### **Submission**

N/A

### **Report**

Following the Council decision in May 2011, the City commenced implementation of the Reconciliation Action Plan (RAP) 2011 – 2013.

The City also confirmed with the Aboriginal Reference Group the spelling of the word "Nyungar" contained within the Reconciliation Action Plan which was the preferred spelling by the majority of the members.

### **The Reporting Process**

Reconciliation Australia is a national not-for-profit community organisation that assists other organisations Australia-wide to develop Reconciliation Action Plans (RAP's), and is the designated body which oversees this national RAP development and reporting process.

There is a requirement by Reconciliation Australia that an annual report be provided to them on the progress of each organisation's RAP in achieving the identified measurable targets.

City of Cockburn was advised in 2012 that it would be able to complete an Annual Impact Measurement Report for Reconciliation Australia, instead of an annual progress report, as previously required. By doing this, organisations also contribute to Reconciliation Australia's commitment to measure and report on the collective impact of RAPs through the Annual RAP Impact Measurement Report.

The RAP Impact Measurement Questionnaire, which the City completed, has been designed to provide a simple, transparent, and time-effective way for RAP partners to report. Through the Questionnaire, Reconciliation Australia (RA) collects both quantitative and qualitative data relating to the three RAP categories, Relationships, Respect, and Opportunities, and covering a number of



key indicators, for example: partnerships with Aboriginal and Torres Strait Islander organisations, the implementation of cultural awareness training, and Aboriginal and Torres Strait Islander employment.

The City's Impact Measurement Report was sent to Reconciliation Australia in July 2012. It is included here as an attachment and will also be made available to the public on the City's website.

### Summary of Achievements in first year of the RAP

The City of Cockburn was the first Local Government in the Perth Metro area to complete and adopt a Reconciliation Action Plan (RAP) under the present system overseen by Reconciliation Australia. It is now into the second year of the City's RAP and will be reviewing and developing a new 2 year RAP within this financial year for 2013-15.

Currently 80% of all Actions outlined in the RAP have been achieved so it is realistic to expect that 100% will be completed by June 2013 as planned.

The requirements by Reconciliation Australia in approving each RAP is that it is realistic and achievable, so that organisations can be accountable and taking clearly identified steps forward. The City of Cockburn is on track to achieve all actions for its first RAP.

Some of the more significant and tangible achievements of the Plan are listed below:

1. **Steering Group and administrative support**  
A casual administrative assistant was required to support the functions of the RAP Steering Group, follow up on RAP Actions with other staff and assist the Aboriginal Community Development Officer and the Family Services Manager to report progress on the RAP. This was for 2 hours/week.
2. **Cultural Bus Tour**  
These community cultural tours are held in Reconciliation Week, May, each year. In 2011 a bus tour was organised in partnership with other Local Government Authorities and the Walyalup Reconciliation Group, to visit local Aboriginal heritage sites, with about 60 people attending. A similar event was held in May 2012, once again with the same partners, and similar attendance. Positive feedback has been received from these events.
3. **Printing of Aboriginal History Brochure**  
This was completed, as well as ensuring the booklets are distributed generally to the public via front counter and at

events, there is also a strategy to deliver to schools in partnership with the District Department of Education, who will train school staff in the use of the history booklets in the classroom.

4. Installation of 4 flag poles at Administration Building  
This was completed in time for Naidoc Week 2012, and the Aboriginal and Torres Strait Islander flags now fly daily, as well as being raised again in Flag Raising Ceremonies.
5. Feasibility Study for an Aboriginal Cultural Centre  
Contingent upon matching municipal funds from a TQUAL grant application. The \$15,000 grant funding was achieved and the feasibility study completed, with recommendations now being discussed through consultation with a range of people and community.

See attachments for detail of the actions achieved and on-going progress.

### **Strategic Plan/Policy Implications**

#### **Infrastructure**

- Facilities that promote the identity of Cockburn and its communities.

#### **Community & Lifestyle**

- The significance and richness of our local Indigenous people and diverse multicultural community will be recognised and celebrated.

#### **Leading & Listening**

- Effective and constructive dialogue with all City stakeholders.

Policy SC45 'Flying of Flags – City of Cockburn Administration Building' refers.

Policy SC44 'Acknowledgement of Traditional Owners' refers.

### **Budget/Financial Implications**

As contained in the Plan, the net cost to Council for 2011/12 financial year was \$31,200 which is made up of the following items:

- \$3,500 RAP Steering Group and administrative support
- \$2,000 Cultural Bus Tour
- \$3,000 printing of Aboriginal History Brochure
- \$4,700 installation of 4 flag poles at Administration Building
- \$15,000 Feasibility Study for an Aboriginal Cultural Centre with Matching grant funds of \$15,000
- \$3000 Aboriginal Student Award

**Legal Implications**

N/A

**Community Consultation**

N/A

**Attachment(s)**

1. City of Cockburn Reconciliation Action Plan 2011-2013 Impact Measurement Questionnaire and Report 2012.
2. RAP Actions 2011/12 update.

**Advice to Proponent(s)/Submissioners**

N/A

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

Nil.

**17.2 (OCM 08/11/2012) - AMENDMENT TO CITY OF COCKBURN LOCAL LAW - CONSTRUCTION OF FIRE BREAKS (RS/J/002) (R AVARD) (ATTACH)**

**RECOMMENDATION**

That Council:

- (1) pursuant to sec.3.12 of the Local Government Act, 1995, make a local law to amend the City of Cockburn (Local Government Act) Local Law, 2010, by repealing Part IIA – Firebreaks and Related Matters;
- (2) give State-wide public notice stating that:
  1. A copy of the proposed local law may be inspected or obtained at any place specified in the notice.
  2. Submissions about the proposed local law may be made to the City before the day specified in the notice, being not less than 6 weeks after the notice is given.
- (3) provide a copy of the proposed local law and notice to the Minister for Local Government and Minister for Emergency Services;

- (4) prior to further consideration of the amendment by Council, refer the matter to the Bushfire Reference Group and the Banjup Residents Group for consideration and comment; and
- (5) further consider the content of the annual firebreak notice for the 2013/14 period following the forthcoming fire season.

## **COUNCIL DECISION**

### **Background**

Council at its meeting of 13 September, 2012, resolved to defer the decision on the firebreak period applicable to properties in the District to enable further consultation between residents, Council and Cockburn Bushfire Reference Group.

Submissions were received from the Banjup Residents Group and Mr Stephen Dobson in a private capacity and have been previously considered by Council. The Banjup Residents Group also presented a delegation to the September, 2012, meeting of Council on this matter.

Subsequent to the Council decision of September, 2012, elected members on the Bushfire Reference Group and officers of the City met with representatives of the Banjup Residents Group to seek to come to an understanding of the concerns of the Group and a means by which these concerns could be addressed.

The matter was again considered by the Cockburn Bushfire Reference Group at a meeting on 9 October, 2012, where the general intent of the proposed amendments was again supported.

### **Submission**

N/A

### **Report**

It is evident that changes to local laws is a lengthy and complex process that takes some time which mitigates against making expedient changes that may be necessary. The consultation to date with stakeholders has demonstrated a great deal of difference in views on firebreak periods and requirements.

Section 33 of the Bush Fires Act provides for two provisions available to local governments in regards to matters relating to dates by which firebreaks and fire mitigation measures on land within the district must be completed and maintained.

These are:

1. Local governments may make local laws in regards to dates by which firebreaks and fire mitigation measures on land within the District must be completed and maintained.
2. Local governments may adopt through Council and publish a notice relating to dates by which firebreaks and fire mitigation measures on land within the District must be completed and maintained.

It is proposed that given the time taken and the complexity of changing local laws, that Council adopt option 2 above which will require the City of Cockburn to repeal part IIA – Firebreaks and Related Matters in the *City of Cockburn (Local Government Act) Local Law, 2010*.

**Purpose:** To repeal the requirement to make notices in regards to dates by which firebreaks and fire mitigation measures on land within the district must be completed and maintained from *City of Cockburn (Local Government Act) Local Law, 2010*.

**Effect:** To create the power for notices of dates by which firebreaks and fire mitigation measures on land within the District must be completed and maintained under sec 33 of the *Bush Fires Act, 1954*, which allows Council to adopt bush fire control and prevention notices without creating and amending local laws.

### *Summary*

The City of Cockburn Local Laws, 2010, part IIA – Firebreaks and Related Matters, stipulates the dates by which firebreaks and fire mitigation measures on land within the District must be completed and maintained.

Therefore any changes that are adopted by Council in regards to this matter could create inconsistency between the annual fire break notice issued by Council and the local law. The Bush Fires Act section 33 (5d) provides that where provisions of local laws made under this section are inconsistent with those of a notice given under section 33(1), 34 or

35, the provisions of that notice shall, to the extent of the inconsistency, prevail.

It is therefore considered good practice to repeal the City of Cockburn local laws, 2010, Part IIA – Firebreaks and Related Matters, in order to let the provisions of the Bush Fires Act prevail. This will allow for Council to be able to adopt notices in regards to the dates by which firebreaks and fire mitigation measures on land within the District must be completed and maintained without confusion and to amend these, as required, when necessary, by Council resolution.

In the mean time Officers will confer with the Bushfire Reference Group and Banjup Residents Group and refer this matter to Council before the start of the 2013/2014 fire break period. If considered necessary, a supplementary policy may be formulated by Council to provide guidance on bush fire control and prevention.

### **Strategic Plan/Policy Implications**

#### **Growing City**

- To grow our City in a sustainable way by: using land efficiently, protecting the natural environment and conserving biodiversity.

#### **Community & Lifestyle**

- Safe communities and to improve the community's sense of safety.

#### **Leading & Listening**

- A responsive, accountable and sustainable organisation.

### **Budget/Financial Implications**

N/A

### **Legal Implications**

The *Local Government Act, 1995*, section 3.12, states the requirements to be followed for proposed amendments to local laws.

### **Community Consultation**

The amendment to a local Law requires public advertising and notification. In addition, the Bushfire Reference Group and the Banjup Residents Group will be directly consulted on the proposal.

### **Attachment(s)**

Proposed amendment – City of Cockburn (Local Government Act) Amendment Local Law 2012 – Firebreaks.

### **Advice to Proponent(s)/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 8 November 2012 Council Meeting.

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

Nil.

#### **18. EXECUTIVE DIVISION ISSUES**

#### **19. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

#### **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**

##### **23.1 (OCM 08/11/2012) - MINUTES OF CHIEF EXECUTIVE OFFICER PERFORMANCE AND SENIOR STAFF KEY PROJECTS APPRAISAL COMMITTEE MEETING - 25 OCTOBER 2012 (CC/P/098) (S CAIN) (ATTACH)**

#### **RECOMMENDATION**

That Council receive the Minutes of the Chief Executive Officer Performance and Senior Staff Key Projects Appraisal committee dated 25 October 2012 as attached to the Agenda, and adopt the recommendations contained therein.

**TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL**

#### **COUNCIL DECISION**

## **Background**

The Chief Executive Officer Performance and Senior Staff Key Projects Appraisal Committee met on 25 October 2012. The minutes of that meeting are required to be presented to Council and its recommendations considered by Council.

## **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.

## **Strategic Plan/Policy Implications**

### **Leading & Listening**

- A skilled and engaged workforce.
- A culture of risk management and compliance with relevant legislation, policy and guidelines

## **Budget/Financial Implications**

Committee Minutes refer.

## **Legal Implications**

Committee Minutes refer.

## **Community Consultation**

N/A

## **Attachment(s)**

Minutes of the Chief Executive Officer Performance and Senior Staff Key Projects Appraisal Committee 25 October 2012 are provided to the Elected Members as confidential attachments.



### **Advice to Proponent(s)/Submissioners**

The CEO and Senior Staff have been advised that this item will be considered at the 8 November 2012 OCM.

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

Committee Minutes refer.

## **24 (OCM 08/11/2012) - 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 GRANTS & DONATIONS COMMITTEE  
MEETING HELD ON TUESDAY, 16 OCTOBER 2012 AT 6:00 PM

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# CITY OF COCKBURN

## MINUTES OF THE GRANTS & DONATIONS COMMITTEE MEETING HELD ON TUESDAY, 16 OCTOBER 2012 AT 6:00 PM

### PRESENT:

Mr K Allen	-	Deputy Mayor (Presiding Member)
Mr L Howlett	-	Mayor
Mr T Romano	-	Councillor
Mrs C Reeve-Fowkes	-	Councillor
Mr B Houwen	-	Councillor
Ms L Smith	-	Councillor

### IN ATTENDANCE:

Mr R. Avard	-	Manager, Community Services
Ms J. Greenaway	-	Grants & Research Officer

### 1. DECLARATION OF MEETING

The Grants and Donations Committee Chairman, Cr Allen, declared the meeting open at 6:13 pm.

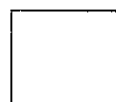
### 2. APPOINTMENT OF PRESIDING MEMBER (If required)

NA

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

No written declarations of interests were received. Cr Smith verbally declared a financial interest in a portion of Item 9.2 as Chief Executive Officer of Halo Leadership and Development College. It was decided by the Committee that the portion of Item 9.2 relating to Halo Leadership and Development College be considered as a new Item 9.3 to allow Cr Smith to debate and vote on Item 9.2.

### 4. APOLOGIES & LEAVE OF ABSENCE



Apologies were received from Cr Oliver.

**5. CONFIRMATION OF MINUTES**

**5.1 (MINUTE NO 57) (GAD 16/10/2012) - MINUTES OF THE GRANTS AND DONATIONS COMMITTEE MEETING -16/07/2012**

**RECOMMENDATION**

That Council adopt the Minutes of the Grants and Donation Committee Meeting held 16 July 2012 as a true and accurate record.

**COMMITTEE RECOMMENDATION**

MOVED Cllr C Reeve-Fowkes SECONDED Cllr L Smith

**CARRIED 6/0**

**COUNCIL DECISION**

**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**

**9.1 (MINUTE NO 58) (GAD 16/10/2012) - TOBY PLAYPAD (CR/G/003) (R AVARD) (ATTACH)**

**RECOMMENDATION**



That Council:

- (1) allocate \$5,000 in the Grants and Donations budget for 50 TOBY Playpad software applications for use for families who have a child or children with autism;
- (2) adopt the eligibility criteria as attached to the Agenda; and
- (3) allocate the funds in accordance with Delegated Authority ACS2.

**COMMITTEE RECOMMENDATION**

MOVED Cllr L Smith SECONDED Cllr C Reeve-Fowkes that Council:

- (1) allocate \$5,000 in the Grants and Donations budget for 50 TOBY Playpad software applications for use for families who have a child or children with autism;
- (2) adopt the eligibility criteria as attached to the Agenda;
- (3) allocate the funds in accordance with Delegated Authority ACS2;and
- (4) provide a report to the 2013 Grants and Donation Committee meeting for budget allocation providing a review of the subsidy including survey results from recipients.

**CARRIED 6/0**

**COUNCIL DECISION**

**Reason for Decision**

The Committee requested a review of the subsidy before the allocation of the 2013/14 budget to evaluate the value to the community.

**Background**

On the 22 of August the Mayor submitted a draft notice of motion to be included in the agenda of the October Grants and Donations committee as detailed below:

That Council:

1. Provide \$5,000 from the 'Donations' category for the purchase of 50 TOBY Playpad software applications;
2. The TOBY Playpad software applications to be provided for by families who have a child or children with autism;
3. The City promote the concept through WALGA to encourage other local governments to contribute to the program; and
4. The City to engage with the business community in terms of encouraging contributions for the purchase of TOBY Playpads for families who have a child or children with autism.

### **Submission**

N/A

### **Report**

TOBY Playpad is a unique, therapist-designed Early Intervention Ipad application for children with Autism. It is a Western Australian developed application specifically made to be used on the Apple Ipad only. The cost of this application is \$100. The application is aimed at children with autism (or who are suspected to be autistic) between the ages of 2-7 years of age who are mostly non verbal with their communication. This application is less useful for children who are able to communicate verbally or have a more mild case of autism.

The nature of Ipad applications (or apps) is that they are purchased through the Application site (or App store) located on the individuals Ipad. Once this has been purchased, the application is automatically downloaded to the device. The Application can only be purchased by someone who has an Apple Itunes account. The log in details for this account is unique to each individual.

The TOBY Playpad is unique to each individual, that is, it tracks progress and then tailors daily activities according to the skill level of the person using it, this could present an issue if there are more than two members of the family who have autism who wish to use this application. To track information and to utilise the capacity of the TOBY a family would need to have separate Ipads for each individual that wishes to track progress. Furthermore as the application can only be used by one individual it could not be used in libraries or schools or by services such as the Early Years Program.



The limitations of software application and the hardware required to use the application means that it may be harder to access by low income earners or those without the resources to purchase an ipad thus limiting the support to those that are already in a position to purchase an Ipad or those that already own an Ipad.

On the basis of the information provided above it is proposed that should Council proceed to allocate funds for the purchase of this application it be in accordance with the application criteria as attached to the agenda.

### **Strategic Plan/Policy Implications**

#### **Lifestyle and Aspiration Achievement**

- 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.

### **Budget/Financial Implications**

N/A

### **Legal Implications**

N/A

### **Community Consultation**

Consultation with Gavin Pitman, the Local Area Coordination Area Manager for Cockburn-Kwinana, about the TOBY Playpad was well received. Gavin supported the application as an effective tool in assisting families of children with autism of which he estimated approximately 70 children within the City of Cockburn could potentially benefit from the use of this application.

Members of the Disability Reference Group on the 2nd of October also offered their support for the proposal.

### **Attachment(s)**

1. TOBY Information Handout
2. TOBY Support Documentation for Grant Applications

### **Advice to Proponent(s)/Submissioners**



N/A

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

Nil.

**9.2 (MINUTE NO 59) (GAD 16/10/2012) - SEPTEMBER 2012 GRANTS AND DONATIONS FUNDING ALLOCATIONS (CR/G/003) (R AVARD) ( ATTACH)**

**RECOMMENDATION**

That Council approve the recommended sponsorship and donation allocation as attached.

**COMMITTEE RECOMMENDATION**

MOVED Mayor L Howlett SECONDED Cllr C Reeve-Fowkes that Council approve the recommended sponsorship and donation allocation as revised by the Grants and Donations Committee.

**CARRIED 6/0**

**COUNCIL DECISION**

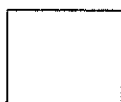
**Reason for Decision**

Recommended allocation to RSL was increased from previous years to reflect the increased expenses incurred by the applicant due to CPI.

Recommended allocation to Portuguese Cultural and Welfare Centre was increased from the \$2000 officer's recommendation to \$5,000.00 to reflect the previous year's financial loss of the group and to assist them in the future.

Recommended allocation to the Lions Club of Atwell of \$1000. reflects previous similar requests.

Recommended allocation to Bryan Williams was increased to \$2,000 as the Committee determined that the City received considerable value from Bryan's previous sponsorship.





## Background

Council has approved a budget for the Grants and Donations Committee for 2012/13 of \$1,010,000. The Grants and Donations Committee at its meeting of 16 July 2012 made a range of recommended allocations that were duly adopted by Council on 9 August 2012.

The September funding round was advertised closing 28 September 2012. A total of 30 applications were received including 12 applications for Community Grants and one application for a sustainable event grant which will be reviewed under delegated authority of the Manager of Community Services. The remainder include 12 applications for donations and five applications for Sponsorship to be considered by the Committee

## Submission

N/A

## Report

The applications for Sponsorship and Donations for review by the Committee are summarised below.

## Donations

### **Federation of Housing Collective**

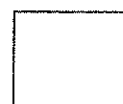
***Funds Requested: \$7,410***

***Recommended Donation: \$0***

***Previous allocations: Nil***

Federation of Housing Collective (FOHCOL) facilitates the growth and sustainability of housing co-operatives in Western Australia through administrative assistance advice to members of Co-ops, consulting with organisations to help establish and develop new co-ops and facilitate cooperation between housing co-ops and other related organisations and represent the membership to government and various committees.

The Federation of Housing Collective represents one housing cooperative (8 houses) in the City of Cockburn including; Pinakarri Community, Bottrill St Hamilton Hill.



The FOHCOL has recently relocated from Fremantle to office space at Claisebrook House in East Perth. This was a strategic move to allow the group to have better access to Government Departments. Currently the rental cost for this office is only possible because of a voluntary reduction in the hours per week worked by the Coordinator.

The group is asking for a one off donation to establish itself as a peak body with the aim of building a sound foundation which will increase their membership to allow them to cover the rental cost in the following budget cycle and have the coordinator return to normal work hours.

The funding request of \$7,410 to cover 12 months rent is supported by Shelter WA.

The request is not supported by the City's Manager of Human Services on the basis that they do not feel that the donation will provide better service delivery to Cockburn residents.

**Cockburn Community Cultural Council**

***Funds Requested: \$9,000***

***Recommended Donation: \$9,000***

***Previous allocations:***

2007 \$8,000

2008 \$8,000

2009 \$8,600

2010 \$9,000

2011 \$9,000

The Cockburn Community and Cultural Council supports, sponsors and promotes artistic, cultural, and leisure activities within the City. The group have requested a donation of \$9000 which is recommended for approval.

**Halo Leadership Development College Inc.**

***Funds Requested: \$10,000***

***Recommended Donation: \$0***

***Previous allocations:***

2008 \$10,000

2010 \$15,000

Halo is a non-profit community organisation providing advocacy, training and cultural programs. The purpose of the organisation is to provide healing and rehabilitation opportunities for Aboriginal youth to break the cycle of offending and transition into meaningful employment.

The application has the support of the Joel Woods, Engagement and Transitions Manager, South Metropolitan Education Region of



Department of Education and the City's Aboriginal Community Development Officer.

The group have requested a donation of \$10,000 which is not recommended for approval given the group already receive significant support by way of in-kind use of the Joe Cooper Centre with an estimated value of \$39,000 which has been based on 50% occupancy of two offices and one trophy room; the group also have casual access to the main hall, dance floor and meeting rooms. The group pays a total of \$8936.40 per annum for the use of these facilities.

**Yangebup Family Centre Inc**

***Funds requested: \$7,000***

***Recommended Donation \$7,000***

***Previous Allocations:***

*2007 \$5,000*

*2008 \$5,000*

*2009 \$5,000*

*2010 \$5,000*

*2011 \$5,000*

*The group have also received funding from the Sustainable Event Grants Program in 2008, 2009, 2010 and 2011 which have been successfully acquitted.*

The Yangebup Family Centre is a non-profit organisation committed to providing a diverse range of community services. The YFC crèche was established in 2002 to support the need for a craft group at the centre. The funding requested will contribute to the providing affordable crèche services to mothers that attend the craft groups. The group have requested an increase of \$2000 on their previous donation to allow them to provide extra crèche places. The requested donation of \$7,000 is recommended for approval.

**Port School**

***Funds requested: \$15,000***

***Recommended Donation \$15,000***

***Previous Allocations:***

*2010 \$9,000*

*2011 \$15,000*

Port is an independent school that serves students that have not been able to achieve success in mainstream schooling. The requested funds will allow the school to have a chaplain every day of the week. The chaplain's role is to provide additional social support to meet the social and emotional needs of students. The application is supported by the Fremantle PCYC and The Halo Leadership Development College. The requested donation of \$15,000 is recommended for approval.



**Returned & Service League of Australia City of Cockburn Sub-Branch**

***Funds requested: \$10,000***

***Recommended Donation \$8,000***

***Previous Allocations:***

*2007 \$8,000*

*2008 \$8,000*

*2009 \$8,000*

*2010 \$8,000*

*2011 \$8,000*

The returned and Service League of Australia City of Cockburn Sub-Branch has requested a \$10,000 donation for its activities and operating costs. The RSL provides welfare for members and organises services and parades for the Cockburn Community. The RSL attends School ANZAC services and presents the annual RSL ANZAC Memorial Awards. It is recommended an allocation of \$8000 is provided as no reason was given to warrant additional support.

**Portuguese Cultural and Welfare Centre**

***Funds requested: \$10,000***

***Recommended Donation \$2,000***

***Previous Allocations:***

*2007 \$10,000 (Kitchen Installation)*

The Portuguese Cultural and Welfare Centre relies on the fundraising efforts of volunteers. The group has requested funds to ease the burden on volunteers who are tired of constant fundraising efforts. The application stated that a contribution from the City would allow the centre to continue to operate and not be shut down due to lack of funds. The group provides weekly lunches to the elderly and transport to and from the lunches.

A smaller allocation of \$2,000 is recommended subject to the group providing a copy of their 2011/12 audited financial to the satisfaction of the Manager of Community Service.

**Birthrites: Healing After Caesarean Inc**

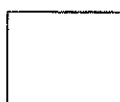
***Funds requested: \$1,500***

***Recommended Donation \$0***

***Previous Allocations:***

*2011 \$1400*

Birthrites has requested \$1,500 to assist the group to continue the operations of the organisation which includes support services, coffee mornings, printing and distribution of brochures throughout Cockburn and updating the group's library. Currently 8-10 women attend their monthly support group meeting in Leeming, with approximately 100



women receiving information mail outs. The group aims to support women through the turbulent time that is pregnancy and childbirth.

The application is supported by Community Midwifery Western Australia and the Next Birth after Caesarean Clinic of the King Edward Memorial Hospital.

The requested donation of \$1,500 is not recommended for approval as only 8-10 people attend the support meeting which are held in the City of Melville.

**Lions Club of Atwell**

***Funds requested: \$3,000***

***Recommended Donation \$0***

***Previous Allocations: Nil (New Group)***

The Lions Club of Atwell is a new Lions Club formed to assist with all levels of community service with the aim of servicing the suburbs of Atwell, Success, Aubin Grove and Hammond Park. It is established as a chartered member of Lions Club International. The group intend to provide community support, building strong community pride, providing financial and other support to persons in need both locally and more globally with a strong emphasis on youth, medical treatment and research, environmental programs and disaster relief.

The group have requested a donation of \$3,000 however this is not recommended for approval as the purpose of the Lions is to service the community, not to be supported by the community. Should the Committee wish to support the groups establishment cost a smaller donation of \$1,000 is recommended in line with previous similar requests.

**Meerilinga Young Children's Services Inc.**

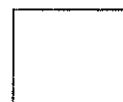
***Funds requested: \$9,000***

***Recommended Donation \$0***

***Previous Allocations: Nil***

Meerilinga is a not-for-profit Western Australian organisation and registered charity that work positively with and for children, their families, early childhood professionals, government and the community to raise awareness and recognition of children through advocating the United Nations Convention on the Rights of the Child.

The Meerilinga Children and Families Centre Cockburn provides a friendly place for families and community groups to meet. The venue is used for social gathering, educational programs, seminars, workshops and meetings. The Centre provides information about parenting, child development, health and social wellness.



The application has the support of the City's Children's Services Officer, "Imaginary Leaps" (theatre play program provider) and Executive Director of "The Fathering Project".

The group occupy their premises under a peppercorn lease agreement with the City. The estimated market value of the lease is approximately \$48,000 per annum. As the group already receives this significant assistance from the City the requested donation of \$9,000 is not recommended for approval.

**Fremantle Hospital Medical Research Foundation**

***Funds requested: \$15,000***

***Recommended Donation \$15,000***

***Previous Allocations:***

2007 \$10,000

2008 \$10,000

2009 \$10,000

2010 \$15,000

2011 \$15,000

The Fremantle Hospital Medical Research Foundation exists to nurture and develop the skills of doctors and researchers by providing seeding medical research grants in all areas of Medicine, PhD scholarships and other resources for researchers to facilitate improved patient care and treatment and to benefit the entire community. The foundation has requested \$15,000 to be entirely allocated to a research project. The request is supported by the University of Western Australia and Fremantle Hospital. The requested donation of \$15,000 is recommended for approval.

**Cockburn Toy Library**

***Funds requested: \$4,000***

***Recommended Donation \$4,000***

***Previous Allocations:***

2008 \$2,000

2011 \$4,000

The Cockburn Toy Library is a volunteer run service that encourages the sharing of resources such as toys through a loan system to the community. The service supports 30-50 families each year. The funding will allow the group to reach more members of the community and to provide quality service and goods to their members by assisting



with moving expenses, purchasing new shelving, communication expenses and new boxes for the toys.

The application has the support of the City's Children's Services Officer and Disability Access and Inclusion Officer and Sonia Pasic (Paediatric Speech Pathologist). The requested donation of \$4,000 is recommended for approval.

### **Sponsorship**

#### **Phoebe Wilcox- World Challenge Expedition**

***Funds requested: \$4,800***

***Recommended Sponsorship \$2,000***

#### ***Previous Allocations:***

*The City has supported three previous requests for sponsorship to participate in the World Challenge Expedition, two in 2011 and one in 2010. All were provided \$2,000 in sponsorship each.*

Phoebe Wilcox is a Coogee resident attending Iona Presentation College. She is currently fundraising for the World Challenge Expedition to Thailand. The purpose of the expedition is to assist in three different charitable organisations in Thailand. The total cost of the trip is \$4,800. A letter of Support for Phoebe's schools says she is an enthusiastic, reliable and helpful member of her school community.

It is recommended that this application for sponsorship is supported with \$2,000 similarly to previous similar applications.

#### **Cooby Now (Sub Committee of the Coolbellup Community Association-Cooby Fest)**

***Funds requested: \$6,000***

***Recommended Sponsorship \$6,000***

#### ***Previous Allocations:***

*2005 \$2,000 Jazz in the Park*

*2008 \$4,882 Bus Stop Arts Project*

Cooby Now was founded in late 2011 by a network of Coolbellup parents with pre-kindergarten aged children to address the concerns that many local parents had in sending their children to Coolbellup Community School. Cooby Now has a vision of building a vibrant community with the school at its heart. The group is a subcommittee of the Coolbellup Community Association. The event "Cooby Fest" will be a free family friendly community event. The event will provide entertainment, food stalls, and representation from community groups, local artists, school children and local businesses. The event aims to provide an opportunity for locals to be proud of their community.



The application demonstrated that the group has begun thorough planning for this event and have been working closely with the City's Community Development Team. The City's sponsorship will be acknowledged in Banners, flyers, posters, event program, the internet and local media. The application for sponsorship is supported by Peter Tinley, Member for Willagee. The requested sponsorship of \$6,000 is recommended for approval.

**Daniella Palazzo**

***Funds requested: \$5,845***

***Recommended Sponsorship \$0***

***Previous Allocations: Nil***

Daniella Palazzo is one of three students that have been chosen from her school to participate in a foreign exchange program in Italy. Daniella hopes to gain Cultural awareness, personal growth, language skills, school experiences, lifelong friends and future college and career advantages. The purpose of the experience is to improve her current understanding of the Italian language, to understand the cultural difference of Italy, to improve relationships between the various countries by sharing her Australian experiences and culture with Italian students, and to realise how people in other countries live. Daniella has offered to acknowledge the city's contribution in Local media or by any other means deem appropriated by the City.

Sponsorship of \$2,000 is not recommended for approval. Furthermore it is recommended that the sponsorship guidelines are changed to reflect that student exchange program are not eligible.

**Natasha Read**

***Funds requested: \$2,000***

***Recommended Sponsorship \$2,000***

***Previous Allocations:***

*The City has supported three previous requests for sponsorship to participate in the World Challenge Expedition, two in 2011 and one in 2010. All were provided \$2,000 in sponsorship each.*

Natasha Read is a Hammond Park resident attending Iona Presentation College. She is currently fundraising for the World Challenge Expedition to Thailand. The purpose of the expedition is to assist in three different charitable organisations in Thailand. The total cost of the trip is \$4,800.

It is recommended that this application for sponsorship is supported with \$2,000 similarly to previous similar applications.

**Bryan Williams**





**Funds requested: \$2,000**

**Recommended Sponsorship \$0**

**Previous Allocations:**

2010- 2011 World Transplant Games \$2,000

2011- 2012 National Transplant Games \$1,000

Brian is a Coogee resident, cancer survivor and heart transplant recipient who is seeking sponsorship of \$2000 to attend and compete at the World transplant Games in Durban, South Africa in 2013.

Bryan proposes to provide publicity to the City through local media and recognition at any awards presentations. Bryan proposes that the community will benefit from increased awareness about the importance of organ donation.

Sponsorship of \$2,000 is not recommended for approval as this applicant has already received significant financial support from the City.

### **Strategic Plan/Policy Implications**

#### **Infrastructure Development**

- 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.

#### **Lifestyle and Aspiration Achievement**

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

### **Budget/Financial Implications**



The recommended amended budget is attached detailing the recommend sponsorship and donations allocation. The budget also contains a reallocation of funds from three committed allocations that have come in under budget. These unspent funds have been reallocated to the Community Grants Program (9312).

Currently there is \$202,000 allocated to sponsorships and donation for 2012/13 in the Grants and Donations Budget. The recommend financial allocations as outlined in this report total \$60,000 in donations and \$10,000 in sponsorship. This represents approximately 34% of the Donation and Sponsorship allocations for 2012/13.

**Legal Implications**

N/A

**Community Consultation**

N/A

**Attachment(s)**

1. Proposed amended budget showing allocations.

**Advice to Proponent(s)/Submissioners**

N/A

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

Nil.

**9.3 (MINUTE NO 60) (GAD 16/10/2012) - HALO LEADERSHIP DEVELOPMENT COLLEGE DONATION (R AVARD)**

Cr Smith left the committee at 7:20pm.

**COMMITTEE RECOMMENDATION**

MOVED Mayor L Howlett SECONDED Cllr B Houwen that Council provide an allocation of \$8,000 from the Grants and Donations budget to Halo Leadership and Development College Inc.

**CARRIED 5/0**

**COUNCIL DECISION**



## Reason for Decision

The Committee recommended an allocation of \$8000 to Halo to reflect the strong connection the group have with the community and to support the group in their formative years.

## Background

The Donation request from Halo Eldership Development College was received in the September Grants and Donations round. This matter was to be considered under items 9.2 of the agenda but was excluded by the Grants and Donation Committee for consideration under Item 9.2 due to an interest being declared by a Committee member. This item is to be considered for allocation from the Grants and Donation budget.

Council has approved a budget for the Grants and Donations Committee for 2012/13 of \$1,010,000. The Grants and Donations Committee at its meeting of 16 July 2012 made a range of recommended allocations that were duly adopted by Council on 9 August 2012.

## Submission

N/A

## Report

The application for Donations from Halo Leadership Development College is summarised below.

### **Halo Leadership Development College Inc.**

***Funds Requested: \$10,000***

***Recommended Donation: \$0***

***Previous allocations:***

***2008 \$10,000***

***2010 \$15,000***

Halo is a non-profit community organisation providing advocacy, training and cultural programs. The purpose of the organisation is to provide healing and rehabilitation opportunities for Aboriginal youth to break the cycle of offending and transition into meaningful employment.

The application has the support of the Joel Woods, Engagement and Transitions Manager, South Metropolitan Education Region of Department of Education and the City's Aboriginal Community Development Officer.

The group have requested a donation of \$10,000 which is not recommended for approval given the group already receive significant support by way of in-kind use of the Joe Cooper Centre with an estimated value of \$39,000 which has been based on 50% occupancy of two offices and one trophy room; the group also have casual access to the main hall, dance floor and meeting rooms. The group pays a total of \$8936.40 per annum for the use of these facilities.

### **Strategic Plan/Policy Implications**

#### **Infrastructure Development**

- 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.

#### **Lifestyle and Aspiration Achievement**

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

#### **Budget/Financial Implications**

Nil

#### **Legal Implications**

N/A

#### **Community Consultation**



N/A

**Attachment(s)**

Nil

**Advice to Proponent(s)/Submissioners**

N/A

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

Nil.

Cr Smith rejoined the meeting at 7:30pm.

**10. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

**11. NOTICES OF MOTION GIVEN AT THE MEETING FOR CONSIDERATION AT NEXT MEETING**

Nil

**12. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING BY COUNCILLORS OR OFFICERS**

Cr Reeve-Fowkes requested officers conduct a review to provide clarification of student exchange eligibility under the Grants and Donations program.

**13. MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE**

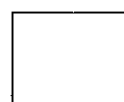
Nil

**14. CONFIDENTIAL BUSINESS**

Nil

**15. CLOSURE OF MEETING**

There being no further business the meeting was declared closed at 7:33pm.



**CONFIRMATION OF MINUTES**

I, ..... (Presiding Member) declare that these minutes have been confirmed as a true and accurate record of the meeting.

Signed: ..... Date: ...../...../.....



## CITY OF COCKBURN

SUMMARY OF MINUTES OF AUDIT & STRATEGIC FINANCE COMMITTEE  
MEETING HELD ON THURSDAY, 25 OCTOBER 2012 AT 6:00 PM

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# CITY OF COCKBURN

## MINUTES OF AUDIT & STRATEGIC FINANCE COMMITTEE MEETING HELD ON THURSDAY, 25 OCTOBER 2012 AT 6:00 PM

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### PRESENT:

#### ELECTED MEMBERS

Mr L Howlett	-	Mayor
Mr K Allen	-	Deputy Mayor
Mr Y Mubarakai	-	Councillor
Mrs C Reeve-Fowkes	-	Councillor
Mr B Houwen	-	Councillor

#### IN ATTENDANCE

Mr S. Cain	-	Chief Executive Officer
Mr D. Green	-	Director, Administration & Community Services
Mr S. Downing	-	Director, Finance & Corporate Services
Mr D. Arndt	-	Director, Planning & Development
Mr N. Mauricio	-	Manager, Financial Services
Ms V. Viljoen	-	PA Chief Executive Officer

### 1. DECLARATION OF MEETING

The Chief Executive Officer declared the meeting open at 6.02pm.

### 2. APPOINTMENT OF PRESIDING MEMBER (If required)

#### **(MINUTE NO 109) (ASFC 25/10/2-12) - APPOINTMENT OF PRESIDING MEMBER**

##### **COUNCIL DECISION**

MOVED Cllr B Houwen SECONDED Deputy Mayor K Allen pursuant to Section 5.6(3) of the Local Government Act, 2005, Mayor Logan Howlett be appointed to act as Presiding Member in the absence of Cllr Tony Romano at this Committee meeting.

**CARRIED 5/0**

**Reason for Decision**

Clr Romano is absent due to a prior business commitment and it is necessary to appoint a Presiding Member.

NOTE: MAYOR HOWLETT ASSUMED THE ROLE OF PRESIDING MEMBER, THE TIME BEING 6.04PM.

**3. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATION**

Nil

**4 (ASFC 25/10/2-12) - APOLOGIES & LEAVE OF ABSENCE**

- |   |                    |   |         |
|---|--------------------|---|---------|
| ➤ | Clr Tony Romano    | - | Apology |
| ➤ | Clr Lee-Anne Smith | - | Apology |

Mayor Howlett welcomed Clr Val Oliver, who was attending the meeting as an observer. He also welcomed Mr Tony Macri and Mr Terry Tan, from the City's Auditors – Macri Partners.

**5. PUBLIC QUESTION TIME**

Nil

**6. DEPUTATIONS & PETITIONS**

Nil

**7. CONFIRMATION OF MINUTES**

**7.1 (MINUTE NO 110) (ASFC 25/10/2-12) - AUDIT AND STRATEGIC FINANCE COMMITTEE MEETING - 15/7/2012**

**RECOMMENDATION**

That Council adopt the Minutes of the Audit and Strategic Finance Committee Meeting held on Thursday, 15 July 2012, as a true and accurate record.



**COMMITTEE RECOMMENDATION**

MOVED Cllr C Reeve-Fowkes SECONDED Deputy Mayor K Allen that the recommendation be adopted.

**CARRIED 5/0**

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

Nil

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

Nil

**10. COUNCIL MATTERS**

**10.1 (MINUTE NO 111) (ASFC 25/10/2-12) - LEGAL PROCEEDINGS BETWEEN COUNCIL AND OTHER PARTIES (CC/L/007) (S CAIN) (ATTACH)**

**RECOMMENDATION**

That Council receive the report on legal proceedings commenced or responded to by the City of Cockburn.

**COMMITTEE RECOMMENDATION**

MOVED Cllr C Reeve-Fowkes SECONDED Cllr Y Mubarakai that the recommendation be adopted.

**CARRIED 5/0**

**COUNCIL DECISION**



## Background

At its meeting held on 12 October 2006, Council adopted a new Position Statement PSES13 "Legal Proceedings Between Council and Other Parties".

## Submission

N/A

## Report

Under Clause 2 of Position Statement PSES13, sub-clause (8) and (9) states:

- (8) *The Chief Executive Officer shall establish and maintain a procedure which enables those matters which are subject to the terms of this Position Statement to be centrally recorded and updated, as appropriate.*
- (9) *A record of the procedure mentioned in (8) above shall be presented to the Audit Committee at least annually, or as often as considered appropriate by the Chief Executive Officer or as requested by any member of the Audit Committee.*

The Audit Calendar – Part 6 in the month of November states:

- (6) *Monitor the progress of any major lawsuits facing the Council. (Internal Audit).*

A Summary of the Legal Proceedings commenced or responded to by the City has been circulated under separate confidential cover.

## 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

Legal costs incurred:

2011/12	Actual	\$321,675
	Budgeted	\$209,380

The City has received income from fines and infringements etc of \$230,904.



**Legal Implications**

Position Statement PSES13 'Legal Proceedings Between Council and Other Parties, refer.

**Community Consultation**

N/A

**Attachment(s)**

Summary of Legal Proceedings commenced and/or responded to by the City (provided under separate confidential cover).

**Advice to Proponent(s)/Submissioners**

N/A

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

Nil.

**11. PLANNING & DEVELOPMENT DIVISION ISSUES**

Nil

**12. FINANCE & CORPORATE SERVICES DIVISION ISSUES**

**(MINUTE NO 112) (ASFC 25/10/2-12) - SUSPENSION OF STANDING ORDERS**

**COUNCIL DECISION**

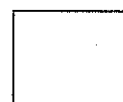
MOVED Mayor L Howlett SECONDED Deputy Mayor K Allen that Council suspend Standing Orders.

**CARRIED 5/0**

**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 6.10PM.



**(MINUTE NO 113) (ASFC 25/10/2-12) - RESUMPTION OF STANDING ORDERS**

**COUNCIL DECISION**

MOVED Cllr C Reeve-Fowkes SECONDED Deputy Mayor K Allen that Council resume Standing Orders.

**CARRIED 5/0**

**Reason for Decision**

Resumption of Standing Orders will allow the business of Council to proceed.

NOTE: STANDING ORDERS RESUMED AT 6.27PM.

**12.1 (MINUTE NO 114) (ASFC 25/10/2-12) - ANNUAL FINANCIAL STATEMENTS 2011/12 AND EXTERNAL AUDIT REPORT (FS/A/002) (S DOWNING) (ATTACH)**

**RECOMMENDATION**

That Council adopt the Annual Financial Statements and External Audit Report for the year ended 30 June 2012, as attached to the Agenda.

**COMMITTEE RECOMMENDATION**

MOVED Cllr C Reeve-Fowkes SECONDED Cllr Y Mubarakai that the recommendation be adopted, including the amended Rate Setting Statement, as attached to the Minutes and which is part of the Annual Financial Statements.

**CARRIED 5/0**

**COUNCIL DECISION**

**Reason for Decision**

The Rate Setting Statement is being amended so as to disclose Contributed/Gifted Assets as a Non-Operating Revenue Item, which in turn will allow a better comparison with other local government



authorities.

## Background

At its meeting on 8 November 2006, the Audit Committee decided that the Annual Financial External Audit Report should first be presented to the Audit and Strategic Finance Committee to review and then forwarded to Council for its adoption, as set out in the Terms of Reference.

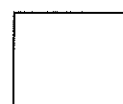
Under the Audit and Strategic Finance Committee's Terms of Reference, the Committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its Terms of Reference in order to facilitate decision-making by Council in relation to the discharge of its responsibilities.

The principal objective of the audit is to carry out such work as is necessary to form an opinion as to whether:

- (a) the accounts are properly kept; and
- (b) the annual financial report:
  - (i) is prepared in accordance with financial records; and
  - (ii) represents fairly the results of the operations of the local government at 30 June in accordance with the Australian Accounting Standards and the Local Government Act 1995.

As part of the Audit Committee Calendar the following issues are to be considered by the Committee in regards to the Annual Financial Audit Report:

7. *Review Council's draft annual financial report, focussing on:*
  - *accounting policies and practices;*
  - *changes to accounting policies and practices;*
  - *the process used in making significant accounting estimates;*
  - *significant adjustments to the financial report (if any) arising from the audit process;*
  - *compliance with accounting standards and other reporting requirements;*
  - *significant variances from prior years. (External Audit)*
8. *Recommend adoption of the annual financial report to Council. Review any significant changes that may arise subsequent to any such recommendation but before the financial report is signed. (External Audit)*



9. *Discuss with the external auditor the scope of the audit and the planning of the audit. (External Audit)*
10. *Discuss with the external auditor issues arising from the audit, including any management letter issued by the auditor and the resolution of such matters. (External Audit)*
11. *Review the annual performance statement and recommend its adoption to Council. (External Audit).*

### **Submission**

N/A

### **Report**

#### 2011/12 - Annual Financial Statements

##### *Statement of Comprehensive Income*

The City received \$112.09m in income for the financial year and expended \$103.05m in expenditure including \$22.01m in depreciation as a result of the increased value of assets. This then provided an operating surplus on the operating account of \$9.03m compared with \$8.10m for 2010/11. Rating income increased by \$4.32m to \$50.80m resulting from limited economic growth in the district especially in urban land development, although the one area of increased development is in new industrial land creation and construction. There was also a rate increase of 4.5%. Interest income increased from \$5.11m to \$6.60m as a result of more marginally higher interest rates and higher cash balances. Most fees and charges increased in line with CPI but overall increased from \$38.05m to \$42.85m resulting from the increased use of the Henderson Waste Recovery Park. Tonnages delivered to the Henderson facility increased over the previous year causing the revenue yield to increase. Operating grants from the State and Federal Governments increased from \$8.10m to \$10.53m. The biggest increase was for child care subsidies from the Federal Government. Contributions and Reimbursements also increased from \$0.88m to \$1.33m as a result of a GST refund for land sales for which the Council was not liable.

Expenditures also increased during the year by 13.4% from \$90.86m to \$103.05m. Payroll, the City's largest cost increased by \$4.02m or 11.04% as a result of the Enterprise Agreement signed with the City's employees and new staff employed to meet the increased level of services in waste management (especially insourcing of verge clean ups and landfill management, parks and gardens. All new staff employed related to improving the service delivery aspects of the City to its ratepayers and residents. Utility and insurance costs increased 3.4% and -5.3% respectively, whilst spending on materials increased





by \$2.71m or 10.0% which was slightly higher than the increase for 2010/11 primarily due to the higher activity.

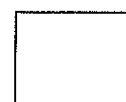
#### *Rate Setting Statement*

Capital grants for the year are \$4.85m compared with \$7.50m for last year. This year the City continued receiving funds for the GP Super Clinic from the Federal Government. Monies are still being spent from the previous year on the Bibra Lake Management. The City is also the recipient of gifted assets totalling \$20.35m being predominantly roads and drains. This is where developers finish projects/subdivisions and "gift" the finished roads and drains, this in turn increases the depreciation charge required to be raised each year. The City also received proceeds of sale of (mostly) land assets totalling \$7.60m for which it recorded a profit on sale of these land assets of \$5.20m.

#### *Statement of Financial Position*

Net assets on the balance sheet increased from \$711m to \$833m primarily due to the revaluation of fixed assets as noted above of \$82.2m, recognition of gifted assets of \$17M, increase accumulated surplus rising by \$28.5m and cash backed reserves increasing by \$10.9m. The revaluation of infrastructure assets covered roads, drains and footpaths. Cash and investments totalled \$82.96m compared with \$72.01m for 2010/11 and at the date of the report cash investments sit at \$114m. A mark to market adjustment (impairment) was maintained for the Emerald investment in accordance with accounting standards. This may vary from time to time until the maturity of the full investment is made. The mark to market adjustment is based on the saleable value of the assets as at 30 June 2012. As it was a long term investment, the other side of the entry was taken to reserves. This is a balance day adjustment only. This is no different to mark to market adjustments for companies holding stocks and shares. All other investments are in term deposits held with Australian Banks apart from \$1m investment in Deutsche Bank floating rate notes maturing in 2014 and \$2m in Argon, a senior zero coupon bond in the CBA maturing in 2018. In 2011/2, the accounting standards have allowed the City to accrue \$0.64m in interest which was capitalised onto the value of the \$2m. It is expected the City will receive \$4m in total in January 2018 when the bond matures. Debtors have not materially increased over the two years whereas creditors have risen from \$6.59m to \$12.35m as a result of increased capital spending. The City has no outstanding loans to banks or the WA Treasury Corporation although there was budget provision for a loan in 2012/13 to fund the Emergency Services Building in Cockburn Central and the underground power projects in Coolbellup and Hamilton Hill. The City did not have to incur any loans to complete the capital works program. It is noted that staff related provisions have increase slightly over the last twelve months.

#### *Cash Flow Statement*



Cash flow from operating activities was \$36.25m for 2011/12 compared with \$24.05m for 2010/11. The primary cause was the increase in fees and charges and interest income but offset by the cost of labour and other expenses. Net cash used in investing activities (capital spending) increased from \$5.71m to \$25.20m, primarily caused in higher spending on construction of new buildings (\$12.25m) and infrastructure assets (\$28.57m). Total gross capital spending was \$45.79m.

#### *Rate Setting Statement*

The Rate Setting Statement is unique to local government and forms the fourth part of the official financial statements presented to the Council. The aim of the Rate Setting Statement is to indicate what funds are to be raised by the City from its ratepayers after taking into consideration all other income and expenditure including capital and reserve transfers the City raises and subsequently expends. For 2011/12 the City raised \$50.80m from its ratepayers in rates, this was slightly higher than budgetary expectations.

#### *Reserves*

The City has two types of reserves, cash backed and non-cash reserves. The former increased as the City transferred funds to its reserve accounts so as to spend on specific projects such as the GP Super Clinic/Library and Integrated Health Facility in future years. The City transferred \$37.09m to reserves and received \$26.14m from reserves to expend on various capital and recurrent projects. Overall, the City's cash backed reserves total \$60.79m compared with \$49.84m last year. The non-cash reserves rose from \$313.57m to \$395.77m as a result of a revaluation in the value of certain infrastructure assets.

#### *Audit Report*

The 2011/12 Annual Financial Statements were audited for the first time by Macri Partners and their assigned Audit Partner, Mr Tony Macri.

The 2011/12 Financial Statements were signed off as true and fair without qualification.

### **Strategic Plan/Policy Implications**

#### **Infrastructure Development**

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

#### **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)**

1. The Annual Financial Statements for 2012/12.
2. Independent Auditor's Report from Macri Partners to the Ratepayers of the City of Cockburn.
3. Discussion and Analysis of the Financial Statements for the year ended 30 June 2012.
4. Concise Financials for use in the Annual Report.
5. Independent Auditor's Report (Concise Financials) from Macri Partners to the Ratepayers of the City of Cockburn.

**Advice to Proponent(s)/Submissioners**

N/A

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

Nil.

**13. ENGINEERING & WORKS DIVISION ISSUES**

Nil

**14. COMMUNITY SERVICES DIVISION ISSUES**

Nil

**15. EXECUTIVE SERVICES DIVISION ISSUES**

Nil



**16. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

**17. NOTICES OF MOTION GIVEN AT THE MEETING FOR CONSIDERATION AT NEXT MEETING**

Nil

**18. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING BY COUNCILLORS OR OFFICERS**

Nil

**19. MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE**

Nil

**20. CONFIDENTIAL BUSINESS**

Nil

**21 (ASFC 25/10/2-12) - CLOSURE OF MEETING**

Before closing the meeting, Mayor Howlett thanked Mr Tony Macri and Mr Terry Tan for their attendance at the meeting and for their explanations given to the number of questions raised by the Committee Members. He also thanked them for their contribution in ensuring the City's financial affairs were in order and for the independent report provided to the City.

MEETING CLOSED AT 6.29PM

**CONFIRMATION OF MINUTES**

I, ..... (Presiding Member) declare that these minutes have been confirmed as a true and accurate record of the meeting.

Signed: ..... Date: ...../...../.....



## Rate Setting Statement

For the year ended 30 June 2012	Actual 2011/2012	Adopted Budget 2011/2012	Actual 2010/11
	\$	\$	\$
<b>Operating Revenue</b>			
General Purpose Funding (Excluding Rates)	11,712,113	7,917,794	8,242,180
Governance	773,657	119,997	79,352
Law, Order and Public Safety	2,676,017	2,363,641	2,714,324
Health	646,545	412,108	204,024
Education and Welfare	6,572,189	5,875,171	6,027,619
Community Amenities	32,126,620	29,150,085	28,626,700
Recreation and Culture	3,845,570	3,278,239	2,638,335
Transport	748,802	(4,495)	513,433
Economic Services	1,912,618	2,155,036	2,098,429
Other Property and Services	5,476,128	2,019,006	1,827,199
<b>Total Operating Revenue</b>	<b>66,490,258</b>	<b>53,286,584</b>	<b>52,971,594</b>
<b>Operating Expenditure</b>			
General Purpose Funding	(534,496)	(467,814)	(1,422,653)
Governance	(7,402,124)	(7,674,818)	(5,831,687)
Law, Order and Public Safety	(4,011,641)	(3,912,120)	(3,618,862)
Health	(2,168,529)	(2,091,635)	(1,777,100)
Education and Welfare	(10,832,856)	(10,162,600)	(9,731,526)
Community Amenities	(28,866,272)	(27,274,970)	(25,794,305)
Recreation and Culture	(20,532,781)	(19,953,892)	(19,071,164)
Transport	(22,820,126)	(21,264,906)	(19,699,293)
Economic Services	(2,237,694)	(2,049,282)	(1,846,272)
Other Property and Services	(3,651,332)	(3,396,524)	(2,067,209)
<b>Total Operating Expenditure</b>	<b>(103,057,850)</b>	<b>(98,248,561)</b>	<b>(90,860,070)</b>
<b>Net Result excluding Rates</b>	<b>(36,567,592)</b>	<b>(44,961,977)</b>	<b>(37,888,477)</b>
<b>Less Non-Cash Expenses and Income</b>			
(Profit)/Loss on Assets Disposals	(5,202,050)	(1,326,523)	(486,144)
Depreciation on Assets	22,012,966	19,761,810	18,939,048
Non-Current Accrued Debtors	(40,488)	-	37,906
Movement in Non-Current Employee Benefit Provisions	109,781	-	(11,333)
	<b>(19,687,383)</b>	<b>(26,526,690)</b>	<b>(19,409,001)</b>
<b>Less Capital Expenses</b>			
Purchase of Land and Buildings	(13,655,465)	(25,494,334)	(6,501,215)
Purchase of Infrastructure Assets	(39,810,755)	(15,139,696)	(13,571,590)
Purchase of Plant and Machinery	(4,818,198)	(4,166,000)	(4,717,388)
Purchase of Furniture and Equipment	60,011	(10,000)	(142,784)
Purchase of Computer Equipment	(146,849)	(1,522,858)	(96,928)
Transfer to Reserves	(37,090,513)	(21,152,573)	(20,988,052)
	<b>(115,149,153)</b>	<b>(94,012,151)</b>	<b>(65,426,958)</b>
<b>Add Funding from</b>			
Contributions/Grants for the development of Assets	8,200,835	6,188,264	8,712,072
Gifted & Previously Unrecognised Assets	17,014,732	-	4,152,131
Proceeds on Sale of Assets	7,600,971	6,112,340	2,045,547
Reserves	26,141,197	22,909,732	8,487,574
Deferred Pensioner Rates Movement	(63,153)	-	(9,024)
Proceeds from New Loans	-	9,500,000	-
	<b>(56,254,573)</b>	<b>(49,301,815)</b>	<b>(42,038,657)</b>
<b>Adjustments</b>			
Impairment provision charged - Non Current Investment	-	-	(1,575,000)
Net movement in unspent grants & contributions	(293,628)	40,000	3,991,021
	<b>(56,548,201)</b>	<b>(49,261,815)</b>	<b>(39,622,636)</b>
Add: Opening Funds	12,101,318	-	5,243,148
Less: Closing Funds	(6,355,912)	(30,000)	(12,101,318)
<b>Amount Raised from Rates</b>	<b>(50,802,795)</b>	<b>(49,291,815)</b>	<b>(46,480,806)</b>

The Rate Setting Statement should be read in conjunction with the accompanying notes.

GRANTS, DONATIONS & SPONSORSHIP COMMITTEE RECOMMENDATION BUDGET 2012/2013 (REVISED OCTOBER 2012)

OP 315 Natural Account	Description	Allocated 2012-2013	Actual as of October	Proposed Adjustments 2012/2013	Comments
	<b>Committed/Contractual</b>				
9310	Wetlands Education Centre Management Fee	75,569	0	75,569	Renewal of Management Agreement for three years to 30 June 2013 and Management Fee in accordance with Council decision on 13 May 2010 (plus Perth CPI)
9317	Pineview Preschool Maintenance Contribution	6,394	0	6,394	Annual contribution for maintenance of grounds and building (plus CPI)
9398	Cockburn Senior Citizens Building Donation	8,684	0	8,684	Assists with maintenance costs as per agreement (plus CPI)
9559	Cockburn Cricket Club Insurance	1,500	0	1,500	Commitment included in the lease
9574	Spearwood Dalmatinac Club	10,000	9,924	9,924	Reimbursement of 50% of the annual rates payable by Spearwood Dalmatinac Club for 41 Azelia Road, Spearwood as to Council decision on 14 May 2009
9242	Burdiya Aboriginal Corporation - Property Insurance	1,200	0	1,200	Property Insurance for 8 Caffrey Place, Hamilton Hill leased from the City by Burdiya Aboriginal Corporation
9237	Cockburn Basketball Association Building Insurance	7,745	6,318	6,318	50% contribution to the annual building insurance premium of the Wally Hagen Basketball Stadium
9239	Native ARC	50,000	0	50,000	Donation to progress the Native ARC to cover administrative employment, insurance, legal, accounting, auditing, corporate governance and utilities to bring them up to good governance standards
9245	Old Jandakot School Management Committee	3,000	0	3,000	Annual contribution to water and electricity charges included in the lease agreement and as to Council decision 8 December 2009
9109	Fremantle Australia Day Celebrations & Cracker Night	25,000	0	25,000	One-off donation towards the City of Fremantle Australia Day Celebrations and Cracker Night (Co-ownership of event to be negotiated)
9179	Senior Citizen Bus	10,000	0	10,000	Grant of \$10,000 to the Cockburn Senior Citizen's Association for the purchase bus, subject to a successful application to Lotterywest as per Council decision 14 June 2012.
9178	Spearwood Dalmatinac Club	59,300	53,909	53,909	Grant allocation to the Spearwood Dalmatinac Club for an amount of \$59,300 for the air conditioning upgrade as per Council decision 14 June 2012
9322	South Lake Leisure Fee Subsidy	104,364	31,567	104,364	Subsidised fees for swimming club
9188	Cockburn-Fremantle Pistol Club Upgrades	10,000	0	10,000	Contribution towards the clubs upgrades of the rifle ranges to meet OSH requirements
9189	Australian Marine Complex Owners Study	20,000	0	20,000	Contribution Australian Marine Complex Owners Study
	<b>Sub Total</b>	<b>392,756</b>	<b>101,719</b>	<b>385,863</b>	
	<b>Donations</b>				
	Donations	120,000	0	47,000	Funds remaining for March donation allocations
	Federation of Housing Collectives		0	0	Request for funding to support rental cost of FOHC
9123	Cockburn Community & Cultural Council		0	9,000	Request for funding to support operation of CCCC
9120	Yangebup Family Centre		0	7,000	Request for funding to support Yangebup Family Centre Crèche
9126	Port School		0	15,000	Request for funding for chaplaincy program
9121	Returned Services League - City of Cockburn		0	9,000	Request for funding to support operations of RSL
NEW	Portuguese Cultural and Welfare Centre		0	5,000	Request for funding to support operations of centre
NEW	Birthrites: Healing After Caesarean Inc.		0	0	Request for funding to support operations of Birthrites
NEW	Lions Club of Atwell		0	1,000	Request for funds to assist with start up costs of new lions club
NEW	Meerilinga Young Children's Services Inc.		0	0	Request for funding to support operation of Meerilinga
9125	Fremantle Hospital Medical Research Foundation		0	15,000	Request for funding to support research project
9119	Cockburn Toy Library		0	4,000	Request for funding to support operation of the toy library
9251	Halo Leadership Development College Inc		0	8,000	Request for funding to support operations of Halo
	<b>Sub Total</b>	<b>120,000</b>	<b>0</b>	<b>120,000</b>	
	<b>Sponsorship</b>				
	Sponsorship	82,000	0	70,000	Funds remaining for March sponsorship allocations
NEW	Phoebe Wilcox- World Challenge Expedition		0	2,000	Request for funds for Phoebe Wilcox to attend World Challenge Expedition
NEW	(Cooby Now) Coolbellup Community Association		0	6,000	Request for funds to support Cooby Fest
NEW	Daniella Palazzo- Student Exchange Italy		0	0	Request for Daniella Palazzo to attend Student Exchange in Italy
NEW	Natasha Read- World Challenge Expedition		0	2,000	Request for funds for Natasha Read to attend World Challenge Expedition
9131	Bryan Williams - World Transplant Games		0	2,000	Request for funds for to attend World Transplant Games
	<b>Sub Total</b>	<b>82,000</b>	<b>0</b>	<b>82,000</b>	
	<b>Grants</b>				
9004	Emergency Severe Personal Hardship Fund	20,000	800	20,000	For one off emergency and disaster situations (revised as per Council Decision 10 February 2011 and increased by \$10,000)
9015	Youth Academic Grants	1,500	0	1,500	Assists young people to attend academic programs as per DA ACS11
9031	Junior Travel Assistance - Sports	40,000	0	40,000	Assists young people in Cockburn representing WA or Australia in interstate or international team or individual sports by providing assistance for travel to competitions
9674	Grants to Schools	8,950	787	8,950	For small donations to schools for minor items as per DA ACS7 (Increase by \$1950 for Graduation Awards specifically for Indigenous Students (\$600 for 6 high schools, \$1350 for 27 primary
9312	Community Grants Program	139,688	2,687	141,581	Formal grant process for local organisations as per DA ACS2
9314	Provide Bins Sporting Events	1,500	0	1,500	Provide bins to schools for sports carnivals etc
9327	Community Associations Hall Hire Subsidy	2,500	0	2,500	Assists community groups to conduct monthly meetings and events
9329	Cultural Grants Program	18,000	0	18,000	Provide small grants to cultural and artistic groups
9331	Bus Hire Subsidy	3,000	0	3,000	Provides a small allocation towards the bus hire for community organisations
9335	Grants Welfare General	5,500	400	5,500	Miscellaneous requests for small donations
9341	Community Group Newsletter Subsidy	5,000	1,562	5,000	Assists community groups to disseminate information
9373	Sustainable Events Grants Program	14,500	0	14,500	Grants for community organisations to have events on the understanding that the event will become financially self sustainable over four years
9396	U Fund	1,200	0	1,200	Grants up to \$600 to youth for cultural/arts initiatives and events
9399	Youth Arts Scholarships	8,000	0	8,000	Assist young people to travel in order to participate in performing/arts events and also for further study
9475	Alcoa Cockburn Community Projects Fund	21,812	0	21,812	A partnership fund with Alcoa delivering community-driven projects (\$10,906 carry forward form 2011/2012)
9490	Environmental Education Initiatives Program	12,000	0	12,000	Support for Environmental Services to assist schools to facilitate environmental education
9517	P & I Volunteer Accident Insurance	7,000	0	7,000	Cockburn Community Group Insurance Program
9535	Council/Staff Match Donation	5,000	1,709	5,000	Council to match staff fund raising effort
9536	Cost of Health Permits for Events	1,500	0	1,500	To provide free health permits for not-for-profit groups
9617	Youth Incentive Program	1,000	0	1,000	Awards for youth who report crime and anti social behaviour
9649	Safety House/Walk to School Program	1,500	455	1,500	Support to schools for safety programs for children getting to school
9688	Security Subsidy for Seniors	25,000	5,309	25,000	Subsidy for security devices for seniors
9240	Sustainability Grants Program	40,000	0	40,000	Grants program to replace Sustainability Awards, in accordance with Council decision on 13 May 2010
9241	Burdiya Hall Subsidy	3,000	0	3,000	Subsidy program that will allow indigenous Cockburn families to access funds to assist with hall hire costs for hosting funerals and memorials
9596	SLLC Subsidy for Emergency Services Volunteers	1,000	0	1,000	South Lake Leisure Centre gym subsidy for Jandakot BFB, South Coogee BFB and SES volunteers
9673	Sport and Recreation Club Grant	38,000	15,626	38,000	Grants matched by local sporting clubs to engage in minor capital works on Council owned facilities and to purchase sporting equipment. New allocation made up from left over funds in OP 9482
NEW	Toby Plany Pad Subsidy		0	5,000	Allocation to establish Toby Playpad Subsidy
	<b>Sub Total</b>	<b>426,150</b>	<b>29,334</b>	<b>433,043</b>	
	<b>Totals</b>	<b>1,020,906</b>		<b>1,020,906</b>	
	<b>Budget</b>	<b>1,010,000</b>		<b>1,010,000</b>	
	<b>Carry forward</b>	<b>10,906</b>		<b>10,906</b>	Unspent Alcoa funds
	<b>Balance</b>			<b>0</b>	

**[2012] WASAT 195**


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**JURISDICTION** : STATE ADMINISTRATIVE TRIBUNAL

**STREAM** : DEVELOPMENT & RESOURCES

**ACT** : PLANNING AND DEVELOPMENT ACT 2005 (WA)

**CITATION** : RONIN INDELIBLE AESTHETICS PTY LTD and  
TOWN OF COTTESLOE [2012] WASAT 195

**MEMBER** : MR P McNAB (SENIOR MEMBER)

**HEARD** : DETERMINED ON THE DOCUMENTS

**DELIVERED** : 26 APRIL 2012

**PUBLISHED** : 27 AUGUST 2012

**FILE NO/S** : DR 359 of 2011

**BETWEEN** : RONIN INDELIBLE AESTHETICS PTY LTD  
Applicant

AND

TOWN OF COTTESLOE  
Respondent

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*Catchwords:*

Town planning - Enforcement proceedings - Notices and directions - Direction to cease use of premises as a tattoo parlour - Whether existing development approval for 'shop' authorised use of premises as tattoo parlour - Approval given by local government as delegate under *Metropolitan Region Scheme* - Ordinarily shop use denoting sale of retail goods - Whether approved use includes some personal services - Definition of 'shop' in planning law context - Personal services businesses such as hairdressers and beauty therapists included in some definitions of 'shop' - Tribunal held that tattoo parlour could be a shop use -



Review allowed and direction set aside - Words and phrases: 'tattoo parlour'; 'shop'

*Legislation:*

*Commercial Tenancy (Retail Shops) Agreements Act 1985 (WA)*

*Metropolitan Region Scheme*

*Planning and Development Act 2005 (WA), s 214, s 214(2)*

*State Administrative Tribunal Act 2004 (WA), s 60(2)*

*Town Planning (Building) Uniform By-laws 1989 (WA), reg 20, reg 20(3)(a)*

*Town Planning Regulations 1967 (WA), Appendix B*

*Town of Cottesloe Town Planning Scheme No 2*

*Result:*

Application for review allowed

Direction set aside

*Category:* B

**Representation:**

*Counsel:*

Applicant : Mr MJ Ayoub  
Respondent : Mr JCW Skinner

*Solicitors:*

Applicant : Malcolm J Ayoub Barrister & Solicitor  
Respondent : Jackson McDonald

**Case(s) referred to in decision(s):**

City of Nedlands Aged Persons Home Trust Inc and City of Nedlands  
[2012] WASAT 75

Formstar Holdings Pty Ltd and Top Notch Roofing Pty Ltd  
[2007] WASAT 208; (2007) 56 SR (WA) 1

Owens v Ink Wizard Tattoos 533 SE 2d 722 (Ga 2000)

Sunkar and City of Canning [2010] WASAT 162



United States v Swanson 341 F 3d 524 (6th cir 2003)

United States v Woolley 123 F 3d 627 (7th cir 1997)

## REASONS FOR DECISION OF THE TRIBUNAL:

### *Summary of Tribunal's decision*

- 1 Ronin Indelible Aesthetics Pty Ltd applied to the Tribunal for a review of a direction notice issued by the Town of Cottesloe. The direction required the applicant to cease using certain business premises on Stirling Highway, Cottesloe as a 'tattoo parlour'. The question before the Tribunal was whether the existing development approval, which dated from 1981, for use of the premises as a 'shop' could also authorise the use of the premises as a tattoo parlour.
- 2 The Tribunal decided that it could. Consequently the Tribunal set aside the direction.
- 3 The Tribunal looked at the ordinary definitions of the terms 'shop' and 'parlour', as well as references to 'shops', in the planning framework. In considering whether a tattoo parlour could be classified as a 'shop', the Tribunal noted that some of the definitions and references examined had included analogous non-retail personal services businesses, such as hairdressers and beauty therapists, in the use classification of 'shop'.
- 4 The Tribunal determined that the definition of a 'shop' use could, from a planning point of view, comfortably accommodate a use as a tattoo parlour.
- 5 The Tribunal therefore allowed the application for review.
- 6 The Tribunal gave its reasons for decision orally. What follows is taken from the transcript of those reasons and has been formally revised and edited for publication.

### *Introduction*

- 7 On or about 12 September 2011, Ronin Indelible Aesthetics Pty Ltd (Ronin), the applicant in this proceeding, was served with a direction issued on behalf of the Town of Cottesloe (Town), the respondent, directing the cessation of certain allegedly unauthorised development (direction).
- 8 Although not stated on the face of the instrument, the direction must be taken to have been issued under s 214(2) of the *Planning and Development Act 2005* (WA) (PD Act), as it requires the immediate cessation of the alleged development or use of land which it was alleged had been undertaken 'in contravention of a planning scheme'.

9 Section 214(2) of the PD Act provides as follows:

If a development, or any part of a development, is undertaken in contravention of a planning scheme or an interim development order or in contravention of planning control area requirements, the responsible authority may give a written direction to the owner or any other person undertaking that development to stop, and not recommence, the development or that part of the development that is undertaken in contravention of the planning scheme, interim development order or planning control area requirements.

10 The only other possibly relevant subsection of s 214 of the PD Act deals with the duty to do certain acts and things in connection with allegedly unauthorised development, and that is not how the direction is drafted. In any case, Ronin does not take issue with either the form or service of the notice.

11 Ronin sought a review of the direction in the Tribunal by way of an application lodged on 21 October 2011. At the first directions hearing on 11 November 2011, Judge Parry, sitting as a Deputy President of this Tribunal, noted that the sole issue raised by the parties in the proceedings was:

[w]hether the existing development approval for use of the premises as a shop authorises the current use of the premises as a tattoo parlour.

12 His Honour ordered that the matter be determined on the documents pursuant to s 60(2) of the *State Administrative Tribunal Act 2004* (WA). Final documents and submissions were received in January 2012.

***The use of the premises as a tattoo parlour***

13 The alleged unauthorised development relates to the use of Unit 4, No 569 Stirling Highway, Cottesloe (subject land) as a tattoo business. This business would be more commonly referred to in the community, and even by specialists, as a 'tattoo parlour'.

14 The activities carried out by Ronin on the subject land primarily relate to the application of special permanent ink to the skin of paying customers, in order to decorate or apply designs to the customers' skin. The definition of 'tattoo' in *The Macquarie Dictionary Online* (2012) is as follows:

1. the act or practice of marking the skin with indelible patterns, pictures, legends, etc., by making punctures in it and inserting pigments.

- 15           While some jewellery and cosmetic products are also sold to customers of the tattoo parlour, Ronin is mainly engaged in supplying this personal service of permanent skin markings to its customers.

*The planning context*

- 16           The essential facts and the content of the planning framework have both been largely agreed between the parties. It is common ground that the use of the subject land is governed by the *Metropolitan Region Scheme* (MRS), and that a direction can be issued under s 214 of the PD Act to enforce that planning scheme.
- 17           The subject land is reserved under the MRS for use as 'Primary Regional Roads', but the land is not yet vested in any public authority. Development, or use of such land, is regulated by approvals given by the delegate of the Western Australian Planning Commission which, in this case, is the Town.
- 18           Pursuant to such arrangements, use of the subject land as a 'shop' was approved by the Town back in 1981. This is evident from the plans referred to in the MRS instrument of approval issued by the delegate. It appears that the subject land was thereafter continuously used as a retail shop, for the most part selling jewellery, it seems, until Ronin commenced its business in or about August 2011.
- 19           Thus, without any necessary reference to a defined use class as a 'shop' derived from any planning scheme or other instrument, the extant 1981 approval *appeared to contemplate* a retail shop, given some of the surrounding circumstances. However, as will appear, this is only the starting point, and a deeper examination is required of relevant planning concepts when use as a 'shop' is authorised.

*The definition of a 'shop' in planning law*

- 20           It has long been understood in planning law and practice, and in other areas of the law, that land use designated for the purposes of a shop connotes, at the minimum - as has already been suggested - the retail sale of goods. Thus, at common law, the following general definition from the *Encyclopaedic Australian Legal Dictionary* seems apposite:

A building or structure permanent in its location from which the occupier can exclude persons at will and in which the occupier stores, displays, offers for sale and sells over the counter goods to persons on a retail basis: *Plummer v Needham* (1954) 56 WALR 1. [The learned editors then go on

to cite some planning cases in relation to the difference between a store and a shop.]

21 This focus on the sale of goods as opposed to the supply of services, is conceptually related to other areas of the law and is illustrated in, for example, *Formstar Holdings Pty Ltd and Top Notch Roofing Pty Ltd* [2007] WASAT 208; (2007) 56 SR (WA) 1 (*Formstar*). *Formstar* looked at whether an automotive repair business was a retail shop within the meaning of the *Commercial Tenancy (Retail Shops) Agreements Act 1985* (WA) (CT Act). The supply of goods in that case was as a consequence of the provision of the service. It was held that, as the business leased premises wholly or predominately for the purposes of supplying automotive repair services (and did, in fact, do so), it could not be in a dispute in relation to a retail shop, and therefore the Tribunal lacked jurisdiction under the CT Act.

22 However, the extended definition under the regulations of the CT Act that seek to apply that Act to certain *services*, such as hairdressing and beauty therapy (that is, businesses offering personal services), was noted in *Formstar*, at [17] - [18].

23 The term 'shop' is similarly dealt with in the *Town Planning Building Uniform General By-laws 1989* (WA). There, reg 20 deals with the obligation to provide access to certain classes of building for the purpose of rubbish removal. However, at reg 20(3)(a) the obligation is held not to apply to:

... banks, boot repair shops, pharmacies, dry cleaning depots, jewellers' shops, newsagencies, hairdressing shops, watchmakers' shops or professional chambers ...

24 Thus, we see again, for apparently historical and practical reasons, a certain blurring of the concept of the word 'shop' to include certain activities which are primarily service-based. In particular, it is to be noted that the regulation above includes a reference to shoe repairs and hairdressing.

25 The 'extended' definition of 'shop' is also to be found in the *Oxford English Dictionary's* definition of 'parlour' (3rd ed, 2005). As already indicated, in this review we are dealing with what would commonly be known, and is indeed referred to in planning circles, as a tattoo parlour. Thus, the definition given at '4.a' in the entry for 'parlour' in the *Oxford English Dictionary* reads as follows:

orig. *U.S.* (in commercial use). A shop or business premises (originally one comfortably or lavishly furnished and decorated) which provides a particular service or commodity. Usu. with a distinguishing word, as *beauty, beer, funeral, ice-cream, pizza parlour*, etc.

26 One quote given in that dictionary illustrating contemporary usage is from a local English newspaper in 1986, which refers to court proceedings where a witness gave evidence about knowing somebody 'through a tattoo parlour that a postal worker [operated] in ... Carlisle'.

27 Against this background, it should come as no real surprise that the *Model Scheme Text* (MST) in Appendix B of the *Town Planning Regulations 1967* (WA) pursues the same extended notion of what constitutes a 'shop'. The definition section of the MST contains the following definition:

*shop* means premises used to sell goods by retail, hire goods, or provide services of a personal nature (including a hairdresser or beauty therapist) but does not include a showroom or fast food outlet[.]  
(Emphasis added)

It was disappointing that the MST was not cited by counsel for either party.

### ***Can a tattoo parlour be classified as a 'shop'?***

28 As has been noticed, according to the *Oxford English Dictionary*, a beauty parlour can be considered as a form of shop. It therefore seems that, conceptually, for town planning purposes, a tattoo parlour could comfortably (and could do so even at the time that the extant approval commenced, which was 1981) fall within the land use criteria describing or limiting the use as a 'shop'.

29 Accordingly, it is unnecessary to consider whether the existing use rights, if any, which attach to the land (and which require, generally speaking, a liberal reading of such rights: cf *City of Nedlands Aged Persons Home Trust Inc and City of Nedlands* [2012] WASAT 75) would 'extend' this position in any relevant way.

30 Assuming, without deciding, that the definition of 'shop' set out in the *Town of Cottesloe Town Planning Scheme No 2* (TPS 2) is at least relevant to the question before the Tribunal in these proceedings, as was contended for by the Town's counsel, Mr JCW Skinner, it may be observed that the term 'shop' is defined therein to expressly include a number of non-retail businesses, such as hairdressing and beauty therapy.

31 It is true that 'tattoo parlour' is not so included in TPS 2 but, as that definition, in the Tribunal's view, does not control the outcome of this review, it is preferable to rely upon the general planning position referred to above by reference to dictionaries and the MST. In any case, the MST, which was not in force when the original approval was given in 1981, picks up concepts found, for example, in the 'shop' definition in TPS 2 (and similar town planning schemes) so as to extend, for planning purposes, the notion of what ordinarily constitutes a shop.

32 That beauty therapists can also undertake the application of cosmetic tattoos, or permanent make-up, as part of their trade - a point alluded to by Mr MJ Ayoub, counsel for the applicant, in his written submissions - strengthens, I think, the conceptual association between a tattoo parlour and a shop.

33 I mention for the sake of completeness that US cases in various jurisdictions use the expressions 'tattoo shop' or 'tattoo parlour' more or less interchangeably: see, for example, *Owens v Ink Wizard Tattoos* 533 SE 2d 722 (Ga 2000) ('tattoo shop' in headnote; 'tattoo studio' in court's opinion); and *United States v Swanson* 341 F 3d 524 (6th cir 2003) ('shop' and 'tattoo parlour' used interchangeably); *United States v Woolley* 123 F 3d 627 (7th cir 1997) ('owned a tattoo shop').

### ***Sunkar's case***

34 It only remains to remark that, although this Tribunal, in passing, accepted that a tattoo parlour could not be a shop in *Sunkar and City of Canning* [2010] WASAT 162 (*Sunkar*), there is no reasoning associated with that conclusion other than the learned Tribunal member agreeing generally with the views of both legal counsel in the matter, and not agreeing with the opposite opinion held by the two town planners in that case. None of the material discussed above was before the Tribunal in *Sunkar* and, accordingly, that case should not be followed on this point. In any event, the material that has been referred to perhaps helps explain the correctness of the planners' joint opinion reached in that matter, whose view was also advanced as correct by Mr Ayoub.

### ***Conclusion***

35 For these reasons, the Tribunal will allow the review, set aside the direction under review and substitute a decision not to issue a direction, and dissolve the stay of the direction, noting that the direction has ceased to have effect.

***Orders***

36

The Tribunal makes the following orders:

1. For the reasons given the application for review is allowed.
2. The decision to issue the direction under review is set aside and in lieu thereof there will be a decision not to issue the said direction.
3. Consequently, the notice of direction ceases to have effect and the stay of the direction is dissolved.

I certify that this and the preceding [36] paragraphs comprise the reasons for decision of the State Administrative Tribunal.

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**MR P McNAB, SENIOR MEMBER**



RESPONSE OF THE WESTERN AUSTRALIAN GOVERNMENT  
TO THE  
WESTERN AUSTRALIAN LEGISLATIVE COUNCIL  
**STANDING COMMITTEE ON  
ENVIRONMENT AND PUBLIC AFFAIRS**  
INQUIRY INTO  
**COCKBURN CEMENT LIMITED, MUNSTER**

February 2012

Finding Number	Finding	Government Response
1	The Committee finds that the dust emitted from Cockburn Cement Limited's Munster plant is a contributing, if not the primary, cause of amenity-related dust complaints in the surrounding communities.	Dust emissions most likely to cause dust complaints from the community are from plant upsets and malfunctions, and not from operations conducted in accordance with Cockburn Cement Limited's (CCL) licence conditions set by the Department of Environment and Conservation (DEC).
2	The Committee finds that Cockburn Cement Limited's attitude towards its role and responsibility in the Munster and surrounding communities has, at times, been complacent.	Noted.
3	The Committee finds that the dust emitted from Cockburn Cement Limited's Munster plant is a contributing, if not the primary, cause of property-related dust complaints in the surrounding communities.	See the response to Finding 1.
4	The Committee finds that, when there is a breach of licence conditions due to technical difficulties, the Department of Environment and Conservation is prepared to exercise some discretion with respect to enforcing the licence.	DEC considers all of the facts in the case of a breach of licence conditions before determining appropriate enforcement action in accordance with its <i>Enforcement and Prosecution Policy 2008</i> . The policy is a public document published on DEC's website at <a href="http://www.dec.wa.gov.au">www.dec.wa.gov.au</a> .
5	<p>The Committee finds that the Department of Environment and Conservation and its predecessors have not adequately:</p> <ul style="list-style-type: none"> <li>ensured Cockburn Cement Limited's compliance with the licence relating to the company's Munster plant; and</li> <li>enforced the licence.</li> </ul>	<p>Improvements to DEC's enforcement and compliance capability have been made to enhance capacity in this area. However, DEC continues to face challenges in recruiting and retaining skilled technical staff in the current employment market.</p> <p>Dust emissions most likely to cause dust complaints from the community are from plant upsets and malfunctions, and not from operations conducted in accordance with licence conditions.</p> <p>DEC currently has one case before the Courts against CCL and is investigating a further four potential breaches of licence conditions.</p>

Finding Number	Finding	Government Response
6	The Committee finds that the Kwinana Air Quality Buffer has not been well implemented.	<p>The Department of Planning (DoP) considers that, although there have been challenges associated with implementing the Kwinana Air Quality Buffer, the approach to implementation has been well considered. The Metropolitan Region Scheme (MRS) has been an important instrument used to protect the integrity of the buffer and, although over the years amendments have been made to the MRS to facilitate urban and other development, the approach followed has been guided by the principle of restricting urban development to outside the 1500 metre buffer.</p> <p>Changes in industry and emission types, as well as land use constraints and pressures, resulted in a review of the buffer. The review recommended modifications to the existing buffer in several places, but these did not include the area around CCL, meaning that the existing buffer in this area was considered to be appropriate.</p>
7	The Committee finds that the relevant decision-makers and governmental bodies have failed to appreciate and address the complex planning issues associated with Cockburn Cement Limited's Munster plant and the surrounding areas.	<p>CCL's plant is a significant industrial undertaking and, as one of the Government agencies responsible for ensuring that the industry complies with relevant policies and legislation, the DoP recognises its responsibilities and role in ensuring that planning issues are properly addressed to ensure negative impacts on surrounding communities are minimised.</p> <p>Several planning instruments have been used to complement the Kwinana Air Quality Buffer, and through the application of the Metropolitan Region Scheme, the City of Cockburn's Town Planning Scheme and Rural Sub-Division Policy, and the <i>Hope Valley-Wattleup Redevelopment Act 2000</i>, it has been possible to manage the interface between CCL and the surrounding land uses which are largely of a non-industrial nature.</p>

Recommendation Number	Recommendation	Government Response
1	The Committee recommends that the Government amend the licence relating to Cockburn Cement Limited's Munster plant to require the plant to be staffed at all times to receive, investigate and respond to residents' complaints in a timely manner.	<p>Under the <i>Environmental Protection Act 1986</i>, DEC can only set conditions related to processes and environmental outcomes.</p> <p>In relation to complaints concerning the impact of emissions, CCL's licence condition No. 5 requires it to respond within 72 hours of receipt of a complaint and, within 10 days, provide feedback on investigation outcomes and action taken.</p>
2	The Committee recommends that the Government commission suitably qualified experts to conduct a comprehensive, rigorous and peer-reviewed health study of the residents living in the vicinity of Cockburn Cement Limited's Munster plant. One of the aims of this study should be to identify whether emissions from the plant have caused any of the substantiated health complaints.	The Department of Health (DoH) has undertaken two detailed investigations of potential health impacts of CCL's emissions on the surrounding community. The DoH will not be undertaking another health study. However, the DoH has in place a process whereby residents experiencing health effects can be assessed by a public health physician in consultation with their medical practitioner. The DoH and the City of Cockburn have also recommended dust sampling.
3	The Committee recommends that the Government amend the licence relating to Cockburn Cement Limited's Munster plant to require the stack emission levels of hydrogen fluoride, hydrogen chloride and mercury to be manually monitored on a quarterly basis.	<p>Licence condition No. 38 (Table 6) currently requires six-monthly monitoring of hydrogen fluoride, hydrogen chloride and mercury by CCL.</p> <p>DEC has considered this recommendation and advises that historical stack sampling results, which have been modelled to ambient ground level concentrations, showed that these three compounds had a maximum ground level concentration of less than 1% of the relevant ambient air quality standard.</p> <p>Given these very low levels, and consistent with DEC's Policy Statement – Limits and Targets for Prescribed Premises, the current requirement for six-monthly sampling is more frequent than is required under the policy.</p> <p>On this basis, the recommendation is not supported.</p>

Recommendation Number	Recommendation	Government Response
4	<p>The Committee recommends that the Minister for Environment advise the Legislative Council on whether, pursuant to condition 52 of the licence relating to Cockburn Cement Limited's Munster plant as at 12 September 2011, the company is displaying, on its website, the real time Continuous Emission Monitoring System data for total suspended particulate stack emissions levels at every operative kiln at the plant. If not, the Minister should explain why, and provide details of any enforcement action which will be undertaken as a result.</p>	<p>CCL has met this condition by displaying on its website real-time (with a short delay) continuous emissions monitoring system data for total suspended particulate emission levels for each stack. These data can be located at:  <a href="http://www.cockburncementcommunity.com.au/environment/operating-licence/cems-data/">www.cockburncementcommunity.com.au/environment/operating-licence/cems-data/</a>.</p>
5	<p>The Committee recommends that the Minister for Environment advise the Legislative Council on whether, pursuant to condition 42 of the licence relating to Cockburn Cement Limited's Munster plant as at 12 September 2011, the Continuous Emission Monitoring System is operational for measuring:</p> <ul style="list-style-type: none"> <li>(a) the stack emission levels of total suspended particulate matter, nitrogen oxides and sulphur dioxide; and</li> <li>(b) the volumetric flow rates, on Kilns 3, 4, 5 and 6 at the plant. If not, the Minister should explain why, and provide details of any enforcement action which will be undertaken as a result.</li> </ul>	<p>The continuous emissions monitoring system was operational as at 30 April 2011, as required by CCL's licence conditions.</p>

Recommendation Number	Recommendation	Government Response
6	The Committee recommends that the Minister for Environment advise the Legislative Council on whether the licence relating to Cockburn Cement Limited's Munster plant requires the company to measure and record oxygen levels when stack emission levels of other parameters are measured. If not, the Minister should explain why.	The licence conditions already require that oxygen levels are measured. Condition 39(d) specifically requires that CCL measure and record oxygen concentrations during stack testing, using United States Environmental Protection Authority Method 3, and report this as a mass percentage of dry stack gas. Oxygen levels are monitored as required by DEC's Continuous Emission Monitoring System Code.
7	The Committee recommends that the Minister for Environment advise the Legislative Council on whether, pursuant to condition 68 and Table 10, Improvement Requirement 5, of the licence relating to Cockburn Cement Limited's Munster plant as at 12 September 2011, the company has installed and is operating the additional ambient air quality monitors, and if so, the particulars of these monitors. If the additional monitors have not been installed or are not operational, the Minister should explain why, and provide details of any enforcement action which will be undertaken as a result.	The three additional monitors were installed and operational by 30 June 2011 as required by CCL's licence conditions. These are Osiris type continuous samplers, which measure total suspended particles, PM <sub>10</sub> and PM <sub>2.5</sub> size particles. These monitors are located on: <ul style="list-style-type: none"> <li>• Water Corporation land adjacent to the southern boundary of the Meve Estate;</li> <li>• the roof of the South Coogee primary school, north of the CCL site; and</li> <li>• the western boundary of CCL's site, near to the Challenger TAFE site.</li> </ul>
8	The Committee recommends that the Minister for Environment advise the Legislative Council on whether, pursuant to condition 74 of the licence relating to Cockburn Cement Limited's Munster plant as at 12 September 2011, the company submitted the Emission Modelling Audit Report. If the report was submitted, the Minister should summarise the findings made in the report. If the report was not submitted, the Minister should explain why, and provide details of any enforcement action which will be undertaken as a result.	The Emissions Modelling Audit Report was submitted to DEC by the required date of 12 December 2011. A copy of the "Licence Condition 74 Review" summary findings of the report is at Appendix 1. The report, together with its findings and recommendations, is currently being considered by DEC.

Recommendation Number	Recommendation	Government Response
9	<p>The Committee recommends that the Minister for Environment advise the Legislative Council on whether, pursuant to condition 75 of the licence relating to Cockburn Cement Limited's Munster plant as at 12 September 2011, the company submitted the Monitoring and Reporting Audit Report. If the report was submitted, the Minister should summarise the findings made in the report. If the report was not submitted, the Minister should explain why and provide details of any enforcement action which will be undertaken as a result.</p>	<p>The Monitoring and Reporting Audit Report was submitted to DEC by the required date of 12 December 2011.</p> <p>A copy of the recommendations of the consultant is at Appendix 2. The report, together with its findings and recommendations, is currently being considered by DEC.</p>
10	<p>The Committee recommends that the Government commission an independent expert to investigate the setting of stack emission level targets and limits for all of the parameters which Cockburn Cement Limited is required to monitor at its Munster plant pursuant to condition 38 and Table 6 of the licence relating to the plant as at 12 September 2011, except for total suspended particulates.</p>	<p>In accordance with DEC's policy on limits and targets for prescribed premises, targets and limits are only set for emissions which are significant for human or environmental health. CCL's licence, targets and limits have been set for all the kilns for total suspended particulates (TSP) at 100 milligrams per cubic metre and 150 milligrams per cubic metre respectively.</p> <p>Under its licence conditions, CCL is required to operate Kiln 6 by 29 February 2012 with pollution control equipment designed to achieve an emission of TSP of 30 milligrams or less.</p> <p>Sulfur dioxide emissions are required to meet the sulfur dioxide emissions limits set under the <i>Environmental Protection (Kwinana) (Atmospheric Waste) Policy 1992</i> as a condition of CCL's licence.</p> <p>However, in view of the Committee's recommendation, DEC will review the emissions profile of the CCL plant, and the application of relevant targets and limits, compared with similar facilities in Australia.</p>

Recommendation Number	Recommendation	Government Response
11	<p>The Committee recommends that the Minister for Environment advise the Legislative Council on the reasons why the licence relating to Cockburn Cement Limited's Munster plant should or should not use the phrase 'total particulate matter' instead of 'total suspended particulates' with respect to stack emissions levels.</p>	<p>The National Pollutant Inventory Emission Estimation Technique Manual states that 'total suspended particulates' are also referred to as 'total particulate matter'.</p> <p>The Victorian Environment Protection Authority's State Environment Protection Policy (Air Quality Management) refers to 'particulate matter'. The USEPA methods 5 and 17 refer to 'particulates'. AS 4323.2-1995 - Determination of total particulate matter and ISO 9096:2003 - Stationary Source Emissions refer to 'particulate matter'.</p> <p>DEC considers that there is no difference in the terminology between 'total suspended particulates' and 'total particulate matter', and this is reflected in the varied terminology used by Australian and international jurisdictions.</p> <p>DEC has used total suspended particulate matter in all its licences, consistent with normal regulatory terminology, as the most descriptive of the variants of this parameter.</p>
12	<p>The Committee recommends that the Government amend the licence relating to Cockburn Cement Limited's Munster plant as at 12 September 2011 by deleting condition 11(b).</p>	<p>This recommendation is not supported.</p> <p>Condition 11(b) requires the licensee "to cease feed of raw material to any kiln(s) as required by any management action specified in Table 3. If the licensee cannot identify the cause of two consecutive specified events within seven consecutive days, the licensee shall not recommence feed to the relevant kiln(s) until the problem that triggered the specified event has been rectified."</p> <p>This provides valuable information in assessing compliance and determining the need to amend the licence to reduce the risk of types of plant failures or upsets re-occurring.</p>



Recommendation Number	Recommendation	Government Response
13	<p>The Committee recommends that the Minister for Environment advise the Legislative Council why there are no apparent requirements in the licence relating to Cockburn Cement Limited's Munster plant for the company to report on how the surrounding community will be, or is likely to be, impacted by:</p> <ul style="list-style-type: none"> <li>(a) electrostatic precipitator failures (or 'ESP trips'); and</li> <li>(b) specified exceedences of stack emission targets and limits for total suspended particulates caused by other means (or 'other high dust emission events').</li> </ul>	<p>Licence condition No. 74 requires this information to be provided to DEC. The licence conditions also require ambient air quality monitoring to measure actual air quality associated with electrostatic precipitator failure, or exceeding emission targets and limits as air quality associated with these events, as well as normal operating conditions.</p> <p>CCL has modelled the potential impacts of electrostatic precipitator trips on the community. Condition 74 requires the licensee to "submit to the Director a Monitoring and Reporting Audit Report prepared by an independent and suitably qualified professional, which shall review emissions modelling, including trip events, in consultation with the DEC and DoH."</p> <p>This work will inform DEC on the need for any further amendment to CCL's licence.</p>
14	<p>The Committee recommends that the Government amend the licence relating to Cockburn Cement Limited's Munster plant by including the company's compliance with condition 22 ("Sulfur Dioxide Emission Limits – Plant (Environmental Protection (Kwinana) (Atmospheric Waste) Policy 1992)") as a matter to be covered in the monthly compliance reports required under condition 21A.</p>	<p>This recommendation is supported.</p> <p>DEC will amend CCL's licence to require it to report compliance with the limits set in the <i>Environmental Protection (Kwinana) (Atmospheric Waste) Policy 1992</i>, as a licence condition in CCL's next licence which is due to be issued before 30 March 2012.</p>
15	<p>The Committee recommends that the Government amend the licence relating to Cockburn Cement Limited's Munster plant to clearly impose a 30 mg/m<sup>3</sup> limit on total suspended particulate emissions at the stack discharge point of Kiln 6.</p>	<p>This recommendation is supported to the extent that, following the installation and commissioning of the pollution control equipment required under condition No. 70 for Kiln 6, DEC will determine the appropriate application of targets and limits in accordance with its limits and targets policy and the findings of the review outlined in the response to Recommendation 10.</p>

Recommendation Number	Recommendation	Government Response
16	<p>The Committee recommends that the Government amend the licence relating to Cockburn Cement Limited's Munster plant to impose a 30 mg/m<sup>3</sup> limit on total suspended particulate emissions at the stack discharge point of every kiln while it is being used to produce lime.</p>	<p>DEC has received a written commitment from CCL to install a bag filter on Kiln 5, providing the same equipment on Kiln 6 operates in accordance with design specifications.</p> <p>Should CCL decide not to honour its commitment, DEC will determine further regulatory controls for Kiln 5. The process set out in the response to Recommendation 15 will be followed when new pollution control equipment is commissioned for Kiln 5. Only Kilns 5 and 6 produce lime.</p>
17	<p>The Committee recommends that the Minister for Environment advise the Legislative Council on whether:</p> <p>(a) Environmental Improvement Requirement 8 (the lodgement of a report detailing the results of the full calibration of the Continuous Emission Monitoring System on each kiln); and</p> <p>(b) Environmental Improvement Requirement 11 (the lodgement of a report investigating the benefits and possible methods for preventing the discharge of shell-sand transport water to land), in condition 68 and Table 10 of the licence relating to Cockburn Cement Limited's Munster plant as at 12 September 2011 have been satisfied.</p> <p>If they have not been satisfied, the Minister should explain why and provide details of any enforcement action which will be undertaken as a result.</p>	<p>The reports required under Improvement Requirements 8 and 11 were lodged by 1 July 2011 and 30 June 2011 respectively, as required by CCL's licence conditions.</p>

Recommendation Number	Recommendation	Government Response
18	<p>The Committee recommends that the Minister for Environment advise the Legislative Council on whether, pursuant to condition 68A of the licence relating to Cockburn Cement Limited's Munster plant as at 12 September 2011, the company implemented the outcomes of the reports required by the Environmental Improvement Requirements in condition 68 and Table 10. If the outcomes were implemented, the Minister should provide a summary of what has been done. If any of the outcomes were not implemented, the Minister should explain why and provide details of any enforcement action which will be undertaken as a result.</p>	<p>The outcomes of the various reports on Improvement Requirements are required to be implemented within 14 days after the reports have been approved by DEC.</p> <p>As at 31 January 2012, none of the reports submitted by CCL were considered to be satisfactory and amendments to the reports have been requested by DEC.</p> <p>Once the amended reports are received by DEC and found to be satisfactory, DEC will ensure that the requirements in those reports are implemented within 14 days of its approval.</p>
19	<p>The Committee recommends that the Minister for Environment advise the Legislative Council on whether Cockburn Cement Limited has submitted a Process Trip Audit Report in compliance with condition 71 of the licence relating to the company's Munster plant. If the report was submitted, the Minister should summarise the findings made in the report. If the report was not submitted, the Minister should explain why and provide details of any enforcement action which will be undertaken as a result.</p>	<p>The process trip audit was submitted as required by condition No. 71.</p> <p>However, the report was inadequate and DEC has required further information to be submitted.</p> <p>Once the amended report is received by DEC, and found to be satisfactory, DEC will ensure that the requirements in those reports are implemented within 14 days of its approval.</p>

Recommendation Number	Recommendation	Government Response
20	The Committee recommends that the Minister for Environment advise the Legislative Council on whether Cockburn Cement Limited has submitted the reports relating to shell-sand transport and process water in compliance with condition 68 and Table 10, Environmental Improvement Requirement 11, and condition 72 of the licence relating to the company's Munster plant. If the reports were submitted, the Minister should summarise the findings made in the reports. If the reports were not submitted, the Minister should explain why and provide details of any enforcement action which will be undertaken as a result.	The reports required by Environmental Improvement Requirement 11 and condition No. 72 have been submitted in accordance with conditions 68 and 72.  The reports are currently being assessed by DEC for compliance with CCL's licence conditions.
21	The Committee recommends that the Minister for Environment advise the Legislative Council on whether Cockburn Cement Limited has submitted a Landfill Impact Audit Report in compliance with condition 73 of the licence relating to the company's Munster plant. If the report was submitted, the Minister should summarise the findings made in the report. If the report was not submitted, the Minister should explain why and provide details of any enforcement action which will be undertaken as a result.	The audit report required by licence condition No. 73 has been submitted in accordance with that condition. The report is currently being assessed by DEC for compliance with CCL's licence conditions.

Recommendation Number	Recommendation	Government Response
22	The Committee recommends that the Government establish a health impact assessment process for planning proposals and planning schemes similar to the process for environmental impact assessment.	<p>The Inquiry has raised issues in regard to the health impacts on surrounding communities. In terms of its holistic approach to planning, the DoP ensures that a range of planning considerations, including health, are addressed in the decision-making process.</p> <p>The DoH has an existing process within its Environmental Health Directorate (EHD) to provide advice on environmental health matters relating to planning proposals from local government, the Western Australian Planning Commission, DoP, DEC and the Environmental Protection Authority. The critical path is for local government and other government agencies to seek advice from the EHD, and to do so early in the planning process. The DoP will assist in this process to ensure that the land-use planning and health assessment processes are properly aligned and integrated.</p>
23	The Committee recommends that the Government amend the licence relating to Cockburn Cement Limited's Munster plant to require the company to clean, at its own expense, any excessive amounts of dust emitted from the plant and deposited onto surrounding properties.	<p>This recommendation is not supported.</p> <p>DEC considers that such a licence condition is problematic from a legislative perspective. In addition, the suggested condition is unlikely to be enforceable because of the non-specific nature of the impact.</p> <p>DEC understands that CCL currently has in place a program to clean property surrounding the plant where dust accumulations have unreasonably impacted on the community.</p>

Hi Nick,

Further to your recent email on a joint approach raised at a previous CoC meeting where it was suggested "Council partnering with the CSMC to review the damage to Cockburn Sound from activities undertaken by CCL."

Tom and I have spent some time discussing this proposal and we are sorry it has taken this long to get back to you.

We are currently enmeshed in the SEP review and undertaking a Contaminant Loads Assessment for Cockburn Sound as well as meeting our SEP responsibilities for the annual monitoring and reporting through our State of the Sound Report to the Minister and Parliament.

The turbidity plume caused by the CCL wash plant at Woodman Point is a complex issue. In this situation we believe the CSMC could achieve a better outcome by putting pressure on and providing advice to the OEPA and DEC Environmental Regulation Division to improve Ministerial and/or licensing conditions on their operation at the wash plant.

Part of this pressure is to have all parties appreciate Schedule 1 in the Environmental Regulations of the EPA and the critical need to improve monitoring so that there is enough sensitivity and power of detection to determine the scale of impact on intermediate and distal areas of seagrass chronically clouded by CCL's turbidity plume. At the moment it is our view that monitoring, currently undertaken by Oceanica Pty Ltd, is not adequate enough to provide statistical confidence in detecting changes to seagrasses, aside from obvious issues of unpleasant visual-aerial observations and satellite imagery.

Based on items outlined in your email, CSMC officer's would prefer to pursue other kinds of joint projects that could give both the CSMC and City of Cockburn a better chance of improving the environment, studying and managing it, or even improving community knowledge about Owen Anchorage. We would like to emphasise our full appreciation for the City of Cockburn's initiative in better managing or tackling the wash plant issue.

The CSMC would also like to inform the City of Cockburn that the CSMC submitted a formal response to the Legislative Council's inquiry into Cockburn Cement Ltd and as part of our submission we emphasised the need for better monitoring of the turbidity plume and its impacts as well as a range of environmental management codes of practice.

We would also like to advise that the Minister for Environment has recently approved an OEPA review of the current State Environmental (Cockburn Sound) Policy 2005, to include assessing formal incorporation of Owen Anchorage into the Policy. This includes the incorporation of Environmental Management Zones with Environmental Quality Criteria that will address water quality issues around the wash plant. This process may help to address the issue of undertaking a joint "review of the damage to Cockburn Sound from activities undertaken by CCL."

We hope that this response addresses your previous emails, please do not hesitate to contact me if you require further clarification of the points outlined above.

Thanks Nick,

Cheers

Geoff



*Senior Project Officer*

*Cockburn Sound Management Council*

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*Postal: PO Box 5161, Rockingham Beach WA 6969*

*Telephone: +61-8-9591 3832 / Facsimile: +61-8-9528 5387 / Email: [geoffrey.botting@dec.wa.gov.au](mailto:geoffrey.botting@dec.wa.gov.au)*







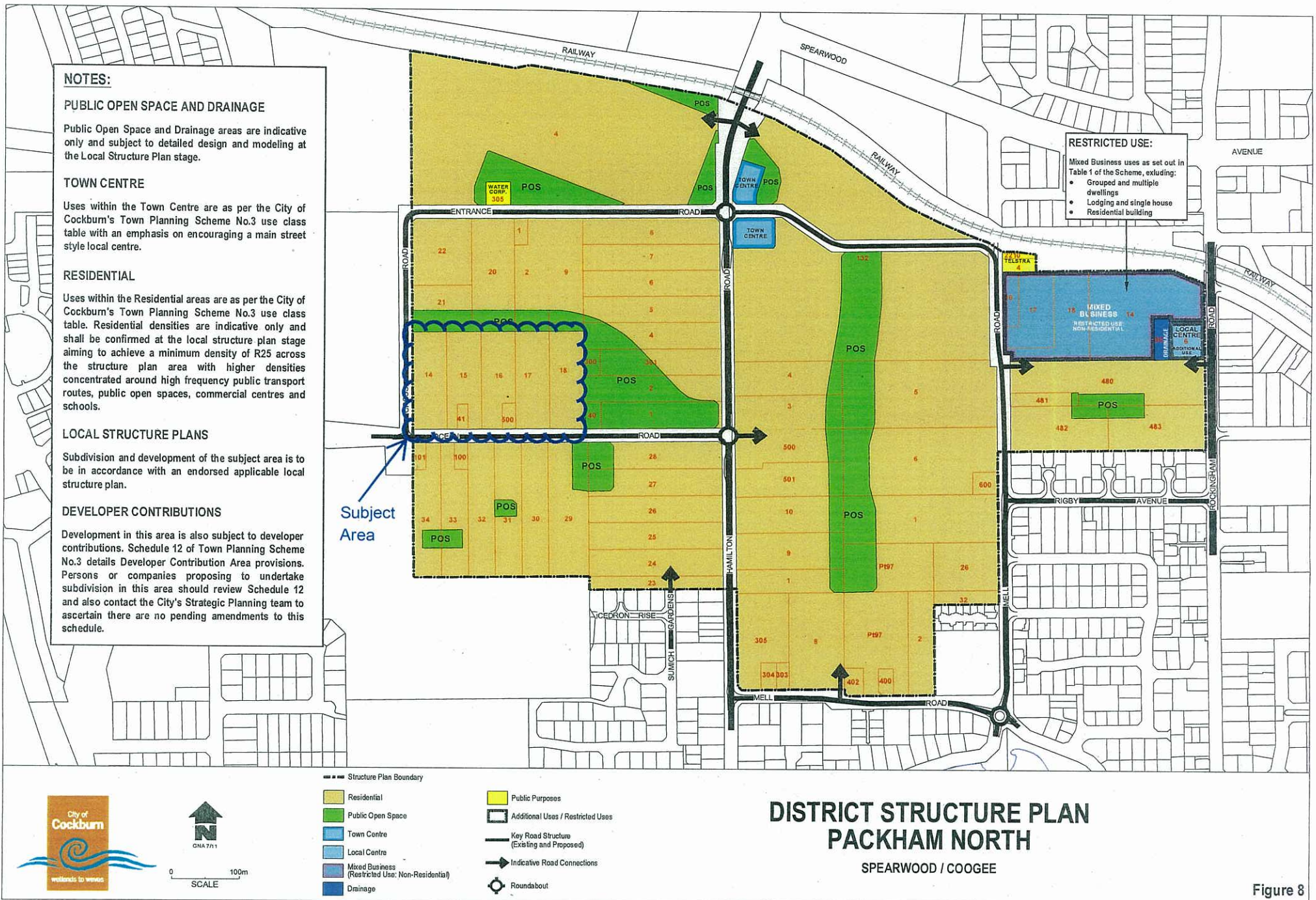


Figure 8



# NOTES

- (1) Development subject to dwelling construction under AS3959-2009 as per an approved fire management plan required at subdivision stage to address bush fire risk.
- (2) Footpaths are to be provided on all streets in accordance with the requirements of Liveable Neighbourhoods.
- (3) Retention of existing houses to be considered at subdivision stage
- (4) Laneway access with some threshold treatment (splinter island and brick paving) to link into future development to the north and for fire emergency access
- (5) DAP for all R30 lots to provide for R-Codes variation to open space & front setback

PARKS & RECREATION  
REGIONAL RESERVE

ROAD  
CROSS

OCEAN

ROAD

- LEGEND**
- ● ● - Pathway - Dual Use Path
  - ● ● - Pathway - Pedestrian
  - ▨ - Lots that require Area Specific Plans (or DAPs)
  - ▨ - Development subject to dwelling construction under AS3959-2009
  - ▨ - Indicative planning over land outside of structure plan subject to future investigation
  - ▭ - Structure Plan Boundary

**ZONES/RESERVES**

- ▨ - Parks and Recreation
- ▨ - R25 Residential
- ▨ - R30 Residential

**LOCAL STRUCTURE PLAN**  
**LOTS 14-18, 41 & 500 OCEAN PLAN**  
**COOGEE**

DATE DRAWN: 18/09/2013  
DRAWN BY: JEP  
CHECKED BY: SJF  
FILE: 120709 local structure plan.spl  
V DATED: 18/09/2013  
H DATED: 18/09/2013

**whelans**  
TOWN PLANNING

Plan No.: 15539-2

Revision: REV.3B

Scale: 1:1500@A3

10 20 30 40

1:1500@A3

173 Scarborough Beach Road Mount Hawthorn WA 6010 www.whelans.com.au

**SCHEDULE OF SUBMISSIONS**  
**PROPOSED STRUCTURE PLAN – LOTS 14 – 18 OCEAN ROAD, COOGEE**

No.	Name/address	Submission	Council's recommendation
1	Western Power Locked Bag 2520 Perth WA 6000	<p><b>NO OBJECTION (subject to advice)</b></p> <p>1. There are no objections; however, there are overhead powerlines and underground cables, adjacent to or traversing across the proposed area of works. Therefore, the following should be considered, prior to any proposed works commencing.</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.</p> <p>Please Note: Western Power must be contacted on 13 10 87, if your proposed works involve:</p> <p>(a) Any changes to existing ground levels around poles and structures.  (b) Working under overhead powerlines and/or over underground cables.</p> <p>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>	<p>1. Noted. The advice provided relates to future subdivision/development works and will be implemented as part of a future subdivision application for the subject land.</p>
2	Telstra Forecasting & Area Planning Locked Bag 2525 PERTH WA 6001	<p><b>NO OBJECTION</b></p> <p>1. 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 either NBN Co. or the Telstra Smart Community website: <a href="http://www.telstra.com.au/smart-community/developers/">http://www.telstra.com.au/smart-community/developers/</a>.</p> <p>More information regarding NBN Co. can be found on their website <a href="http://www.nbnco.com.au/">http://www.nbnco.com.au/</a>. I add this information about NBN Co. as it is not known when services will be available from NBNCo. Telstra may provide services if NBN Co. cannot.</p>	<p>1. Noted. The advice provided relates to future subdivision/development works and will be implemented as part of a future subdivision application for the subject land.</p>

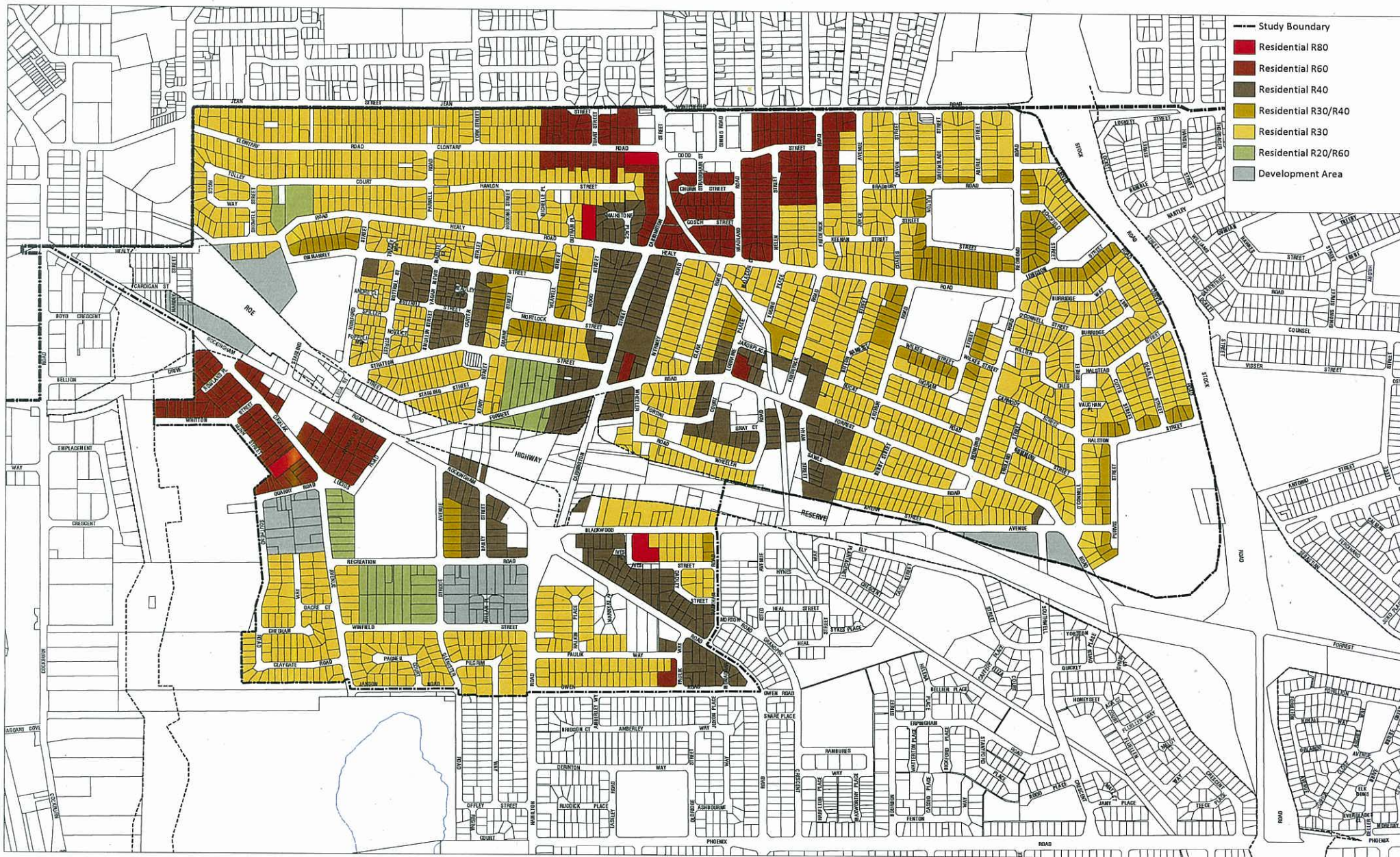
Attach 14

No.	Name/address	Submission	Council's recommendation
3	Department of Environment & Conservation PO Box 1167 Bentley DC PERTH WA 6983	<p><b>NO OBJECTION (subject to advice)</b></p> <p>1 I refer to your letter of 25 September 2012 requesting the Department of Environment and Conservation's (DEC) comments on the Local Structure Plan (LSP) to facilitate residential development of Lots 14-18, 41 and 500 Ocean Road, Coogee. DEC advises it has no objection to the proposed structure plan, however, provides the following comments.</p> <p>A. DEC understand the local structure plan forms part of and is in accordance with the Packham North District Structure Plan. While DEC did not provide comment on the previous District Structure Plan, this current proposal does not appear to raise any significant environmental issues.</p> <p>B. Although it is noted that subject lots have not been reported as a "known or suspected contaminated sites" under the Contaminated Sites Act 2003, it is evident from aerial images that some of the lots may have historically been used for agricultural and market gardening activities. As land uses within the LSP area are proposed to change from rural to residential, DEC recommends that a commitment be made to conduct a preliminary site investigation for contamination prior to subdivision to ensure the identification and appropriate remediation of any contaminated sites within the subject area.</p> <p>C. In addition, any detailed planning for the site, including the preparation of a proposed Fire Management Plan, should be in accordance with the Western Australian Planning Commission's "Planning of Bushfire Protection" policy (May 2010). This will include the provision of appropriate setbacks from development to adjacent bushland areas.</p>	<p>1. Noted.</p> <p>1A. Noted.</p> <p>1B. Noted. The advice provided relates to future subdivision/development works and will be implemented as part of a future subdivision application for the subject land.</p> <p>1C. Noted. The requirements of Fire Management Plan associated with the LSP will be implemented at the subdivision and development stage.</p>
4	Department of Water PO Box 332 MANDURAH WA 6210	<p><b>NO OBJECTION</b></p> <p>Thank you for the referral of the above Local Structure Plan (LSP) received with correspondence dated 25 September 2012. The Department of Water (DoW) has reviewed the proposal and wishes to provide the following advice:</p> <p>1. 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>1. Noted.</p>

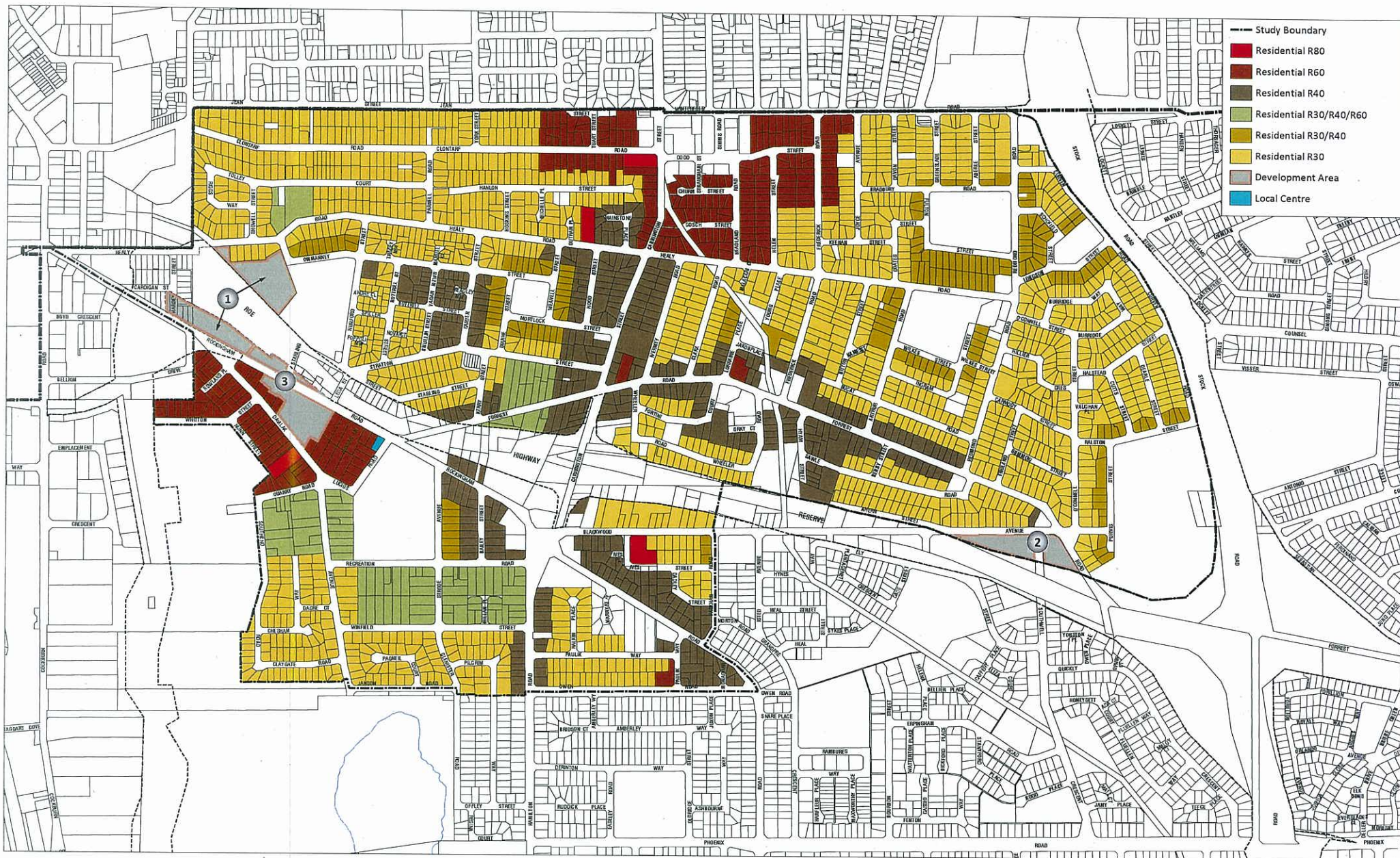
No.	Name/address	Submission	Council's recommendation
		<p>2. The supporting document, Lots 14-18 Ocean Road, Coogee- Addendum to Packham North District Water Management Strategy/Loca/ Water Management Strategy (DWMS/LWMS) (Development Engineering Consultants, September 2012) was deemed satisfactory to the DoW as noted in correspondence dated 18 September 2012. Accordingly, the DoW has no objections to the proposed LSP for Lots 14-18,41 and 500 Ocean Road</p> <p>3. An Urban Water Management Plan (UWMP) will be required as a condition of subdivision in the future, 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>2. Noted.</p> <p>3. Noted. The advice provided relates to future subdivision/development works and will be implemented as part of a future subdivision application for the subject land.</p>
5	A & G Corona 84 Ocean Road COOGEE WA 6163	<p><b>SUPPORT</b></p> <p>1. I support the proposed Local Structure Plan for Lots 14 to 18, 41 &amp; 500 Ocean Road, Coogee as I think that the proposed development on the subject site would enhance the area. We have waited for the Watsonia plant to be removed so that we can develop our land</p>	<p>1. Noted.</p>
6	Vick Sardelich & Mark Sardelich 70 Ocean Road SPEARWOOD WA 6163	<p><b>SUPPORT</b></p> <p>1. I support the proposed Local Structure Plan for Lots 14 to 18, 41 &amp; 500 Ocean Road, Coogee as I think that the proposed development on the subject site would enhance the area. We have waited for the Watsonia plant to be removed so that we can develop our land</p>	<p>1. Noted.</p>
7	Main Roads WA PO Box 6202 EAST PERTH WA 6892	<p><b>OBJECT</b></p> <p>1. Thank you for your letter dated 25 September 2012 requesting Main Roads comments on the above proposed structure plan. It is noted that the proposed lots are part of the earlier proposed Packham North District Structure Plan.</p> <p>Reference is made to our earlier letter to the City of Cockburn dated 23 June 2011 regarding the proposed Packham North District Structure Plan. Main Roads requested a robust traffic impact assessment to be undertaken for the proposed District Structure Plan.</p> <p>Main Roads has not received the requested traffic impact assessment for the Packham North District Structure Plan. Main Roads will provide detailed transport comment when the traffic impact assessment is made available. Main Roads is not able to assess this proposed structure plan until the traffic impact of the entire Packham North District Structural Plan is ascertained.</p>	<p>1. Not supported. The City considers that the future development proposed as part of the LSP is consistent with the density targets set by the WAPC's Directions 2031 and can be integrated within the existing road network with minimal impact.</p>

No.	Name/address	Submission	Council's recommendation
8	J Zele, Peter & Vilma Separovich 66B Ocean Road COOGEE WA 6163	<b>SUPPORT</b>  1. I support the proposed Local Structure Plan for Lots 14 to 18, 41 & 500 Ocean Road, Coogee as I think that the proposed development on the subject site would enhance the area. We have waited for the Watsonia plant to be removed so that we can develop our land	1. Noted.
9	D Trimboli, C/O Seefeld Investments PO Box 1320 CANNING BRIDGE WA 6153	<b>SUPPORT</b>  1. I support the proposed Local Structure Plan for Lots 14 to 18, 41 & 500 Ocean Road, Coogee as I think that the proposed development on the subject site would enhance the area.	1. Noted.
10	Department of Indigenous Affairs PO Box 3153 EAST PERTH WA 6892	<b>NO OBJECTION</b>  1. Thank you for your correspondence dated 25th September 2012 seeking our comment on the Proposed Structure Plan for Lots 14-18, 41 and 500 Ocean Road, Coogee. The purpose of the Proposed Structure Plan is understood to be to develop the land for residential purposes with a density ranging from R25 to R30.  The specific location of the area to be affected is clearly shown on the Local Structure Plan attached to your letter of 25th September 2012. The information you have provided has been reviewed and based on that information it is advised that there are no Aboriginal heritage sites as currently mapped on the Register of Aboriginal Sites in the area under consideration.  All Aboriginal heritage sites (whether known to the DIA or not) are protected under the Aboriginal Heritage Act, 1972 (AHA). Where rezoning of land is occurring for the purposes of development, we would like to reinforce that under the AHA it is the responsibility of the developer to assess the risks of potential impacts to Aboriginal heritage sites and inform its personnel and agents of the heritage values in the areas in question. It is recommended that advice on compliance with the AHA be provided to all parties affected by the proposed rezoning.  Should cultural material or a new site be discovered, there is an obligation upon your organisation under section 15 of the AHA to report the information to the Registrar of Aboriginal Sites.	1. Noted. The advice provided elates to future subdivision/development works and will be implemented as part of a future subdivision application for the subject land.









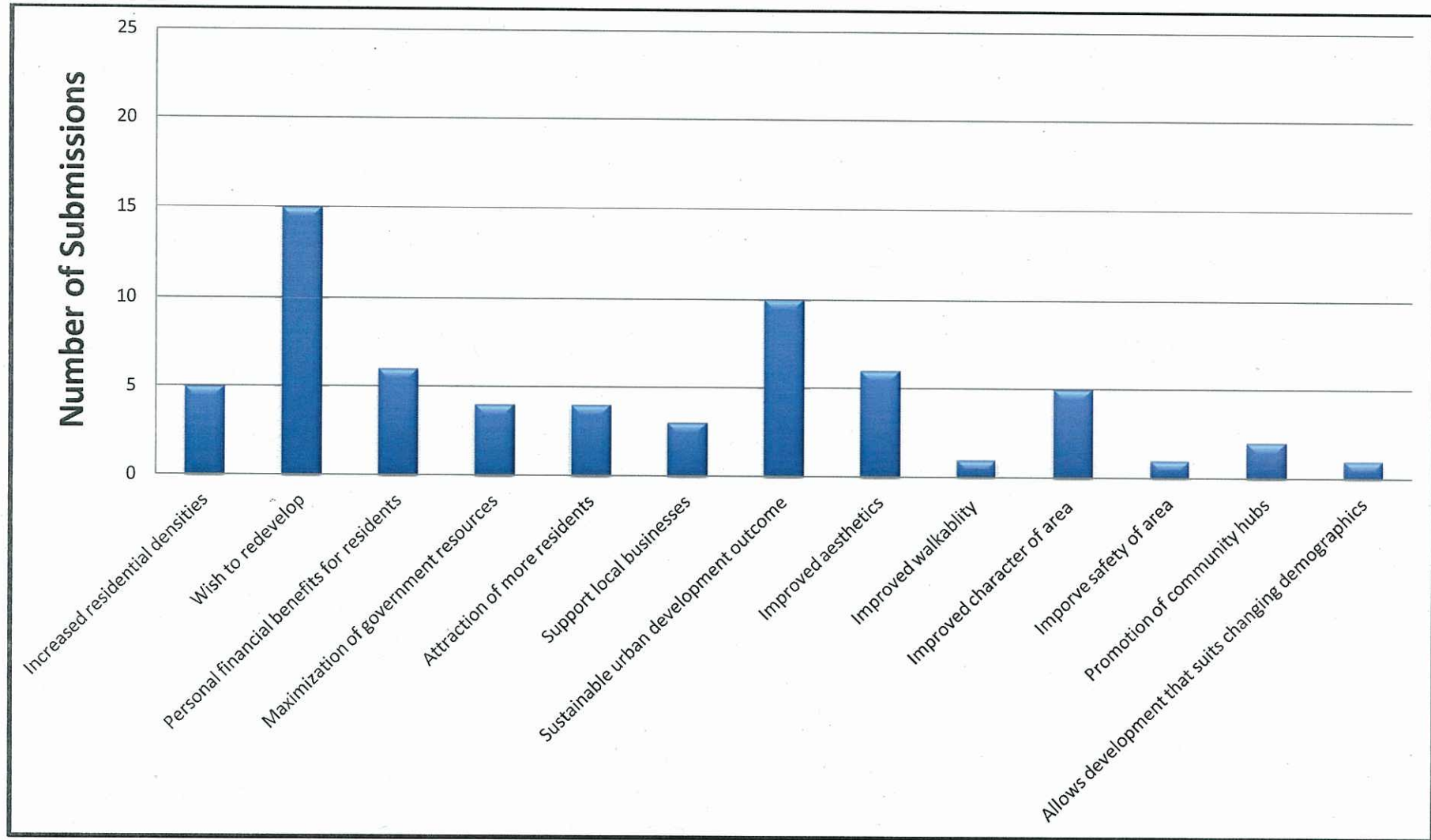
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## RESIDENTIAL DENSITY & ZONING PLAN HAMILTON HILL REVITALISATION STUDY



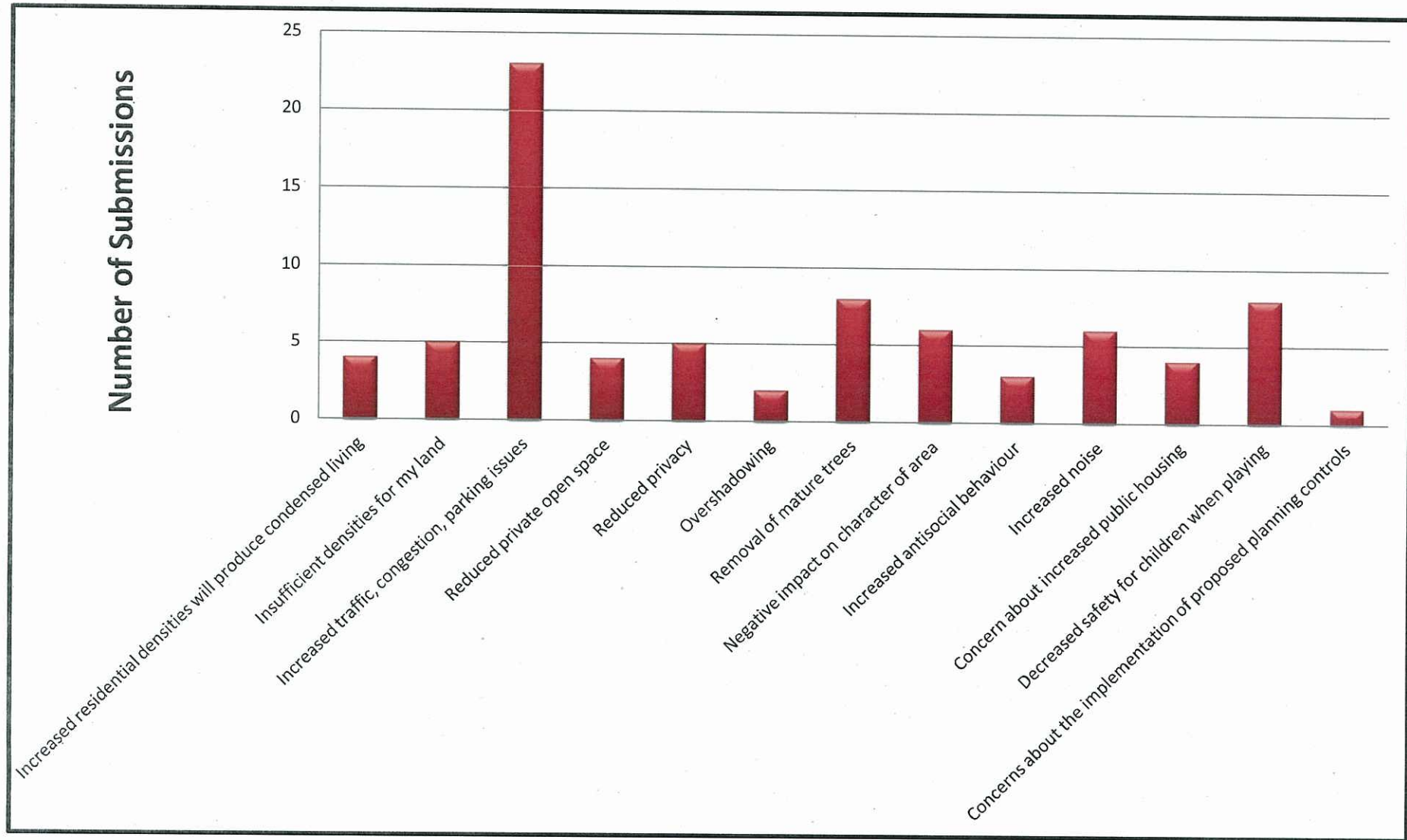


### Attachment Three - Breakdown of the respondents reasons for supporting the draft Strategy





#### Attachment Four - Breakdown of the respondents reasons for not supporting the draft Strategy



**SCHEDULE OF SUBMISSIONS**  
**DRAFT HAMILTON HILL REVITALISATION STRATEGY**

No.	Name/address	Submission	Council's Recommendation
1	Submission made in confidence	<p><b>Support</b> Affected property owner, as above</p> <p>We fully support the revitalisation strategy, especially the upcasting of the R Codes to allow increased density.</p>	Noted
2	Shirley Elliott 34 Wheeler Road Hamilton Hill	<p><b>Support</b> Fully supports the proposed changes in the Hamilton Hill revitalisation Study</p>	Noted
3	Anna Corona 84 Ocean Road SPEARWOOD WA 6163	<p><b>Support</b> We welcome the initiative of the proposed residential density plan of Hamilton Hill.</p> <p>We support all future endeavours to do with residential density growth of Hamilton Hill and surrounding areas.</p>	Noted
4	George Boot 77 Jean Street HAMILTON HILL WA 6163	<p><b>Support</b> I completely agree with the proposed residential density plan and i am surprised that it has taken so long. I support these changes because:</p> <ol style="list-style-type: none"> <li>1) It will reduce the financial burden on govts &amp; tax payers for the large infrastructure costs on creating new subdivisions.</li> <li>2) There will be financial benefits for home owners &amp; increase revenue for the Cockburn Council.</li> <li>3) It will maximise the use of Council facilities e.g. parks, ovals, community buildings, beaches.</li> <li>4) Water consumption / person will be reduced by increasing the number of houses, without increasing the amount of gardens, lawns, parks &amp; ovals etc.</li> </ol>	Noted
5	Mary Munford 19 Frederick Road HAMILTON HILL WA 6163	<p><b>Support</b> I am happy with the proposed changes. I have no plans to sell or subdivide, but it will add value to my property if I choose to.</p>	Noted
6	Noel Kuren 24A Lee Avenue HILTON WA 6163	<p><b>Support</b> Would consider subdividing block &amp; building additional residence if draft proposal goes ahead. Am in favour of proposal in my opinion there are a considerable number of dwellings on large blocks which only use a small portion of the blocks. These blocks could be better utilized if sub divided.</p>	Noted

No.	Name/address	Submission	Council's Recommendation
7.	Vic & Julie Strnadicia 24 Dodd Street HAMILTON HILL WA 6163	<b>Support</b> I fully agree to the Revitalisation program the Council is proposing I think it is a good thing for Hamilton Hill and the future it will attract, more residents to the area and be good for surrounding businesses.	<b>Noted</b>
8.	Sergio Del Borrello 115 Forrest Road HAMILTON HILL WA 6163	<b>Support</b> Myself and my family support the draft proposed residential density plan. It would encourage us to redevelop our property to the maximum.  Once the strategy is finalised we will look to submit plans for consideration.	<b>Noted</b>
9.	Alex Johnston 84 Arkwell Street WILLAGEE WA 6156	<b>Support</b> I am planning on constructing three town houses at 13 Fortini Court.  The proposal is a step in the right direction to pursue sustainable urban development. The proposed rezoning is exactly what i need to build three town houses at 13 Fortini Court although I speak from the perspective of an individual investor. I hope the planned rezoning takes place	<b>Noted</b>
10.	Katherine Dobson 7 Kerry Street HAMILTON HILL WA 6163	<b>Support</b> Be able to subdivide is a great outcome for myself.	<b>Noted</b>
11.	Martin Gregory 7 Kerry Street HAMILTON HILL WA 6163	<b>Support</b> Becomes achievable to building backyard for aging parents & subdivide at later date / great idea.	<b>Noted</b>
12.	Vincenzo & Laura Nibali 8 Le Souef Drive KARDINYA WA 6163	Greenslade has been operating as a business for over 80 years. As such we believe it should be zoned commercial.  It has become something of an identity in Hamilton Hill being the place where the local residents come to meet and socialise. A unique quality possessed by a few businesses today. Bearing this in mind, we have a vision for Greenslades which will help to enhance the aesthetic appeal of Hamilton Hill and the wider community of Cockburn.  As far as infill goes we believe the planning committee has made appropriate density codes for the area.	<b>Supported</b>  It is recommended that the Strategy be amended to propose the rezoning of the Greenslades shop site to Local Centre. This rezoning would allow for a variety of commercial uses to be undertaken.  The rezoning would not increase the impact on the surrounding residential land uses as the uses allowed under the Local Centre zone create no more impact than the current use. Potential issues relating to commercial uses adjacent to residential uses such as

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			<p>noise, spill over parking and increased traffic can be considered and addressed as part of any future development application approval process under the Local Centre Zone.</p> <p>The use of the Greenslades site as a cafe, as suggested by the landowners, would provide a valuable gathering point for the Hamilton Hill community. The community consultation undertaken in October 2011 and various submissions made during the advertising period raised the desire for more cafes and social hubs within the area. The site's location adjacent to Davilak Park makes it an ideal location for a cafe.</p> <p>Refer to Attachment of 3 of the Council Report.</p>
13	Ismet Aslan 105 Clontarf Road HAMILTON HILL WA 6163	<p><b>Support</b> Proposed draft plan is a good plan. R30 density is better for my interests.</p>	<b>Noted</b>
14	Simon Attenborough 182 Forrest Road HAMILTON HILL WA 6163	<p><b>Support</b> Generally my wife and I are happy about the revitalisation strategy for Hamilton Hill due to the perceived increase in property values.</p> <p>Our only concern is that the properties behind us are to be zoned R30/40 paving the way for a more condensed living arrangement for this area. In turn this may add to extra privacy and noise issues that we didn't anticipate when buying this residence last year. The same zoning as the front blocks is more conducive (R30 Only)</p>	<p><b>Noted</b></p> <p>The dual coding of R30/40 will result in lots behind 182 Forrest Road to be subdivided into four rather than three lots. This is not considered a significant increase in intensity of development. Overlooking issues will be addressed as part of any future development application.</p>

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15	Phil Morris 42 Ommanney Street HAMILTON HILL WA 6163	<b>Objection</b> <ol style="list-style-type: none"> <li>1. The proposal will devalue my property currently a duplex block, one of few the proposal will make them plentiful thus less demand.</li> <li>2. The R40 area opposite my property is a disabler in terms of planning, it's usually congested, aesthetically ugly and drunkards yelling at the top of their voices through the night is hardly commendation of good social planning.</li> <li>3. I didn't like the plan the first time it was asked for an opinion I wonder why this is being rehashed.</li> </ol>	<b>Not Supported</b> <p>Devaluation of land is not a valid planning consideration.</p> <p>It is not supported that medium density development will encourage anti-social behaviour.</p> <p>In regard to the submissioner's concerns about traffic congestion the City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.</p> <p>As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the Hamilton Hill Revitalisation Strategy are expected to result in an additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.</p> <p>Refer to the Council Report for a detailed response to traffic considerations.</p>

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16	Peter K Moeller 39A Ingram Street HAMILTON HILL WA 6163	No Interest, No Comment	<b>Noted</b>
17	Mavis K McAuliffe 39B Ingramstreet HAMILTON HILL WA 6163	No comments	<b>Noted</b>
18	Ian Hoffman & Susan Peppiatatt 138 Waddell Road BICTON WA 6157	<b>Support</b> We agree with the proposed residential density plan. The plan would allow me to develop 17 Coates St, either as units or to put a second dwelling on it.  We generally support greater infill.	<b>Noted</b>
19	Kylie Pain & Ty Spencer 6 Aberle Street HAMILTON HILL WA 6163	<b>Support</b> We are in full support of proposed rezoning.  We would also support increasing zoning of all of Aberle Street to R30/40 as is proposed for the end of the street surrounding the School / public open space.	<b>Not Supported</b>  The R30/40 density is proposed for lots adjacent to public open space which benefit from the added amenity the public open space offers. A base code of R30 is considered an appropriate base coding for the majority of the suburb in order to retain the character of the area, while providing for infill development potential for most lots.
20	Paul Cone & Shona Smith 18 Schofield Street HAMILTON HILL WA 6163	<b>Support</b> As owner/occupier, we would both very much agree to this zoning change	<b>Noted</b>
21	Delray Newman 23 Joyce Avenue HAMILTON HILL WA 6163	<b>Support</b> Would like to see the zoning changed to R30, this would increase the value of my property and make it subdividable, bringing more people into the area. Revitalising Hamilton Hill as a result.	<b>Noted</b>
22	Lucia Supino 32 Wheeler Road HAMILTON HILL WA 6163	<b>Support</b> Good I can build on my land. I am infull favour of the new Hamilton Hill revitalisation strategy.	<b>Noted</b>
23	MsCif Pty Ltd 45 Elizabeth Street North perth WA 6006	<b>Support</b> MsCif Pty Ltd is the owner of 6 Mortlock Street, Hamilton Hill. The Draft Strategy proposes to change the R code of the above property to R30. To the east (along Mortlock St), it is proposed to change the Rcode to R40 and to the west to R30/R40.	<b>Supported</b>  The submissioner's request to extend R40 coding over their property is supported. It is

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		<p>Consequently, there are only 2 properties along the north side of Mortlock St (mine and that immediately to the East of mine) that are not the higher R30/40 or R40 code. The R code of my property should be the higher Rcode and preferably R40.</p> <p>If the reason why the properties to the west of my block, along Mortlock St have the R30/40 code is because of their proximity to Baker Square, I note that my property is only 3 blocks from it.</p> <p>Interestingly, I note that north along Weavell street, the last (furthest) property that is R30/R40 is three blocks away from the edge of the park (like mine, but along Mortlock Street). My block is also physically closer to the edge of the park compared to the last block (furthest) north along Weavell Street that is R30/40.</p>	recommended that the Strategy be amended so as to extend the proposed R40 density coding east along Healy Road and Mortlock Street between Bakers Square and Carrington Street and also along the eastern side of Hood Street. This amendment provides a more logical allocation of densities, by removing the transition from R40 to R30 and then to R30/40. Refer to Attachment 3 of the Council report to view the changes.
24	Matt & Bree Johnston 48 Whittaker Turn PIARA WATER WA 6112	<p><b>Support</b> Bree and I support the proposed increase to residential densities in Hamilton Hill.</p> <p>This is because we support better sustainability through infilling suburbs. We also support this proposal because increased council funds may be spent upgrading the suburb.</p>	<b>Noted</b>
25	Ana L Pereira 4 Hyam Street HAMILTON HILL WA 6163	<p><b>Support</b> Yes interested for it to go ahead.</p> <p>Yes I would be interested for it to go ahead. I would like to subdivide the block; I have 815 SQ metres of land.</p> <p>What do I need to do at this stage?</p>	<b>Noted</b>
26	Rune Mikkelsen 31 Sowden Drive SAMSON WA 6163	<p><b>Support</b> Fully supportive of the strategy that would provide the opportunity to provide additional residences in an area so close to Fremantle.</p>	<b>Noted</b>
27	Damon Brown PO Box 1467 JOONDALUP WA 6027	<p><b>Support</b> I agree with the re-zoning of my property from R20 to R30.</p> <p>This is based on the fact that I may develop my property into 2 titles in the future.</p>	<b>Noted</b>
28	Nicola, Emma & Luke Trolio 27 Hamilton Road HAMILTON HILL WA 6163	<p>Being an elevated prime corner location of 1163M2 at the corner of Winfield Street and Hamilton Road, Hamilton Hill close to public transport, schools, shopping facilities and only approximately 150 metres to the Memorial Hall, we the owners feel it should be rezoned to at least R40. The property has been family owned for over 50 years and our intention would be to develop 4 modern townhouses or apartment style residences.</p> <p>Please review the zoning of at least R40 favourably.</p>	<p><b>Supported</b></p> <p>The submission's request to code land adjacent to Hamilton Road is supported. It is recommended that the Strategy be amended to show lots directly adjacent to Hamilton</p>

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		<p>We are pleased to write as a request to amend the proposed re-zoning for our property at 25 Hamilton Road, Hamilton Hill. We find this property to be both in an elevated position and in a prominent corner location (1163 sqm land size). Further, being situated so close to public transport, schools and shopping facilities we believe would lend itself towards a higher density zoning than that of the proposed.</p> <p>This property has been family owned since its build year, some 52 years ago. Our intent would be to develop four (4) very modern townhouses or apartment style residences. We request, that all decision makers, review the zoning for this property and amend to a minimum of R40.</p> <p>We refer to the properties below for references and consideration to amend:            *27 Gerald Street Spearwood- R60 zoning (existing), corner location of about 740 sqm            *Lots along Recreation Rd R40 (proposed)            *Lots along Helen St R60 (proposed)</p>	<p>Road as R40. This amendment responds to the presence of a public transport route down Hamilton Road.</p> <p>Refer to Attachment of 3 of the Council Report.</p>
29	Iain & Jackie Massey 835 Balingup-nannup Road SOUTHAMPTON WA 6253	<p><b>Support</b></p> <p>We support the proposed plan. These larger lots created in the early 1960's are no longer an optimal use of land.</p> <p>Hamilton Hill is handy to transport, besides the coast and amenities.</p> <p>Fifty years on the time has come to increase density.</p> <p>We look forward to being able to create a second dwelling on our property.</p>	<b>Noted</b>
30	Adam Connolly 41 Hanlon Street HAMILTON HILL WA 6163	<p><b>Objection</b></p> <p>We chose our property for its location and lack of traffic. If these proposals go ahead there will be at least twice as much traffic on our Street.</p> <p>As a father of 3 young children (who at this point love walking our Street safely) I believe that any change to our Street will dramatically deteriorate its character. Our family oppose the proposal.</p>	<p><b>Not Supported</b></p> <p>The submissioner's concerns regarding traffic congestion are not supported. The City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.</p> <p>As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the</p>



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			<p>Hamilton Hill Revitalisation Strategy are expected to result in an additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.</p> <p>Refer to the Council Report for a detailed response to traffic considerations.</p>
31	Sonja Seal, Western Power Locked Bag 2520 PERTH WA 6001	<p><b>Support</b></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><b>Working in proximity to Western Power Distribution Lines</b> All work must comply with Worksafe Regulation 3.64 - Guidelines for Work in the Vicinity of Overhead Power Lines.</p> <p>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:</p> <p><a href="http://www.westernpower.com.au/safety/Electrical_Safety_at_Work.html">http://www.westernpower.com.au/safety/Electrical_Safety_at_Work.html</a>  <a href="http://www.westernpower.com.au/safety/DialBeforeYouDig.html">http://www.westernpower.com.au/safety/DialBeforeYouDig.html</a> or <a href="http://www.1100.com.au">www.1100.com.au</a>  <a href="http://www.commerce.wa.gov.au/WorkSafe/">http://www.commerce.wa.gov.au/WorkSafe/</a></p> <p><b>Working in proximity to Western Power Transmission Lines</b></p> <p>All work must comply with Worksafe Regulation 3.64 - Guidelines for Work in the Vicinity of Overhead Power Lines.</p> <p>Our standard conditions for working in close proximity to overhead transmission lines are attached for your information.</p>	<p><b>Noted</b></p>

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		<p>For more information on this please visit the Western Power Website link below:  <a href="http://www.westernpower.com.au/safety/Safety_Transmission_Lines.html">http://www.westernpower.com.au/safety/Safety_Transmission_Lines.html</a>  <b>Please note: Western Power must be contacted on 13 10 87, if your proposed works involve:</b>            A) Any changes to existing ground levels around poles and structures.            B) Working under overhead powerlines and/or over underground cables.  <b>Western Power is obliged to point out that any change to the existing (power) system, if required, is the responsibility of the individual developer.</b></p>	
32	Maria Dennis PO Box 3002 WEST HOBART 7000	<p>Concern about the increase in traffic that increased density will cause what is being done to increase the use of public transport.</p> <p>Hamilton Road is narrow and is already busy at peak times. The increase in housing density will increase the amount of traffic considerably as the whole Cockburn coastal section is being developed, also concerned about Hamilton Road becoming difficult to enter and increased traffic noise. What is planned to alleviate these problems long term?            Urban infill I agree with, if cars are not the only form of transport widely used.</p>	<p><b>Noted</b></p> <p>In regards to the submissioner's comments on public transport provision in Hamilton Hill the City supports greater provision of public transport. Public transport provision is the responsibility Public Transport Authority. In 2011 the City of Cockburn in partnership with the City of Fremantle, East Fremantle and Melville commissioned the Southwest Metro Rapid Transit Network Study to support rapid transit infrastructure investment within these local government areas.</p> <p>In regard to the submissioner's concerns about traffic congestion the City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.</p> <p>As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The</p>

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			<p>density changes proposed in the Hamilton Hill Revitalisation Strategy are expected to result in an additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.</p> <p>Refer to the Council Report for a detailed response to traffic considerations.</p>
33	David Orr & Gaye Smith 28 Coreen Way KALAMUNDA WA 6076	<p><b>Support</b> As owners of an investment property we support the proposed change in R ratings for our property, as it will increase its value.</p> <p>We also support the increase in the density of the area surrounding the Dodd Street shops of which we are a part, as it makes sense to have this as a centralized services area, along a major road – Carrington Street.</p> <p>It is also a reasonable proposal, given its proximity to the proposed Roe Highway.</p>	<b>Noted</b>
34	Paul Tod 176 Healy Road HAMILTON HILL WA 6163	<p><b>Support</b> My zoning would go from R20 – R60.</p> <p>This is a fantastic idea – I walk to the shops every day and wonder why more people can't do the same – shops, chemist, takeaway, pub, deli etc bus routes are all close. More people will raise the ambience, safety and ethics of the area if people are encouraged to invest. I have already noted a change in the last few years so anything that adds diversity and commercial visibility has to head.</p> <p>Main Concern – Planning implementations and funding for revamping whole shopping complex is essential (like Hilton tube) trees, paving, covered areas, planter boxes, good lighting and anything that adds character will make people want to live there, please consider this in your next budget.</p>	<b>Noted</b>

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35	Lionel J Kelly 171 Clontarf Road HAMILTON HILL WA 6163	At this point we have no intention of selling – the future will take care of itself. Originally lot 14 now 171 Clontarf Road Hamilton Hill 6163. No further comment.	<b>Noted</b>
36	Donna & Bradley Wenn 18 Aberle Street HAMILTON HILL WA 6163	<b>Support</b> As owner and landlord I fully endorse amendments to the R Code for Hamilton Hill.  Pleased to see progress being made in Cockburn area. Infill is what is needed to stop urban sprawl along WA Coast.	<b>Noted</b>
37	Marion Fisher 3 Mainstone Place HAMILTON HILL WA 6163	<b>Objection</b> I'm against high density development in this area. It leaves no room on the land for what I see as a necessary component of human health and well being – gardens to grow plants and vegetables, room for children to play and explore, room for families and aged folk to connect with nature, sunshine, earth, plants and socializing with each other on a daily basis.  Full blocks of housing are not only unattractive but encourage an indoors lifestyle with the company of TVs and computers ect, not community.  High density won't solve our growing population issue and it will only benefit developers and council coffers.	<b>Not Supported</b> The density changes proposed by draft Strategy are expected to result in an additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. It is not envisaged that this increase will limit the ability of residents to meet the health and well being needs identified in the submission.
38		<b>Objection –</b> Details to be kept confidential  Density plan should not change: more traffic on roads, high rise buildings = lack of privacy and congestion  As above in subject of submission. Density plan should not change to a higher ration and should stay as is now. Higher Density, have more traffic on roads, more congestion in areas not designed for extra cars and traffic. High rise building would mean lack of privacy increase in shade, increase in noise. Our suburb is fairly peaceful and quiet now; we would like it to stay that way.	<b>Not Supported</b>  In regard to the submissioner's concerns about traffic congestion the City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.  As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the Hamilton Hill Revitalisation Strategy are expected to result in an

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			<p>additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.</p> <p>Refer to the Council Report for a detailed response to traffic considerations.</p> <p>In regard to the submissioner's concerns regarding overlooking, issues or privacy are addressed by the Residential Design Codes of WA. Privacy of the adjoining landowners will be protected as part of any future development approval not matter the density of the development.</p>
39	Ana L Pereira 4 Hyam Street HAMILTON HILL WA 6163	<p><b>Support</b> Rental Property, Yes I would like for it to go ahead.</p>	<b>Noted</b>
40	Remo and Debra Piromalli 37 Pilgrim Way HAMILTON HILL WA 6163	<p><b>Support</b> We agree with the objectives of the Draft Revitalisation Plan.</p> <p>We believe that residential infill development should be supported in order to better utilise existing infrastructure, as well as provide greater public numbers available to use public transport etc</p>	<b>Noted</b>
41	Andrew Stone 48 Tolley Court HAMILTON HILL WA 6163	<p>Please consider the following submissions for consideration:</p> <p><b>A traffic light controlled pedestrian crossing at Rockingham Road near the junction with Starling street, Hamilton Hill.</b></p> <p>This stretch of Rockingham Road is 4 lanes wide and is very difficult to cross for pedestrians and cyclists. Residents living west of Carrington street but north of Rockingham road are hindered from utilising the shopping centre and the bus facilities located at the Scarvaci's IGA</p>	<p><b>Noted</b></p> <p>As Main Roads WA are the authority responsible for approving formal pedestrian crossing facilities in WA their approval would need to be obtained for this facility. If approved, a signalised pedestrian</p>

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		<p>site. Increasing urban infill will lead to a rise in demand for people to access this shopping site and utilise the Rockingham road bus facilities. The integration of the shops on the northern strip of Rockingham road opposite the Scarvaci site with that on the southern side would be considerably bolstered by a pedestrian crossing. For example this would allow somebody to visit the supermarket to do grocery shopping and make a separate trip to the butcher. A proper pedestrian crossing would increase the sense of a small community hub here and vastly improve service access for children, elderly people and general commuters wishing to utilise the Transperth bus services on either side of Rockingham Road. This would benefit residents on both sides of Rockingham Road. A good study example for a traffic light controlled pedestrian crossing is that at The Hilton Village Centre on South Street just east of Paget Street in Hilton.</p>	<p>crossing is estimated to cost at least \$200,000 to install and it would need to be funded by the City.</p> <p>However, gaining MRWA approval for a signalised pedestrian crossing at the subject location is most unlikely because there is unlikely to be sufficient pedestrian traffic crossing Rockingham Road to satisfy MRWA's warrants. For reference, the MRWA warrant for a signalised pedestrian crossing is:</p> <p>a) For each of 3 hours on an average day:</p> <ul style="list-style-type: none"> <li>• Pedestrian volumes exceed 350 persons per hour</li> <li>• Vehicular traffic exceeds 600 vehicles per hour (one direction) or 1,000 vehicles per hour (total both directions) where there is a central pedestrian refuge</li> </ul> <p>b) For each of 8 hours on an average day:</p> <ul style="list-style-type: none"> <li>• The pedestrian volume exceeds 175 persons per hour</li> <li>• Vehicular traffic exceeds 600 vehicles per hour (one direction) or 1,000 vehicles per hour (total both directions) where there is a central pedestrian refuge</li> <li>• There is no zebra crossing,</li> </ul>

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		<p data-bbox="535 1289 1272 1321"><b>A footpath/bicycle path at the western edge of Dixon park.</b></p> <p data-bbox="535 1361 1659 1425">As urban infill increases the density in Tolley Court, Riggs way, Showell Street and Healy Road (West) the need for efficient pedestrian and cyclist transport routes increase. A path along the</p>	<p data-bbox="1686 220 2119 308">footbridge or underpass within a reasonable distance.</p> <p data-bbox="1686 316 2119 587">Whilst the volume of vehicle traffic using Rockingham Road can be satisfied for warrant a) above and almost for warrant b) it is quite unlikely that the volume of pedestrian traffic crossing the road is, or will be, high enough in the near future to satisfy either warrant a) or b).</p> <p data-bbox="1686 627 2119 1265">It is noted that there is an existing median treatment in the section of Rockingham Road in the vicinity of the Hamilton Hill Shopping Plaza that provides two crossing points for pedestrians – the first is to the west of Stirling Street and the second location is in front of the shopping centre, providing convenient access to the bus stop on the opposite side of the road. Those median islands, which have been in place for many years, are of a minimum desirable width, being between 1.5 - 1.8 metres wide. However, widening Rockingham Road would be very expensive because it could not be done without relocating some aerial power cables underground which would be very expensive.</p> <p data-bbox="1686 1297 1765 1329"><b>Noted</b></p> <p data-bbox="1686 1361 2119 1441">The construction of a 370 metre long path, preferably a shared path, to link Healy Road to Starling</p>

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		<p>Western Edge of Dixon park would increase pedestrian and cyclist route efficiency and thus increase the potential for people to engage in shopping, utilising the recreation centre and utilising bus services located on Rockingham road near Starling Street. This would also be good for joggers wanting to jog around the length of Dixon park on pavement (If Starling Street is included).</p> <p><b>Café/Park Combination.</b></p> <p>Modern lifestyles and increasing affluence have led to an increase in what can be described as the café culture. As density increases and average lot sizes decrease people will increasingly seek destinations to relax outside of their home. A café provides a casual environment whereby people may relax for a half hour or so without the effort of planning required for a picnic. As peoples' lifestyle becomes busier, picnicking declines and thus a café at a Park is a great opportunity for people to relax in a serene environment.</p> <p>Some possible sites where a Café/Park combination could be considered are: Dixon Park, Enright Reserve, and Manning Park. Whether a small plot of land be made available to a commercial developer for this purpose OR whether the structure would be built and owned by the city of Cockburn but leased out to a commercial tenant would need to be determined. However, even one Café/Park combination in Hamilton Hill would boost the vibrancy of the suburb. Examples of this type of Café can be found at Fern Road in Riverton, or the wetlands education centre/ Café combination at the Kent Street Weir in Wilson. Perhaps this sort of combination could work at Manning Park.</p> <p>(second submission received ref: 12/35367)</p>	<p>Street, via Ommaney Street, has merit but it is a low priority. This is because the paths on those roads are already connected via a footpath along Hurford Street. The suggested path link was not identified in the City's 2010 Bicycle Network and Footpath Plan, which is the current implementation priority for the City's funding resources for path; and, it is not likely to service a significant demand. However, the need for this path should be reconsidered when the City's Bicycle Network and Footpath Plan is updated in approximately 2014/2015. The submission will be noted on file for this purpose.</p> <p><b>Noted</b></p> <p>The consultation undertaken in 2011 with the Hamilton Hill community revealed a demand for community gathering points such as a cafe. The Strategy identifies a site in the Simms Road Reserve with the potential for development of a small cafe and urban garden. The Strategy proposes a feasibility study for the proposal be undertaken within 6mths to 1 year of the Strategy's adoption. In response to the submission the Strategy will be modified to require the Feasibility Study include an examination of alternative park sites for the location of a cafe. A cost benefit analysis will be</p>



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		<p>Please consider the following submissions for consideration:</p> <p><b>1. Beautification of Clontarf Road.</b>  Clontarf Road is a gateway to Hamilton Hill and also a showcase road for the city of Cockburn. It could be defined as the first considerable east west link road corridor for people travelling to and from Fremantle, Cottesloe and further afield and is certainly a street of strategic significance. The street itself is winding, has aspects of ocean views, is predominantly residential, and has some degree of traffic calming in place. This provides the street with some opportunities for some limited median strip tree planting and further verge tree planting. Perhaps the city can consider creating some planter medians in sections of the road and also contact landowners with regards to organising further verge plantings. A Beautification of this street would be not only be pleasant for current and future street residents but would also help attract new residents to the city as the neighbourhood would become more reminiscent of pleasant leafy neighbourhoods such as Nedlands and Claremont or Applecross.</p> <p><b>2. Modification of Intersection of Forest Road at Stock Road, Western Junctions.</b>  The Western Junction of Forest Road and Stock Road is presently under stress in peak demand periods. There is insufficient dual laneway for vehicles travelling from the Hamilton Hill end of Forest Road to accommodate vehicles to turn left onto Stock Road at the Traffic light Junction. Additionally, vehicles travelling north wishing to exit left into Forest Road, out of Stock road are also to some degree impeded from entering the road due to insufficient turning provisions. Increasing urban infill in Hamilton Hill will increase the stress on this intersection</p>	<p>prepared to compare sites.</p> <p><b>Noted</b></p> <p>Clontarf Road is classified as a Local Distributor road and therefore it is not intended or desired that it would function as an east-west link for regional traffic, as a District Distributor road like Spearwood Avenue is expected to.</p> <p>An effort was made to beautify Clontarf Road in recent years when a number of Magnolia trees were planted in verges but this species is struggling in the environment. These small trees will not provide the type of visual affect that is desired but unfortunately it is not possible to plant larger trees along the northern side of Clontarf Road because of the existence of overhead power cables. This could potentially change when underground power is eventually installed in that part of Hamilton Hill, which is estimated to be 5-10 years away and therefore, should be revisited at that time.</p> <p><b>Supported</b></p> <p>The recommended extension of the left-turn lanes at the intersection has merit as that would improve intersection capacity and safety. A preliminary economic analysis</p>

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		<p>and compound the problem here. During busy periods Double light changes to get through this intersection can occur. Increased turning access legs would accommodate more efficient traffic flow particularly those vehicles turning left from Forest Road onto Stock road North bound. Anywhere where traffic flow is improved there is potential to minimise pollution, congestion and ultimately lower the carbon footprint of the city. A submission to main roads to modify this intersection could be of positive benefit to the community.</p> <p><b>3. Toddler friendly playgrounds/ Increased Provision of Under 4 facilities.</b>  Children's playgrounds are of enormous benefit to communities for both children and their parents. The children that have the largest amount of available leisure time to access playgrounds are those children aged between 0 and 4 years of age. However playground equipment in general in Perth and also in the city of Cockburn is geared largely to children in the age group of 4-12. Younger children have reduced faculties of balance and as such are at much greater risk of falling off playground equipment and injuring themselves.</p> <p>A vast majority of playground equipment of the city have sheer drops of over 1 metre high in some sections of the playground, sometimes this is to allow for tubular climbing beams or fire poles, sometimes the utility of the exposed sections of drop are less obvious. A good example of a playground suitable for children under 4, is that found at the eastern edge of the Baker Square park in Hamilton Hill. An example of a dangerous sheer drop for children under 4 is that of the fire pole found at the playground on the northern edge of Dixon Park in Hamilton Hill. Playgrounds with substantial sheer drops reduce the ability for parents to undertake passive surveillance of their children, i.e. it is unwise for parents to sit down in these city reserves if they have a toddler playing on this type of equipment. However the micro playground such as at the eastern edge of Baker square does allow an opportunity for passive surveillance and therefore increases the quality of the experience for parent and child.</p> <p>Obviously it is good to have an adequate supply of play equipment for larger children. This age group does appear to be adequately cared for in the current regime. However perhaps new playground developments could help to bridge the perceived deficiency in Under 4 playground facilities (micro playgrounds). This would encourage mother's groups/ father's groups/ families to have an increased opportunity for picnicking, or social meetups within the community of Hamilton Hill.</p> <p>Thank you, for considering the proposals.</p>	<p>indicates that the extension of the short left-turn lanes does achieve a viable Benefit-Cost ratio, as a crash countermeasure and therefore could potentially be funded as a Black Spot Program project.</p> <p>Note that any modifications proposed for either Stock Road or traffic signal infrastructure will need to have MRWA approval as they are responsible for that road, and would need to be considered in context of any possible changes that could occur if the State Government was to extend Roe Highway to Stock Road.</p> <p>This project proposal will be pursued by the City's Engineering Services as a future Black Spot Program project, in consultation with MRWA.</p> <p><b>Noted</b></p> <p>This submission has been forwarded to the Parks Service Unit for their consideration when planning and designing new playgrounds within the City.</p>
42	S Atkinson 9 Bailey Street HAMILTON HILL WA 6163	First things First. Please get rid of the high voltage tower line that runs across Strode Avenue and Bailey Street. Thank you	<p><b>Not Supported</b></p> <p>The high voltage power lines that run through Hamilton Hill are</p>

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			infrastructure under the control of the State Government. These power lines are important to the regional power network and unable to be placed underground. The Strategy does not have the ability to influence a change to such important regional level infrastructure.
43	Norah Edwards 19 Fulton Street HAMILTON HILL WA 6163	<b>Support</b> This is all goof start, keep it up Cockburn!	<b>Noted</b>
44	Wayne Beckett 12 Cutts Street HAMILTON HILL WA 6163	<b>Support</b> None – I like it  Best if the Roe Highway goes through to Stock Road.  I would like to see this happen inside 1 year at least before the underground power goes in.  Plan enclosed on back of submission form	<b>Noted</b>
45	John Mitchell 37 Davilak Avenue HAMILTON HILL WA 6163	<b>Support</b> It looks like a good plan, I hope to see it approved.	<b>Noted</b>
46	Bruno & Mavis Gosatti 856 Karnup Road SERPENTINE WA 6125	<b>Support</b> It is good to see that Council is finally starting to work towards improving Hamilton Hill after so many years of neglect, with what is proposed should make the area a more family friendly environment for the future, even though this is long overdue.  I look forward to seeing the final result.	<b>Noted</b>
47	Massimo Giatti 6 Hyam Street HAMILTON HILL WA 6163	<b>Support</b> I fully support the rezoning and I hope that 21 Greenslade one day will not only be zoned R30/40 but become R40.  In favour of it.	<b>Noted</b>
48	Lisa & Evan Reeves 11 Churm Street HAMILTON HILL WA 6163	<b>Support</b> We strongly support the draft proposed residential density plan for Hamilton Hill, including the area R60 zoning affecting our property.	<b>Not Supported</b> Churm Street is not considered an appropriate location for commercial development. It is not a highly

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		One suggestion we would like to make for our area & others close to existing Simms Road shops, is for 'Mixed Use' zoning to be considered. Not at the expense of density but rather in addition to.	accessible site and demand for commercial within the area is limited as demonstrated by the conversion of Centre Zoned land for residential purposes along Dodd Street.
49	Esterina Fletcher 13 Davilak Avenue HAMILTON HILL WA 6163	<p><b>Objection</b></p> <p>The ratepayers meeting did NOT endorse the re-zoning of this area.</p> <p>The proposal to rezone the Davilak Avenue area from R20 to R60/80 is strenuously opposed. We do not wish our or neighbours property to be overshadowed and built out/around with such dense residential development which will of necessity be 2 or 3 storey.</p> <p>Parking problems and congestion will result; even now one party can cause street gridlock. Ad-hoc multi storey developments will destroy our amenity and reduce our property value. Proposal not supported.</p>	<p><b>Not supported</b></p> <p>The consultation undertaken in 2011 with the Hamilton Hill community revealed support for higher densities within the area.</p> <p>Overlooking and overshadowing issues are addressed by the Residential Design Codes of WA. The privacy and amenity of the adjoining dwellings will be protected as part of any future development application and approval process.</p> <p>In regard to resident and visitor parking, the Residential Design Codes of WA require the provision of adequate resident and visitor parking on site for all residential development regardless of the density of the development. As such there should not be additional parking pressure on public streets.</p> <p>In regard to the submissioner's concerns about traffic congestion the City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.</p>

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			<p>As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the Hamilton Hill Revitalisation Strategy are expected to result in an additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.</p> <p>Refer to the Council Report for a detailed response to traffic considerations.</p>
50	<p>Lee Osullivan 174B Forrest Road HAMILTON HILL WA 6163</p>	<p><b>Objection</b> Just as Hamilton Hill is starting to clean up you guys go and reduce the Lot size to get more cheaper housing, cheaper housing means cheaper people.</p> <p>I do not want to see Hamilton Hill become a cheap suburb. Let's keep large lots to build class housing.</p> <p>I Strongly disagree with the draft proposed residential density plan!!!</p>	<p><b>Not supported</b></p> <p>Housing affordability and greater housing choice are both very important issues for Perth's population.</p> <p>In regard to the submission's concern that medium density development will reduce the quality of the housing in Hamilton Hill, this view is not supported. There are many examples of high quality medium and high density housing throughout Cockburn and wider Perth.</p>

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51	Nancy Boswell 20 Ivermeyer Road HAMILTON HILL WA 6163	<b>Support</b> Looking forward to the approval on the proposal, with thanks Nancy	<b>Noted</b>
52	Sally McGann, Department of Indigenous Affairs PO Box 3153 EAST PERTH WA 6892	<b>Support</b> I write with reference to your letter dated 12 July 2012 regarding the above listed Strategy.  The Department of Indigenous Affairs (DIA) has conducted a review of the information submitted within your letter and I can confirm that there are no sites as currently mapped on the Register of Aboriginal Sites within the Strategy area.  It is recommended that advice on compliance with <i>Aboriginal Heritage Act, 1972</i> (AHA) is provided to all parties affected by the proposed Strategy. Early examination of the heritage values of any area will allow for planning to preserve important sites within public open space or similar passive use areas. Additional information on the AHA can be found on the DIA website, under Heritage and Culture. <a href="http://www.dia.wa.gov.au/Heritage--Culture/">http://www.dia.wa.gov.au/Heritage--Culture/</a>  The following is a link to the Due Diligence Guidelines, which parties operating within the Strategy area could use to assess their risk with regard to the AHA: <a href="http://www.dia.wa.gov.au/Documents/HeritageCulture/Heritage%20management/AHA%20Due%20Diligence%20Guidelines.pdf?epslanguage=en">http://www.dia.wa.gov.au/Documents/HeritageCulture/Heritage%20management/AHA Due Diligence Guidelines.pdf?epslanguage=en</a>  If you require any further information please contact Sally McGann on 6551 8075 or <a href="mailto:Sally.McGann@dia.wa.gov.au">Sally.McGann@dia.wa.gov.au</a> .	<b>Noted</b>
53	Sasatorn Jokic 14A Frederick Road HAMILTON HILL WA 6163	<b>Support</b> Occupier of property this will improve the area and make a more pleasant place to live.  The local shopping centre at Simms Road, Hamilton Hill needs an over hall. Higher density around the centre over the past 6 years has improved but the centre look in its surrounds. Now the shopping centre needs updating with modern style improvements.  The proposed density plan and centre improvement are a good idea and will definitely revitalise the area as very little has been done in the past	<b>Noted</b>
54	Peter Jokic 14 Frederick Road HAMILTON HILL WA 6163	<b>Support</b> I am an owner/occupier close to Hamilton Hill shopping centre for more than 25 years, proposed upgrade would give us the option to develop.  We are in full agreement with the draft Hamilton Hill Revitalisation Strategy the City is	<b>Noted</b>

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		<p>proposing.</p> <p>The Hamilton Hill shopping centre is overdue for a major upgrade it's old and needs total modernisation.</p> <p>Higher density living surrounding the shopping centre is a good idea and the rezoning to the plan allow options for local property owners to develop if they wish.</p> <p>New houses in the area will improve the look of existing streetscape in line with the new suburbs</p>	
55	Cona Mangano 27 Recreation Road HAMILTON HILL WA 6163	<p><b>Support</b></p> <p>We support the revitalisation strategy and would like to have the zoning changed to on our property to either R40 or R6. I would like to minimise the amount of land required for the access road.</p>	<b>Noted</b>
56	Alice Mattarocchia 7 Wheeler Road HAMILTON HILL WA 6163	<p><b>Support</b></p> <p>The new draft in Hamilton Hill is a great thing and as an owner I hope that it goes through.</p> <p>I as home owner give my 100% support to the Draft it has been a long time coming.</p>	<b>Noted</b>
57	Jeremy Roberson & Claire Neylor 145 Healy Road HAMILTON HILL WA 6163	<p><b>Support</b></p> <p>We are happy with the proposed changes.</p>	<b>Noted</b>
58	Djorjie & Radoka Jovic 89 Healy Road HAMILTON HILL WA 6163	<p><b>Support</b></p> <p>We strongly support the rezoning of our property to R30.</p>	<b>Noted</b>
59	Nat Marks 30 Burrridge Way HAMILTON HILL WA 6163	<p><b>Support</b></p> <p>I think the proposed plan is a good idea.</p>	<b>Noted</b>
60	DD & VM Macdonald PO Box 2094 KARDINYA WA 6163	<p><b>Support</b></p> <p>As owners of the above property we would look favourably at the new density plan.</p> <p>This would enable us to subdivide in the future if we so desire.</p>	<b>Noted</b>
61	Stuart Crake 10 Aberle Street HAMILTON HILL WA 6163	<p><b>Support</b></p> <p>We support the proposed residential density plan.</p> <p>We would like to see the proposed multiple dwellings go through as this will improve the local community and glue Hamilton Hill the face lift it has long needed and to revitalise this suburb with more housing.</p>	<b>Noted</b>

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62	Erin Davey, BP Australia PO Box 2131 Rockingham WA 6168	<p>BP makes this submission as the owner of two underground pipelines that transport petroleum products from the Kwinana refinery to BP's north Fremantle terminal.</p> <p>After reviewing the proposed density changes that form part of the City of Cockburn's revitalisation strategy for Hamilton Hill, BP expects that future developments (residential or otherwise) will be configured to avoid relying on BP's easement for access. That is, the City of Cockburn should not approve any developments that require permanent access ways, including but not limited to driveways, footpaths or gardens, that cross BP's easement. In this way, if BP fences off any part of the easement in the future, individual landowners will not have their site access restricted.</p> <p>BP would encourage the City of Cockburn to remind all developers of the 'Dial Before you Dig' system through which BP would raise awareness of the underground pipelines.</p> <p>Please feel free to contact me on 9419 9351 or erin.davey@bp.com if you would like further clarification on any of the above.</p>	Noted
63	Brett Dunn, Department of Water PO Box 332 Mandurah WA 6210	<p><b>Support</b> Thank you for your correspondence dated 13 June 2012. The Department of Water (DoW) has reviewed the proposal and offers the following advice:</p> <p><b>Urban Water Management</b> The approach outlined in WAPC's <i>Better Urban Water Management</i> (2008) is not intended for infill developments unless there are risks to water resources or adjacent properties. Accordingly, a district water management strategy is not required to support the Hamilton Hill Revitalisation Strategy (HHRS).</p> <p>The HHRS proposes higher density development in some areas, thus consideration to required upgrades of drainage infrastructure will be required.</p> <p>The HHRS identifies drainage as an issue and commits to preparing and implementing a <i>Drainage Strategy</i>. The DoW supports the preparation of <i>Drainage Strategy</i> to inform the increase in development density and will provide input into this process at the City of Cockburn's request.</p> <p><b>Groundwater</b> The subject area is located within the Cockburn Groundwater Area and Perth Groundwater Area as proclaimed under the <i>Rights in Water and Irrigation Act 1914</i>.</p> <p>Any groundwater abstraction in this proclaimed area for purposes other than domestic and/or</p>	Noted



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		<p>stock watering taken from the superficial aquifer is subject to licensing by the Department of Water. The issuing of a groundwater licence is not guaranteed but if issued will contain a number of conditions that are binding upon the licensee.</p> <p>Please note, a high proportion of groundwater in the Cockburn Groundwater Area is currently allocated, thus there may be limited resources available to new developments. Proposed land uses requiring groundwater should identify and potentially secure fit-for purpose water early in the planning process by consulting with the Licensing Branch at the DoW's Mandurah office on 9550 4222.</p> <p><b>DEC Issues:</b> It appears that there are Acid Sulphate Soils on the subject land. For this reason, this proposal must be referred to the Land Use Planning section at the Department of Environment and Conservation's Swan Region (C/- Locked Bag 104, Bentley Delivery Centre, WA 6983). If you wish to discuss the above or require any further information, please do not hesitate to contact Patrick Ridley at the Department's Mandurah office on 9550 4222.</p>	
64	Diana Smith 77 Winterfold Road HAMILTON HILL WA 6163	<p><b>Objection</b> Increase of traffic – housing and the general appearance of the neighbourhood.</p> <p>With the diversion of current block sizes to accommodate more homes, issues such as traffic and the retention of mature trees needs to be considered. The affect of increased traffic need to be addressed. Currently in the mornings and afternoons Winterfold Road has traffic jams. Increased development in the area including approved further development by Fremantle Council (e.g Southern Cross) will have an impact on this already developing problem.</p> <p>The Council needs to consider the protection of mature trees in the area. With subdivision of blocks, mature trees are often cut down to fit more building into the block. Trees need to be protected not only for wildlife habitat, but also for the aesthetic of the neighbourhood. The density of housing greatly increases the house factor, e.g increase in air-conditioning house, parties affecting a greater number of household - general privacy issues.</p> <p>Hamilton Hill is an older established neighbourhood and it would be a travesty to see development change it into a building site.</p>	<p><b>Not Supported</b></p> <p>In regard to the submissioner's concerns about traffic congestion the City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.</p> <p>As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the Hamilton Hill Revitalisation Strategy are expected to result in an additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. The incremental nature</p>

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			<p>of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.</p> <p>Refer to the Council Report for a detailed response to traffic considerations.</p> <p><b>Noted</b></p> <p>Intensification of the land use does at times conflict with protection of mature trees. The Strategy aims to address this issue by recommending the inclusion of new provision within the local planning policy APD58- Residential Design Guidelines which require the provision of trees within the private access ways servicing residential developments with more one dwelling.</p>
65	Giuseppe Orlando 1 Weatherburn Way KARDINYA WA 6163	<p><b>Support</b></p> <p>I Giuseppe Orlando am in favour of the new subdivision proposed.</p> <p>Very suitable for the area planned, I would give approval to the proposed subdivision.</p>	<b>Noted</b>
66	Kelsey & Brendan Ceimbazi 17 Dearle Street HAMILTON HILL WA 6163	<p><b>Support</b></p> <p>We were so pleased to see the proposed development to revitalise Hamilton Hill. In particular the Simms Road plan for an overhaul of the shops and addition of Cafes etc. The current shopping centre is untidy and lacks a meeting point or Cafe. Its well needed in this community. More trees, more rubbish bins and footpaths are such a good idea and make a huge difference to the conceived value of the area.</p> <p>We fully support the strategy, with young children we want to see this community improved – to be safer, cleaner, tidier, more tree-lined and with Cafes and modern facilities for residents</p>	<b>Noted</b>

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67	Robin Burnage & Claire Cubis-Edwards 46 Stratton Street HAMILTON HILL WA 6163	<b>Support</b> We fully support the intent of the proposed revitalisation strategy and the proposed rezoning plan. We believe this increase in density will provided an economic and social benefit to the neighbourhood. The strategy needs to follow this up with streetscape improvements and investment into the suburb providing public services and amenity	<b>Noted</b>
68	Kathleen M Jefferies 33 Ingram Street HAMILTON HILL WA 6163 <ul style="list-style-type: none"><li>Details to be kept confidential</li></ul>	Don't want to move from this residence as have lived here over 50 years, consequence of my age want to stay here.  Would like to see Co-Safe more diligently sound this area. Over the years have had two breaks-ins. Wont to live in peace up heaven.	<b>Noted</b> No resident will need to move from their home as a result of the Strategy.
69	Christine Duckham 66 Healy Road HAMILTON HILL WA 6163	<b>Support</b> Thank you for the opportunity to provide feedback on the <b>Hamilton Hill Revitalisation Strategy</b> .  Firstly, I wish to commend the council on taking the iniative to re-vitalise Hamilton Hill.  I believe the suburb is changing in many ways due to demographic changes and that the existing amenities do not totally meet the requirements of our "newer" residents.  <b>Simms Road</b>  I strongly support the re-development of this area and the addition of cafes and restaurants would be welcomed by many. I believe residents of both South Fremantle and Hamilton Hill now actively avoid eating in Fremantle on weekends because of the "crowding out" by tourists. Simms Road cafes and restaurants would prove to be popular for this reason alone.  The Post Office is one building that I would like to see re-developed for a different purpose. Local theatre or arts groups would benefit from such a facility.  <b>Remnant bushland west of Dixon Park</b>  Secondly, I wish to comment on the area west of Dixon Park that is adjacent to the reserved Roe Highway land. This area was according to locals a wetland prior to the nineteen fifties. In wet periods of the year, lakes still form on the surface and water birds frequent this area particularly during the wet periods of the year.  The area is well used for recreational purposes and since development is unlikely to occur due to the hazardous materials used for infill, the ideal scenario for residents would be if Landcorp were to relinquish the concept of development and vest the land in perpetuity to the City of Cockburn. The City could then remove the contaminated material and a "Friends of ... group" could revegetate. I note that the Hamilton Hill Residents Survey Results indicate that 46 people	<b>Noted</b>  <b>Noted</b>  As noted by the respondent, Dixon Park is adjacent to the Roe Hwy Reserve and a large tract of land is owned by LandCorp. This land is not maintained by the City as it is not in our ownership.  The future of these two areas is very uncertain at present. The future use and development of the land will not be known until MainRoads WA determines the

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		<p>indicated that if they could change anything about the character of Hamilton Hill they would improve parks. In addition, 123 people indicated that they would like to see unkempt areas cleaned up. This is one area that is currently not well maintained. Locals like myself regularly clean up the area on daily walks and also remove major rubbish dumped and deposit the rubbish on the verge when the annual collections occur.</p> <p>While many other suburbs in the Cockburn district have reasonable tracts of bushland, Hamilton Hill lacks areas of remnant bushland that are well maintained. Adjacent to Hamilton Hill is Clontarf Hill (also owned by Main Roads) and this area links well with the area adjacent to Dixon Park and provides an important habitat for flora and fauna. The area supports remnant Tuart forest as well as limestone heathlands and woodland areas of the relatively uncommon limestone marlock, (<i>Eucalyptus decipiens</i>). This vegetation provides habitat areas, food and nesting resources for bird, mammal and some reptile species. With the panoramic views available from its summit, natural vegetation and animal life, Clontarf Hill lends itself to passive recreational pursuits and the development of passive recreational facilities including bird watching, walk trails, cycle paths, lookout points, picnic areas and other facilities.</p> <p><b>Regional:</b> With the increasing awareness of the importance of linkages between conservation areas that create 'rivers' of parkland rather than isolated 'islands', Clontarf Hill fulfils an important role as a wildlife as well as recreational corridor. Through Wilson and Hollis Parks and the previous tip site a link is available to the ocean. Likewise through Dixon reserve, Lucius Lake and the southern limestone ridge there is a quiet defined link to Manning Lake and onto the western section of the Beeliar Regional Park and Woodman Reserve.</p> <p><b>Social:</b> With increasing urban population densities due to the proposed urban infill housing development there is a need to create and preserve as much accessible public open space as possible. Clontarf hill Reserve and the adjacent bushland corridor will help to fill this need in general but also specifically will help to balance the already developed nearby medium to high density housing that has been built on Healy Road, Rockingham Road, Hampton Road, and Clontarf Road.</p> <p><b>Environmental Management:</b> The current management of the area appears to be restricted to the annual construction of firebreaks by the Main Roads Department. The current state of both Clontarf Hill and the adjacent bushland results from a lack of active management for many years. A major problem is the spread of weeds throughout the area which leads to competition with native species, lack of natural regeneration and frequent grass fires, which compound other problems. Rubbish dumping is common and ranges from garden refuse to household rubbish, tyres and car bodies. Off road vehicles use the firebreaks to access both areas (despite the construction of bollards by Main Roads) and then move into the native vegetation in areas.</p>	<p>ultimate nature of the regional road networks, particularly Roe Highway and Cockburn Coast Drive.</p> <p>It is unlikely that either MainRoads WA or LandCorp will enter into discussions with the City of Cockburn on the future development and use of this land until a final determination has been made on the future of these roads. However, once the road planning has been confirmed the City should seek to enter a dialogue with LandCorp to ensure community aspirations are achieved for this site. Protecting and enhancing ecological linkages and recreation opportunities should be a key consideration for any future development of this land.</p> <p><b>Noted</b></p> <p><b>Noted</b></p> <p><b>Noted</b></p> <p>The respondents concerns regarding the upkeep of the Roe</p>

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		<p>I would like to see the City of Cockburn in partnership with Main Roads and the City of Fremantle make efforts to protect this important piece of coastal heritage. The combined area (approximately 18 hectares?) is the Kings Park of the south.</p> <p><b>R20/60 on corner of Healy Rd and Ommanney St</b></p> <p>The WAPCs target of 47% of the additional dwellings required by 2031 in the Perth and Peel Metropolitan area be delivered through urban infill is logical and I acknowledge that Hamilton Hill is well situated to contribute to the delivery of these infill targets. However, the zoning of R60 for the 66 Healy Rd is not a zoning that we the owners support</p> <p>We moved from Fremantle to 66 Healy Road, Hamilton Hill, 12 years ago. We were attracted to the property because of the "green landscape". The land supports a wide variety of bird habitat including boobook owls, and red tailed cockatoos. We have installed a number of nest boxes and provided a large number of bird baths to support nesting of various species. Importantly, our garden provides food for cockatoos in the form of large almond trees that are less available with urban infill occurring.</p> <p>Our next door neighbour Shirley (living at number 72 Healy Rd) has a similar desire to conserve the area as a green "oasis". She has on many occasions been offered large sums of money for her substantial plot of land. On each occasion she has refused due to her desire to see the habitat preserved.</p> <p>My partner is planning retirement in the near future and to this end we are building a single storey eco friendly dwelling that will accommodate wheel chair access (should we need it in the future) and reduce our power costs in our retirement. The plan will be submitted to council in August 2012. Therefore, we see the maximum number of dwellings on our property as 2. Currently we use a large proportion of the land to grow fruit and vegetables.</p> <p>The land we occupy along with the land owned by Shirley is unique in Hamilton Hill. It is an area that provides a certain rural feel that makes it attractive to potential new buyers. I have spoken with new residents in my community who have expressed their enthusiasm for the "feel" of this corner of Hamilton Hill. The green feel of the area is something that would disappear with high density/medium density dwellings.</p> <p><b>Newmarket Hotel</b></p> <p>Newmarket Hotel contributes to the local community's sense of place as a prominent landmark in the area, located at the intersection of two major roads. This is one of the finest treasures in Hamilton Hill, yet deterioration due to the lack of occupation of the premises has been allowed to occur. The gateway to Cockburn proclaims the unkempt nature of Hamilton Hill. The site boasts broken glazing to the sash windows and leadlight rusted and broken gutters and</p>	<p>Highway Reserve are noted. Unfortunately the City has no means of enforcing the upkeep or management of this land by MainRoads WA. The City is also not legally able to undertake works on the land, however, the City recognises the upkeep of this land is a significant issue and will write to MainRoads WA outlining our concerns about the poor maintenance of the Reserve.</p> <p><b>Not Supported</b></p> <p>The City notes the respondents wish to maintain Lot 66 and 72 Healy Road Hamilton Hill as large land parcels which add to the 'green feel of the area'. However, the ecological, heritage or character value of the land is not considered significant enough to warrant treating these land parcels differently to the other large land holdings in Hamilton Hill.</p> <p>The Strategy will not require the subdivision and development of the land. The decision to develop land is always the responsibility of the landowner. The City suggests that if the owners of Lot 66 and 72 Healy Road Hamilton Hill wishes to prevent further subdivision of their land, they place a restrictive covenant over the land preventing subdivision. The City's Environment Service Unit is available to provide initial advice on how to go about placing a restrictive covenant over</p>

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		<p>downpipes. The revitalisation strategy should seek to address the issue of restoration of this fine heritage building.</p> <p>I hope that the Hamilton Hill Revitalisation Strategy will provide the basis for good strategic planning in the future.</p>	<p>land for the purpose of conservation.</p> <p><b>Noted</b> The heritage values of the Newmarket are recognised by its registration on the City's Local Government Inventory. The City over the last five years has negotiated with various landowners and prospective landowners of the site to achieve respectful redevelopment of the site. As a result of those negotiations, several development applications have been approved, but unfortunately never acted on. The City will continue to actively encourage a sensitive high quality redevelopment of the site.</p>
70		<p><b>Support</b> I support the Hamilton Hill revitalisation 100%</p> <p>I Andrew Mimmo of 3 Wilken Street Hamilton Hill (file number SM/M/044) and owner occupier of property give my full backing towards the revitalisation strategy in Hamilton Hill. I believe it will modernise and increase the appeal and vibrancy of what is a very lack lustre community at present. This plan will invite new home owners and increase families within the area therefore increasing the liveability of Hamilton Hill. Being a suburb so close to Fremantle it is about time commencement of a transformation began. This in turn will reduce urban sprawl and hopefully entice creativity for this new age of sustainable living.</p>	<p><b>Noted</b></p>
71	Ciaran & Kelly Lavin 19 Heirisson Way NORTH COOGEE WA 6163	<p><b>Support</b></p> <p>Hi There we like the plan and the plan to increase property density – more of query, our property is one of only 2 properties on the south side of Ommaney Street zoned R30 rather than R40; what is the reason for this? Is there scope to increase our zoning while the changes are underway?</p>	<p><b>Noted</b></p> <p>In the 1990s the Department of Housing redeveloped the homes bounded by Ommaney Street, Carter Street, Stratton Street and Hurford Street. The lots in this area were coded R30 and R40. Much of the housing stock was demolished and redeveloped to these densities.</p>

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			The Strategy has not modified the density coding for this area as it is already been redeveloped to a medium density.
72	E Gomoich 23 Winterfold Road HAMILTON HILL WA 6163	<p>The road has been marked from Instone Street to the end of my driveway. I will not be able to access my driveway when approaching from Carrington Street (east). House no. 21 will also lose access from Carrington Street and house no.22 will also lose access from Stock Road (west).</p> <p>It worries me should I need an ambulance or Police, how will they gain access to my driveway without wasting time (especially at night) with the island in the way – they always ask for the nearest corner which is Carrington Street, Also I will have trouble backing out to go (east) to Stock Road. (sketch attached)</p>	<p><b>Not Supported</b></p> <p>No changes to property access are proposed as part of the Strategy and the concerns appear to have been raised as a result of misinterpreting a line on the map delineating the City's boundary as a median island treatment.</p>
73		<p><b>Support</b></p> <p>What time frame would we be looking at for eligibility to subdivide if there is overall support for rezoning R-20 properties to R-30. Would it be a 2-3 year wait? Thanks Levi Holden</p>	<b>Noted</b>
74		<p><b>Object</b></p> <p>There are many instances whereby I support renewal such as the Simms Road upgrade with gardens and future cafe's. However, I am affected by the proposed population density rezoning going from R30 to R60 for the immediate area near Simms Road and its close surrounds. This would increase inner hub congestion and once quiet streets, would seriously risk becoming arterial roads or 'busy' at the very least.</p> <p>We already have hoons racing up our street creating noise and the density increase would make a very unsafe neighbourhood for the many children in the street with more traffic and people. Locals can still gain by walking a short distance to reap the benefits of the Simms Road upgrade whilst still maintaining their 'personal space' with neighbours if properties are left at R30.</p> <p>Properties beyond this area would benefit from the rezoning density increase as they are further away from the already busy Simms Road precinct and the more density in these areas would serve the businesses at the Simms Road precinct as these people would now venture here for their shopping/socialising instead of going elsewhere.</p> <p>The locals immediately around the Simms Road precinct, including my street, are ALREADY patrons to the area so you don't need to work hard to encourage people in this area to make use of the new upgrade. It is the people beyond you need to lure, and that is the people south/beyond Healy Road.</p>	<p><b>Not Supported</b></p> <p>In regard to the submissioner's concerns about traffic congestion the City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.</p> <p>As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the Hamilton Hill Revitalisation Strategy are expected to result in an additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current</p>

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		Dont make me be able to hear my neighbours flushing their toilet PLEASE!!! We say NO to density change, but Yes to Simms Road upgrade.	<p>study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.</p> <p>Refer to the Council Report for a detailed response to traffic considerations.</p>
75		<p><b>Support</b> My wife and I fully support the revitalisation strategy.</p>	<b>Noted</b>
76		<p><b>Support</b> I agree and fully support the council's revitalisation strategy for Hamilton Hill</p>	<b>Noted</b>
77	Chris & Marisa Wallhead 2 Areca Close MUNSTER WA 6164	<p><b>Support</b> Although the strategy should improve the overall development potential we are still in a position of having to get other landowners to agree before anything can start as we are in a development area.</p> <p>We intend to develop the land asap, dividing the block into 4 smaller blocks and building 4 houses, each with its own green title. Issues relation to the rear access on Milan Place has so far postponed development by 10 yrs. Getting 100% agreement from all other landowners affect3eed b y the access from Milan Place has so far proven to be impossible.</p>	<p><b>Noted</b> The submissioner's support for the Strategy and particularly the extension of Millan Place is noted. However, it is recommended that the Strategy be amended to change the Development Area over lots adjacent to Millan Place to a coding of R30/40/60. This is also the recommendation for lots within the Chesham Way Development Area.</p> <p>This modification will mean that Chesham Way and Millan Place will not be extended. Landowners within this new coding will be able to develop without a structure plan and independently of adjoin landowners.</p> <p>This modification was based on the</p>



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			<p>following:</p> <ul style="list-style-type: none"> <li>• A lack of support from landowners within the proposed Development Area; and</li> <li>• The cost of the constructing the road extensions and purchasing land would have made development of the affected land financially unfeasible.</li> </ul>
78	Ana Lawson PO Box 936 FREMANTLE WA 6959	<p><b>Support</b></p> <p>Just a short comment to say that I am fully in favour of the proposed plans.</p>	<b>Noted</b>
79	Michael Cooper, Department of Education 151 Royal Street EAST PERTH WA 6004	<p><b>Support</b></p> <p>Thank you for your letter dated 27 June 2012 regarding the Hamilton Hill Revitalisation Strategy.</p> <p>The Department of Education has reviewed the document and advises the following:</p> <ul style="list-style-type: none"> <li>• That based upon the additional student yield that may be expected from the increased residential density the existing schools would be able to accommodate the anticipated increase in students.</li> </ul> <p>Therefore the Department advises that it has no objection to the proposed strategy</p>	<b>Noted</b>
80		<p><b>Support</b></p> <p>We support the draft strategy and believe it is comprehensive and positive.</p> <p>The only objection we have is to the much higher densities around Bakers Square and Enright Reserve. We like the character of both of these reserves, which would be change, we believe for the worse with the densities recommended</p>	<p><b>Not Supported</b></p> <p>The proposed dual coding of R30/40 for lots adjacent to POS has a strong planning rationale. The principle that higher densities should be orientated around areas of high amenity so that more people can take advantage of that amenity is well established in WA planning policy.</p> <p>The higher coding of R40 rather</p>

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			<p>than R30, which is the base code proposed for the whole suburb, is subject to the achievement of additional built form criteria. These criteria include ensuring variety in design, height and rooflines and provide opportunity for greater surveillance of the POS.</p> <p>The higher coding of R40 will allow redevelopment of lots to create 3 dwellings rather than 2. This is not considered a significant increase in intensity which would affect the character of the park.</p>
81	Barry & Beverly Hayes 100 Bridgewater Drive KALLAROO WA 6025	<p><b>Support</b></p> <p>Owners of property, we fully support the proposed revitalisation strategy that would allow our property to be up-coded. This would allow us to subdivide our property to build new dwellings, one of which would serve as our proposed home.</p>	<b>Noted</b>
82	John & Susan Bendall 15 Ivermeyer Road HAMILTON HILL WA 6163	<p><b>Objection</b></p> <p>I wish to state that my husband and I are both strongly opposed to the proposed changes in zoning for our street (from currently R20 to R40) in the draft Hamilton Hill revitalisation strategy. We and others in our street love living on our large blocks – rare earth these days. No amount of money could convince us to carve up our land. With a C class hospital in our street extended some years back the increase in traffic has been a blow to our peace and quiet. Service vehicles and patient visitors park along the roadside every day making it difficult at times to navigate your way out of the Street. To increase density to such a huge degree would create even more traffic problems. When you have multiple dwellings on a block and those houses have visitors where can they park?? On the Street of course.</p> <p>Also if these proposed changes in density go ahead, does that mean our rates will also increase whether or not there are one or four dwellings on the Lot?</p> <p>I have to also ask the question why is my side of the street to be zoned differently to the East side of Ivermeyer Road.</p> <p>These are just a few of our concerns. We don't want any changes to the current zoning – and so we won't support your proposed Revitalisation Plan for Hamilton Hill.</p>	<p><b>Not Supported</b></p> <p>In regard to the submissioner's concerns about traffic congestion the City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.</p> <p>As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the Hamilton Hill Revitalisation Strategy are expected to result in an additional 800 dwellings by 2032. This means a 32% increase in</p>

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			<p>dwelling numbers within the current study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.</p> <p>Refer to the Council Report for a detailed response to traffic considerations.</p> <p>The Strategy and any future re-codings of land in Hamilton Hill will not affect rates.</p> <p>The transition between the R40 coding over land in proximity to the Carrington Road public transport route and the base coding of R30 has been draw for along Ivermey Road. As such lots on the eastern side of Ivermey Road are coded R30. There is logic in transitioning the density change at the rear of a block so that both sides of a road are the same density and therefore similar in character. However, in this case the character change between R30 and R40 was not considered significant enough to require this approach.</p> <p>The Strategy could be amended to transition between Ivermey and Clara Road, however as the respondent is concerned about the R40 coding on the western side of Invermay Road it is not recommended that the Strategy be</p>

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			amended to recode both sides of Ivermey Road to R40.
83		<p><b>Support</b></p> <p>I would like to have my property zoned to R60 as it is in walking distance from the shopping centre,</p> <p>I am next door to 93 Jean Street and am showing on the plan classed as R30, Could consideration be given to my property</p>	<p><b>Not Supported</b></p> <p>The R60 coding lies within a 400m walking distance to the Winterfold Road Centre. The submissioner's respondents property lies outside of this 400m walking distance and therefore has been coded R30.</p>
84	Rhian & James Moss 32 Redmond Road HAMILTON HILL WA	<p><b>Objection</b></p> <p>Strong objection to rezoning and increased density. We brought a property in a quiet are with a few immediate neighbours giving us privacy, quiet, light abundant bird life. The increased density proposed would result in increased noise, loss of privacy &amp; light, increased traffic and decreased security. This would change the characteristics of the area we have invested in chronically.</p> <p>Hamilton Hill has been changing into a safer more family friendly area. We believe the rezoning would lead to a return of anti social behaviour, crime &amp; bad behaviour.</p>	<p><b>Not Supported</b></p> <p>The submissioner's concerns regarding overlooking and overshadowing as a result of the density changes are not supported. Overlooking and overshadowing issues are addressed by the Residential Design Codes of WA and as such, the privacy and amenity of the adjoining dwellings will be protected as part of any future development application and approval process.</p> <p>In regard to the submissioner's concerns about traffic congestion the City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.</p> <p>As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the</p>

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			<p>Hamilton Hill Revitalisation Strategy are expected to result in an additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.</p> <p>Refer to the Council Report for a detailed response to traffic considerations.</p> <p>The submissioner's respondents concerns that anti-social behaviour will increase as a result of the density changes is not supported. There City is not aware of a substantiated link between medium density development and crime or anti-social behaviour.</p>
85	Alexander Holm 69 Healy Road HAMILTON HILL WA 6163	<p><b>Support</b></p> <p>I fully support the draft strategy, urban sprawl is wasteful and expensive to service</p>	<b>Noted</b>
86	Lara Yeremich 25 Longson Street HAMILTON HILL WA 6163	<p>As the long-term owner and resident of 25 Longson Street, Hamilton Hill, since 1996, being a property identified within the area of the Hamilton Hill Revitalisation Study, and having received the Draft Proposed Residential Density Plan, I wish to have my voice heard on the subject of the proposed re-zoning of the area.</p> <p>I fully SUPPORT the increased residential densities proposed by the re-zoning of residential lots adjacent to shopping centres and around public parks, as per those marked within the Draft Proposed Residential Density Plan Fig. 3 indicated as "Residential R30/R40". I believe this targeted re-zoning is sustainable and will improve the amenity of the Hamilton Hill Area.</p> <p>Further to this I feel that blocks opposite parkland <u>could support a higher density</u> of zoning, up</p>	<p><b>Not Supported</b></p> <p>The submissioner's concern that the intensification of residential land uses will result in a loss of character and heritage is not supported. It is acknowledge that some degree of change in the character of the area will result from the proposed density changes. However, the change in densities</p>

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		<p>to R60. It is only these few blocks, having ready access to expansive areas of parkland within only a few metres of the dwelling, which are able to provide the necessary alternative to the private lawn and garden which will have been inevitably reduced in size by the implementation of the proposed re-zoning. I live in such a block I feel qualified to comment.</p> <p>I DO NOT support the blanket re-zoning of the majority of Hamilton Hill to R30. I do not believe that giving cart blanche approval to "battle axe" the entirety of Hamilton Hill will create desirable community outcomes, and I feel that Hamilton Hill would risk losing its character &amp; heritage, which is broadly based on single dwellings on reasonable block sizes and a refreshing alternative to the tiny blocks already experienced in nearby Fremantle. By selectively rezoning higher density blocks throughout the suburb around the targeted parks, shops, main roads/public transport routes this would be a better way of achieving the higher density and providing more homes without going too far and destroying the charm of the suburb.</p> <p>I DO NOT support the re-zoning to R60 of the broad area centred around the Dodd St shopping precinct. I believe that the proposed area is too large and the density far too high, and the current quality of the shopping area far too poor to allow this to become a pleasant area. This level of density might be achievable if a mix of additional community orientated services were incorporated into the plan, such as a re-vamping it to include a café strip, higher quality boutique shopping facilities and additional public open space, otherwise you run the risk of creating a "slum" area around a currently not very attractive and run-down shopping hub.</p> <p>My major concern is a broad area of unsightly low rise apartment blocks crowding out the comparatively small Dodd Street shopping area, populated with local residents hanging out at the shops because they have no recreational facilities or parklands available to them. It could be acceptable if the size of the proposed R60 zone was reduced to being only immediately opposite the Dodd Street shopping centre (rather than the broad swathe currently proposed), or if the rezoning was reduced in density to say R30/R40.</p> <p>Please feel most welcome to contact me should you require clarification on any point I have made in this response.</p>	<p>proposed by the Strategy is not considered contradictory to maintaining the current character of the area. The redevelopment of lots within the base coding of R30 is likely to involve the retention of the existing dwelling, particularly if they are substantial dwellings. The financial viability of medium density subdivision and redevelopment does not make it attractive to demolish existing dwellings. The retention of existing dwellings as part of future redevelopment will ensure the character of Hamilton Hill is maintained.</p> <p>The submissioner's comments that the Winterfold Centre is not a pleasant shopping area that does not warrant residential densification is not supported by the feedback that came from the community consultation undertaken in 2011 by the City.</p> <p>The submission's concerns that the proposed density changes will crowd out the Winterfold Centre are not supported. The proposed R60 coding is a medium density. The plot ratio controls under the Residential Design Codes of WA limit the bulking bulk of apartment developments and mandate minimum open space requirements. These planning controls will adequately safeguard the character of the Centre.</p>

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			The Strategy will not reduce the area of public open space within Hamilton Hill and therefore we do not expect an increase in loitering in the Winterfold Centre.
87	Derek Cross 129 Healy Road HAMILTON HILL WA 6163	<b>Support</b> As a property owner in the area of proposed redevelopment, I am in favour of the proposed rezoning. I think it brings needed revitalisation to the area.	<b>Noted</b>
88	Matthew Bailey 11 O'Connell Street HAMILTON HILL WA 6163	<b>Support</b> I fully support the strategy as it would enable me to subdivide my block if I needed to in the future.	<b>Noted</b>
89	Andrea Morgan 31 Gorham Way HAMILTON HILL WA 6163	<p>Proposed continuation of Chesham way through to Quarry Road will possibly force me to get sewer pipes relocated and my contribution to new road. Cost outweighs the benefits.</p> <p>Propose Chesham Way be extended to a cul-de-sac to lot 56 / Lot 11 Dept of Housing to allow future traffic from Dept Housing and C.O.C Lot33/56 and possibly lots 1-36Southend Road redistribution of traffic.</p> <p>Lot 11 Dept Housing / Lot 33 C.O.C future development to be zoned as grouped dwelling, no more than 2 levels high. Or better still Dept of Housing split land and sell privately...</p> <p>Proposal and developments to be decided and acted upon in reasonable time so as not to affect property values for too long during this time of uncertainty</p>	<p><b>Supported</b></p> <p>The submissioner's concerns regarding the Development Area proposed over Chesham Way and adjacent lots is supported. It is recommended that the Strategy be amended to change the Development Area to a coding of R30/40/60. This will allow people within this coding to develop without a structure plan and independently of adjoining landowners. This will also mean that Chesham Way will not be extended and therefore no contribution from landowners will be required.</p> <p>This modification was based on the following:</p> <ul style="list-style-type: none"> <li>• A lack of support from landowners within the proposed Development Area; and</li> <li>• The cost of constructing the road extensions and purchasing land would have</li> </ul>

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			<p>made development of the affected land financially unfeasible.</p> <p><b>Not Supported</b> The Strategy will not treat the Department of Housings land differently from privately owned land. There would be no proper planning rationale to do this.</p>
90	<p>Michael &amp; Agatha Athanasiou 25 Waterside Place MARIBYRNONG VIC</p>	<p><b>Support</b> As the owners of the property at 49 Stratton Street, Hamilton Hill we welcome the proposed change to R20/60 zoning. If the proposed changes are successful, we intend to develop the property in the future, in conjunction with our neighbours at 51 Stratton Street, to provide multiple dwellings, so that more people can enjoy this location, which is a prime location, given its proximity to Fremantle, Port Coogee and Phoenix.</p> <p>Currently the areas affected by the proposed revitalization are underutilized and tired. We believe that the area, given its location, deserves to be beautified. Improved public and private infrastructure is needed.</p> <p>The rezoning would help achieve this by the construction of some well designed, aesthetically pleasing, higher density housing. We are keen to develop our landholding so to create some nice new homes in the area and support the revitalisation strategy.</p>	<p><b>Noted</b></p>
91		<p><b>Support</b> We support the proposed re-zoning and road extensions. We believe this will revitalise the area through modernisation and provide better property values for landowners. We specifically support re-zoning of the DEVELOPMENT AREAS to R40 or R60, and the extension of the Millan Place and Chesham Way.</p>	<p><b>Noted</b> The submissioner's support for the Strategy and particularly the extension of Millan Place is noted. However, it is recommended that the Strategy be amended to change the Development Area over lots adjacent to Millan Place to a coding of R30/40/60. This is also the recommendation for lots within the Chesham Way Development Area.</p> <p>This modification will mean that Chesham Way and Millan Place will not be extended. Landowners within this new coding will be able</p>



No.	Name/address	Submission	Council's Recommendation
			<p>to develop without a structure plan and independently of adjoining landowners.</p> <p>This modification was based on the following:</p> <ul style="list-style-type: none"> <li>• A lack of support from landowners within the proposed Development Area; and</li> <li>• The cost of the constructing the road extensions and purchasing land would have made development of the affected land financially unfeasible.</li> </ul>
92	Catherine and John Douglass 75 Wray Avenue FREMANTLE WA 6160	<p><b>Support</b></p> <p>We own a property at 51 Stratton Street, Hamilton Hill, and welcome the proposed change to R20/60 zoning. If the proposed changes are successful, we intend to develop the property in the future, in conjunction with our neighbours at 49 Stratton Street, to provide multiple dwellings.</p> <p>We believe that the area would benefit from some well designed higher density housing. Currently the areas effected by the proposed revitalization are underutilized with an abundance of tired, badly designed housing stock surrounded by poor public amenities but enjoying close proximity to Fremantle. These areas could indeed benefit from improved public and private infrastructure, and we hope that the Town of Cockburn also intends to improve public amenities in line with the proposed increase in population density.</p> <p>We are happy to develop our landholding in a manner that creates well designed, aesthetically pleasing, energy efficient dwellings that will serve their residents well into the future. We would be pleased to discuss this further, and are contactable on 0417 983989 (John) and 0421 520767 (Catherine). Yours sincerely Catherine and John</p>	<p><b>Noted</b></p> <p>The submissioner's support for the Strategy and the R20/60 coding over their land is noted. However, it is recommended that the Strategy be amended to change the proposed R20/60 coding over 51 Stratton Street, Hamilton Hill to a coding of R30/40/60. This will provide greater flexibility for landowners when developing their land. The landowner will still be able to develop to the higher coding of R60.</p> <p>The R20/60 coding incentivised development to R60, but prevented a medium density development of a lesser density i.e. R30 or R40. The draft Strategy also proposed very strict criteria for development at the density of R60. The Strategy now proposes a gradient of density</p>

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			options from R30 to R60 with additional development criteria as the density increases. Refer to Section 6.1.6 of the Final Strategy for the proposed development criteria for the R30/40/60 dual coding.
93	Francesco & Rosa Schepis 35 Recreation Road HAMILTON HILL WA 6163	<p>Strategic Planning Hamilton Hill Revitalisation Millan Place</p> <p>We are sending in our views on the Revitalisation of our area in Hamilton Hill. My wife and I are foundation members of Cockburn, the well respected seniors of this good town. We attended the meeting on Tuesday 14th August 2012 at the council. It was wonderful to see our Mayor in attendance, as we have seen regularly at different functions within Cockburn. We are very happy here in Recreation Road, our dwelling has been a mostly safe place to bring up our children and now have our grandchildren come to.</p> <p>Over the years we have seen good changes, nice open spaces, parks, improvement to roads and footpaths. We are close to the improved Memorial Hall, we were lucky to have good traffic improvements put in place, on Hamilton Road helping to take the heavy traffic and noise away from us. We know the council has and is doing good work in this area. We know as we get older and still remain living on large blocks that the re-zoning is a good benefit for us all. Tradition needs to change as do our children and our lives, but we strongly disagree to the prescribed change that has been proposed for our immediate area. Most owners of these large blocks no longer live here, so all they can see is financial gain, developing, selling and moving on. What about the ones those chose, and have chosen to live in a nice neighborhood for so many years.</p> <p>We want to know our grandchildren can come and play around the house, ride their skateboards, bikes, scooters, even walk together down the street to all the wonderful areas the council has constructed for us and to be able to do this safely. We don't believe this area can withhold the very small block sizes you have prescribed. The high density will be a nightmare in this area. Yes lower the size to R40, were you are still allowing some area for greenery, beautification, parking cars, give people breathing space. Give us breathing space! I to can benefit from the R60, but to us this is not the right direction, to keep this area and community safe and advancing.</p> <p>One of my children are planning to build a lovely new home in this area, and I know the revitalization will see more beautiful homes improving this area, but let's improve not over monopolize in this area. I would like you to take the time to ask our Mayor Logan Howlett and yourself, would you like this in your street? Is this high density housing really required? Yes</p>	<p><b>Noted</b></p> <p>The submission's concerns regarding the R20/60 coding are noted. It is recommended that the Strategy be amended to change the proposed R20/60 coding to a coding of R30/40/60. This new coding will allow a gradient of densities from R30 to R60 with additional development criteria as the density increases. This will provide a greater mix of densities on the ground which will allow for the maintenance of the 'greenery and breathing space' the submission wishes to maintain.</p>

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		<p>let's increase the dwellings, but keep it reasonable for the safety of us all.</p> <p>I hope you can take into account not only the financial gain of some in this move, but the loss of the real owners of this land, who live and breathe here and have done so for many, many years, I hope you can see the worry and concern we have in our close community. let's improve but not at the loss of what good things we have.</p>	
94	Rob & Joan Hosking 11 Hamilton Road HAMILTON HILL WA 6163	<p>I am writing to you after having come to the information session on Tuesday 14 August 2012. Firstly thank you for the session it was interesting to hear what is being planned for our area. I have lived within the block of the Millan Place area for approximately 38 years. My husband and I purchased the house next door to where I grew up 16 years ago, were we live with our young sons.</p> <p>We are happy to see some great improvements the council has done over the last approximately 5 years. We are know in the process of having some plans being submitted to the council, where we are proposing to demolition our existing home to re-build a more modern and functional home for our family. We have chosen to stay in this area, as we can see great things happening around us, the improvement in facilities, our lovely Manning Park, great ovals like Davilak, the improvement of the Memorial Hall. We believe the revitalization program is needed. We have large blocks, which do require high maintenance. We are proposing to build to one side allowing room for the new legislation of smaller blocks. Our concern now is the fact that the Revitalization program is calling for a drop to R20 allowing owners to build on 180sqm. Is this what we want? No we believe we need new sizing but R20 is too small.</p> <p>Allowing the R20 will mean up to 10 new dwellings on each block. We know all 4 blocks down our street numbers 25 to 31 Recreation Road on the development side, I want to redevelop, allowing 40 new dwellings in our street, within a few meters. This is a major concern for us. This can reduce the value of our land as we propose to invest a lot of money in our home. Safety II Has anyone done the valuation of the increase of approximately 80 cars in this street and with that possibly more children, who will live in dwellings with no back or front yard, their only play area will be outside on common driveways and footpaths! This is a huge safety factor with traffic. We already deal with cars that speed up and down and know you propose to add so much more traffic within a small area. I fear for my children playing outside now, it is great to have the ovals and parks, but how will we be able to allow our children to walk down the street, when it will resemble a freeway, if this is allowed. We do not want to stop progress but strongly agree that R20 is too small and R40 would be a much more acceptable plan for your revitalization. Where will all visitors park as there will be no room on these small blocks. On our street, on the footpath, up the road this will cause us nothing but problems and neighbourhood disputes, Has this been taken into account. We too own property within this block and can't see why dwellings being so small can benefit the community, other than benefiting a few private</p>	<p><b>Noted</b></p> <p>The submissioner's concerns regarding the R20/60 coding are noted. It is recommended that the Strategy be amended to change the proposed R20/60 coding to a coding of R30/40/60. This new coding will allow a gradient of densities from R30 to R60 with additional development criteria as the density increases. This will provide a greater mix of densities on the ground which will allow for the maintenance of the 'greenery and breathing space' the submissioner wishes to maintain.</p> <p>In regard to the submissioner's concerns about traffic congestion the City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.</p> <p>As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the Hamilton Hill Revitalisation Strategy are expected to result in an</p>

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		<p>owners and causing stress us nothing but problems and neighbourhood disputes, Has this been taken into account. We too own property within this block and can't see why dwellings being so small can benefit the community, other than benefiting a few private owners and causing stress for the community. The corner block on Recreation Road &amp; Strode Avenue was developed and the greedy owner sold them off to Homes West. We are concerned about the value of our land falling further with this R60 proposal. Would you agree to this in your block, where you live?</p> <p>We are happy to consider a R40 revitalisation plan to go ahead, but we want the council to act on withholding a high standard of development. Height restrictions should not exceed the two stories that is in place now and they should be very, very stringent regulations to any proposed development. This will safeguard the value of our homes and new homes being built in the area. We hope you will look at all the views and the homeowners who dwell here now are respected. We live here! The developers are just wanting to make money, with no outlook to the future of this community other than their own profits. Many thanks for taking in account our views. Awaiting your response.</p>	<p>additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.</p> <p>Refer to the Council Report for a detailed response to traffic considerations.</p> <p>In regard to resident and visitor parking, the Residential Design Codes of WA require the provision of adequate resident and visitor parking on site for all residential development regardless of the density of the development. As such there should not be additional parking pressure on public streets.</p>
95	Jennifer Meyers-Sluggett 21 Burrige Way HAMILTON HILL WA 6163	<p>"Creating a Community Hub" A COMMUNITY HUB IN HAMILTON HILL:</p> <p>INAPPROPRIATE TO SET UP CAFE / PLAYGROUND ON VERGE / CARPARK.</p> <ol style="list-style-type: none"> <li>1) This is not a meet and browse shopping precinct like Phoenix, Fremantle, Booragoon. It is "on the way home" or "getting the food" type of centre.</li> <li>2) Locating a cafe here would not have a relaxing &amp; enjoyable ambience.</li> <li>3) VERY inappropriate to have children playing in an area surrounded by moving vehicles.</li> </ol> <p>PLEASE NOTE</p> <p>I use this shopping area for 90% of my food shopping – it is an excellent precinct except for the appalling "lay out" design.</p> <p>It would be beneficial to get accurate traffic data. It must be acknowledged how many very elderly drivers use this centre.</p> <p>ALTERNATIVE SUGGESTIONS FOR HUB</p> <ol style="list-style-type: none"> <li>1) Cnr Hillier/Redmond Road, Hamilton Hill (where infant health care centre was located)</li> </ol>	<p><b>Noted</b></p> <p>The Strategy proposes to undertake a feasibility study into the Simms Road Cafe/Garden proposal. The feasibility study will examine detailed design issues such as traffic management and garden design. The submissioner's concerns about safety and traffic will be considered as part of the feasibility study.</p> <p>The consultation undertaken in 2011 with the Hamilton Hill community revealed a demand for community gathering points within</p>

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		<p>Purpose built, small solar passive design building for small group meetings (mothers groups, yoga classes, community meetings etc) and including cafe and car parking.</p> <p>2) Use of East Hamilton Hill Primary School canteen on weekends</p> <p>This is working on the future principal of increasing independence of schools and the use of schools as community assets. Existing assets on this site:</p> <ul style="list-style-type: none"> <li>- Car parking</li> <li>- Play ground equipment</li> <li>- Basketball court</li> <li>- Dog friendly space</li> <li>- Open green space</li> </ul> <p><i>PLEASE FIND ATTACHED PLAN &amp; MODIFIED STREET &amp; CAR PARK PLAN</i></p>	<p>the existing centres. As acknowledged by the submissioner these centres are well used by local residents. There are obvious advantages to locating a new community gathering point within these centres; increased convenience, reduction of vehicle dependence and greater potential for a new cafe.</p> <p>However, responding to submissions, the Strategy will be modified to require the Feasibility Study to include an examination of alternative park sites for the location of a cafe. A cost benefit analysis will be prepared to compare sites.</p>
96	Cindy Tedeschi & Michael Parker 30 Ingram Street HAMILTON HILL WA 6163	<p><b>Support</b></p> <p>We support most of the draft Strategy but have concerns regarding multiple dwellings &amp; higher density around parks like Enright Reserve and Baker Square. Issues of noise, busier roads and loss of privacy, loss of light due to double and triple storey housing to make up for smaller blocks all impact on existing owners and dwellings and lifestyle. We chose to live in Hamilton Hill for the bigger blocks and space. We do not wish to turn into another Palmyra for that matter over crowded Subiaco. I am also concerned about the number of state housing in the area, particularly around the parks. Increase / change zoning and state housing puts up 4-6 dwellings on one block instead of two or current one. I am also concerned about Councils move to Cockburn Central.</p> <p>The youth centre is at Cockburn Central, existing residents of Hamilton Hill have to travel to access these facilities.</p> <p>What will become of Spearwood when our centre moves to Cockburn Cenral. What will you replace it with? There has to be more to suburbs than just shopping centres and McDonalds / Fast food outlets.</p>	<p><b>Not Supported</b></p> <p>The submissioner's concerns regarding the loss of character and amenity on the R30/40 lots adjacent to Enright Reserve and Baker Square are not supported. The proposed dual coding of R30/40 for lots adjacent to POS has a strong planning rationale. The principle that higher densities should be orientated around areas of high amenity so that more people can take advantage of that amenity is well established in WA planning policy.</p> <p>The higher coding of R40 rather than R30, which is the base code proposed for the whole suburb, is subject to the achievement of additional built form criteria. These</p>

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			<p>criteria are included to ensure variety in design, height and rooflines and provide opportunity for greater surveillance of POS.</p> <p>The higher coding of R40 will allow redevelopment of lots, creating 3 dwellings on lots rather than 2. This is not considered a significant increase in intensity, therefore not having a significant affect the character of the park.</p>
97		<p><b>Objection</b></p> <p>Ivermey Road is a small Street and already there has been an impact of having just one extra house built behind existing homes, without another 2-3 per block.</p> <p>Parking is a big issue and a number of people park on the footpath. The nursing home creates a lot of traffic at certain times – food deliveries, linen trucks, doctors, ambulance, staff and visitor cars. There is not enough parking so the resident's verges are used. Also the trucks create extra noise most families have 2 cars and some have caravans and boats. With multiple dwellings our street will just become one long parking bay and a danger for the residents.</p> <p>Staff and visitors to the nursing home often use footpath to take patients for walks, often in wheelchairs. Parking on the footpath will only get worse and as it not monitored now I cannot see that changing in the future.</p>	<p><b>Not Supported</b></p> <p>In regard to the submissioner's concerns about traffic congestion the City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.</p> <p>As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the Hamilton Hill Revitalisation Strategy are expected to result in an additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.</p>

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			<p>Refer to the Council Report for a detailed response to traffic considerations.</p> <p>In regard to resident and visitor parking, the Residential Design Codes of WA require the provision of adequate resident and visitor parking on site for all residential development, regardless of the density of the development. Therefore, there should be additional parking pressure on public streets.</p>
98	Jean Parry 6 Ralston St HAMILTON HILL WA 6163	<p><b>Support</b></p> <p>I believe that the R30/40 zonings could be implemented very well in these two streets Ralston St and Purvis St, enhanced by good design, treed verges and attractive streetscapes.</p> <p>Retaining existing trees in the area and improving streetscapes in general with trees and bushes and mulching on verges, could make an attractive entry to East Hamilton Hill.</p> <p>Terrace houses and loft houses close to the street could enhance the mix to comply with the R30/40 requirements.</p> <p>I support the rezoning proposals in my area.</p> <p>I also support the artists impression proposal of a cafe/meeting place at the Simms Rd shopping centre Hamilton Hill, displayed in the August 2012 Cockburn Soundings Design for climate and environment could turn Hamilton Hill into an oasis on the doorstep of Fremantle.</p>	<p><b>Noted</b></p>
99	Chris Valentine, State Heritage Office PO Box 7479 Cloisters Square WA 6850	<p><b>Support</b></p> <p>Thank you for your correspondence received on 13 July 2012 regarding the proposed Draft Hamilton Hill Revitalisation Strategy. The following comments are made on behalf of the State Heritage Office:</p> <ol style="list-style-type: none"> <li>1 The Draft Strategy provides a comprehensive overview of the heritage context in the study area in terms of places of local and state significance. The State Heritage Office is supportive of the level of recognition provided to heritage places in the Strategy.</li> <li>2. Any possible impacts upon places of state cultural heritage significance would be assessed</li> </ol>	<p><b>Noted</b></p>

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		<p>at the time a subdivision or development referral is received.</p> <p>The comments made in this letter are not statutory advice and are provided only to assist the determining authority in its decision. Should you have any queries regarding this matter please contact Chris Valentine on 6552 4135. Or at <a href="mailto:chris.valentine@stateheritage.wa.gov.au">chris.valentine@stateheritage.wa.gov.au</a>.</p>	
100		<p><b>Object</b></p> <p>Extra dwellings along both sides of Carrington Street will cause further problems with the traffic and parking. At the moment there are only a two new homes built behind existing houses on our side of the street and there are already issues with parking.</p> <p>The verges have become parking bays which inhibits the view of the traffic which is busy most of the time. Even though there is one bus service in Carrington Street most people will own cars, usually 2 per home, especially couples and families. Multiply them by 3-4 dwellings per block and factor in visitor cars and an already busy road and the picture is not a desirable place to live.</p>	<p><b>Not Supported</b></p> <p>In regard to the submissioner's concerns about traffic congestion the City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.</p> <p>As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the Hamilton Hill Revitalisation Strategy are expected to result in an additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.</p> <p>Refer to the Council Report for a detailed response to traffic considerations.</p> <p>In regard to parking concerns, the Residential Design Codes of WA require the provision of resident</p>



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			and visitor parking on site for all residential development, regardless of the density of the development. As such there should be no additional parking pressure on public streets as a result of the density changes.
101	Fluer Hole PO Box 45 WILLETTON WA 6955	<p><b>Support</b> Support rezoning completely, suburb is in need of revitalisation particularly given its close proximity to the ocean and Fremantle to improve quality of housing, facilities &amp; demographics that are interested in living in the area.</p> <p>Please minimise amount of "Government" funded housing as there is already too much in Hamilton Hill and avoid grouping them all together, makes for small pockets of "slums" e.g Spiller Street.</p>	<b>Noted</b>
102	Paul Davies 98 Rockingham Road HAMILTON HILL WA 6163	<p><b>Support</b> I fully support the revitalisation strategy &amp; plan</p>	<b>Noted</b>
103	Khalin Driver 5 Ommanney Street HAMILTON HILL WA 6163	<ul style="list-style-type: none"> <li>I think the location of R60 &amp; R40 increases look fine and appropriately placed.</li> <li>I think the change from R20 to R30 for majority of my suburb is okay if it encourages people to build granny flats / town houses behind original house, but a real; shame if it means the old homes on large blocks go to be replaced by ugly flats. This suburb already has a large share of low income/ Homes west type accommodation and to maintain a healthy crime free community where i want to live, this needs to be balanced by young prop. Families continuing to build interesting properties in this lovely area near South Beach. E.g Ommanney Street facing Dixon Park and the area around Bakers Square should be allowed to build granny flats but not replace houses on blocks with blocks of flats/grouped units (ie R20/25 not R30/40).</li> <li>I'm concerned regarding grey "development area" and Roe Highway Reserve. Why is it cutting into Dixon Park? What does this mean? If you are increasing density/traffic why not give back to us in the form of work on urban bushland/park access running between Manning Lake and sand dunes facing Cockburn Road up to Rockingham Road and across to Clontarf Hill via Dixon Park? Bike paths etc. Why is this recreational possibility ignored (and locked off)?</li> </ul>	<p><b>Noted</b> The redevelopment of lots within the R30 coding is likely to involve the retention of the existing dwelling, particularly if they are substantial dwellings. The financial viability of medium density subdivision and redevelopment does not make it practical to demolish the existing dwellings.</p> <p>The Development Area shown adjacent to the Roe Highway Reserve does not cut into Dixon Park. This site is owned by LandCorp and is currently zoned Residential.</p> <p>Development Areas under Town Planning Scheme No.3 ("TPS3")</p>

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			<p>require a structure plan to be prepared prior to subdivision or development approval. Structure planning will designate land uses (generally residential), densities and POS (where appropriate/required).</p> <p>The Development Area zoning reflects the City's preference that the development of the land not proceed until a resolution is determined on the future of the Roe Highway Reserve. The City is not supportive of the Roe Highway extension west of Kwinana Freeway. As such if this reservation is ultimately removed through the Hamilton Hill precinct and made available for development, there could be a variety of urban infill and open space scenarios to result. The Development Area aids the City in order to ensure a coordinated approach to the planning and development of the site.</p>
104	Amanda Heptinstall 21 Helen Street HAMILTON HILL WA 6163	<p><b>Objection</b></p> <p>Where I live, the proposed density changes will mean properties would be changed from R20 to R60. This would impact negatively on me and I am opposed to these changes. For the size block near me (is including my own) this has the potential for it to change from 1 dwelling per block to 4 per block. This would impact significantly on my way of life. I chose to purchase a property in this area because of the good quality of life afforded by the large blocks, having previously lived in a higher density area in Beaconsfield. Living in an area of larger blocks gives the following benefits:</p> <p>Environmental (increased trees and natural habitat), health (more chances for physical exercise) and quality of life (not having neighbours houses looking over me/less traffic congestion and other issues associated with increasing populations). I believe the proposed changes will impact upon these benefits in a negative way.</p>	<p><b>Not Supported</b></p> <p>In regard to the environmental concerns raised in the submission, intensification of the land use can at times conflict with protection of mature trees which on a broader scale provide a habitat for fauna. The Strategy aims to address this issue by recommending the inclusion of new provision within the local planning policy APD58-Residential Design Guidelines</p>

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			<p>which require the provision of trees within private access ways servicing residential developments with more one dwelling.</p> <p>In regard to the public health issues raised, the City does not believe the density changes will negatively affect the health of residents or the ability of residents to exercise. With regards to the quality of life concerns raised in the submission, overlooking concerns and traffic congestion are considerations addressed by the Residential Design Codes of WA and the privacy of adjoining landowners will be protected as part of any future development approval.</p> <p>In regard to the submissioner's concerns about traffic congestion the City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.</p> <p>As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the Hamilton Hill Revitalisation Strategy are expected to result in an additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current</p>

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			<p>study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.</p> <p>Refer to the Council Report for a detailed response to traffic considerations.</p>
105	Marianne Mangano 114 Winfield Street HAMILTON HILL WA 6163	<ul style="list-style-type: none"> <li>• Portion of land will be taken for extension of Road – This will restrict meterage for building requirements.</li> <li>• As a Cul-de-sac is at one end of the property a Road through property is not required.</li> <li>• A Lane way is cheaper to access from Davilak Avenue and regardless of Road being extended off Chesham Way, Lane way is still required to access houses.</li> <li>• Built up traffic will be the result of developments.</li> <li>• No control of Department of Housing development.</li> <li>• Therefore it is in our best interest for the Road not to be developed.</li> </ul>	<p><b>Noted</b></p> <p>The submissioner's is notified that it is recommended that the Strategy be amended to change the Development Area over lots adjacent to Millan Place and Chesham Way to a coding of R30/40/60.</p> <p>This modification will mean that Chesham Way and Millan Place will not be extended. Landowners within this new coding will be able to develop without a structure plan and independently of adjoining landowners.</p> <p>This modification was based on the following:</p> <ul style="list-style-type: none"> <li>• A lack of support from landowners within the proposed Development Area; and</li> <li>• The cost of constructing the road extensions and purchasing land would have made development of the affected land financially</li> </ul>

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			<p>unfeasible.</p> <p><b>Not Supported</b></p> <p>The Strategy will not treat the Department of Housing's land differently from privately owned land. There would be no proper planning rationale to support this,</p>
106	Anthony Mangano 114 Winfield Street HAMILTON HILL WA 6163	<ul style="list-style-type: none"> <li>• Portion of land will be taken for extension of Road – This will restrict meterage for building requirements.</li> <li>• As a Cul-de-sac is at one end of the property a Road through property is not required.</li> <li>• A Lane way is cheaper to access from Davilak Avenue and regardless of Road being extended off Chesham Way, Lane way is still required to access houses.</li> <li>• Built up traffic will be the result of developments.</li> <li>• No control of Department of Housing development.</li> <li>• Therefore it is in our best interest for the Road not to be developed.</li> </ul>	<p><b>Noted</b></p> <p>The Strategy has been amended to change the Development Area to a coding of R30/40/60. This will allow people within this coding to develop without a structure plan and independently of adjoin landowners. Chesham Way will not be extended and therefore no contribution from landowners will be required.</p>
107	Tony and Meg Watson 31 Wolsely Road EAST FREMANTLE WA 6158	<p><b>Support</b></p> <p>The City is congratulated on the Strategy for Hamilton Hill and the contribution the adopted project will make in reducing the footprint of the metropolitan area in accordance with the objectives and requirements of Directions 2031. The draft codings contained in the Strategy will provide a catalyst for new development that will assist the meeting of the objectives for the location, including:</p> <ul style="list-style-type: none"> <li>• Redevelopment of existing blighted housing stock;</li> <li>• Development at higher densities, providing increased housing variety (and ideally affordability);</li> <li>• An increase in population, supporting the maturation of local activity centres; and</li> <li>• A strong response to the public domain for the purpose of achieving a more engaged outwardly focused local community.</li> </ul> <p>With one exception, the draft coding's are well considered and will build on the momentum of development starting to take place in Spearwood. The one concern with the draft coding's is the R20/60 coding shown to apply to a number of larger lots in and around Davilak Reserve and the Roe Highway Reserve on the north side of Rockingham Road.</p>	<p><b>Supported</b></p> <p>The submissioner's concerns regarding the practicality of the R20/60 coding and the possible sterilisation (to redevelopment) of land under this coding are supported. It is recommended that the Strategy be amended in response to these issues.</p> <p>This will provide greater flexibility for landowners when developing their land. The landowner will still be able to develop to the higher coding of R60.</p> <p>The intention of the R20/60 coding was to incentivise development to R60 (rather than a lower density ie</p>

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		<p>The proposed coding and the parameters to be met providing for development at the higher density are considered unreasonably prohibitive, and for several reasons development at this higher density is considered unlikely. This will impact the well-founded objectives of the Strategy, most notably in the areas of housing diversity and affordability. The reasons for this include:</p> <ul style="list-style-type: none"> <li>• The unlikely prospect that land will be assembled for development at the higher density. Property owners do not typically work together to achieve coordinated outcomes. Individual owners prefer to pursue development alone. If this is not the case, unrealistic expectations regarding property values fail the process. This affects the prospect of a third-party developer looking to participate</li> <li>• The prospect of three (3) lots being assembled to achieve development at the higher density is remote. The development industry continues to derisk post the Global Financial Crisis, with the capital required to undertake larger developments being very difficult to obtain. This has lead to a less than preferred outcome in terms of the development model used by small to mid-size developers.</li> <li>• The preferred development model of small to medium size developers is the sale of 'house and land' packages i.e. single houses or grouped dwellings on land in respect of which subdivision approval exists. This 'de-risks' a development via the sale of tenure prior to developing the built form. Therefore, outside the domain of larger developers in project areas, the development of multiple dwellings in the suburban setting is a marginal prospect. The development of large dwellings on grouped sites will continue to be the most risk-averse form of development. This, however, should not be at the expense of appropriate multiple dwelling solutions at densities somewhere in between R20 and R60 codings.</li> <li>• The R20/60 coding amounts to a range of extremes, with R60 development unlikely to occur for the reasons mentioned above, with R20 projects delivering an underdevelopment. This again reflects the need to de-risk development via the sale of tenure (lots) typically larger in size against which banks are prepared to lend (as against built developments in the form of apartments providing greater diversity and affordability of housing stock).</li> <li>• The incentive, notwithstanding the challenges of developing at the R60 standard referred to above, is further undermined by the fact that single and grouped dwellings at the R20 standard are not limited by a floor area 'cap', unlike the development of multiple dwellings at the R60 standard.</li> </ul> <p>It is envisaged, therefore, that if the criteria for development at the R60 standard are not relaxed, or some alternate approach and/or compromise adopted, the areas shown for dual coded development will be sterilised (in respect of development at the higher, or a higher density) and developed to the R20 standard only. It is considered this will result in a largely generic response (via lower density development) viz a viz a village environment which</p>	<p>R30-40) The R20/60 coding prevented a medium density development of a density lower than R60. The coding also mandated the assembly of large development parcels to promote comprehensive redevelopment.</p> <p>The proposed R20/60 coding included very strict criteria for development at the density of R60, including:</p> <ul style="list-style-type: none"> <li>• Development assembles more than two existing lots;</li> <li>• Total development area is over 2,000m<sup>2</sup>;</li> <li>• The majority of dwellings (80%) are two storeys or more;</li> <li>• Development achieves 75% of the maximum dwelling yield under R60.</li> <li>• The development should ensure passive surveillance of the access way and adjoining public roads is achieved.</li> </ul> <p>The first four of these development criteria were unprecedented within the City of Cockburn. It is now considered that these criteria were too stringent and would have made development within the proposed coding very difficult.</p> <p>As such it is recommended that the Strategy be amended to replace the R20/60 coding with a R30/40/60 coding. This coding would allow a gradient of density options from</p>

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		<p>comprises a mix of unique, well design and interesting smaller developments, catering to a diversity of dwelling types (at higher density), sizes and therein affordability.</p> <p>Accordingly, the City is encouraged t review the proposed R20/60 coding and the removal of barriers to development at the higher density for the purpose of ensuring interesting and appropriate village based development occurs at a density greater than R20. A village comprising numerous small and interesting developments as against an environment comprising small villages of the same generic housing forms will contribute significantly more to the character and interest of Hamilton Hill.</p>	<p>R30 to R60 with additional development criteria as the density increases. Importantly the new proposed coding would only require the assembly of land parcels for development under the R60 coding. Refer to Section 6.1.6 of the Final Strategy for the proposed development criteria for the R30/40/60 dual coding.</p>
108		<p><b>Support</b></p> <p>I fully support the rezoning of the City of Cockburn, in particular the proposed density changes around Enright Reserve in Hamilton Hill. I believe that this suburb has huge development potential, with close proximity to Perth City, Fremantle and to the Ocean. I believe this" up and coming suburb" will gain value in its property prices, as well as providing more potential rates to the council for future development, with the residential rezoning plan.</p> <p>However it must be noted that the astute investor will only be able to maximise his or her investment if the suburbs profile of antisocial public housing tenants are reduced. The issue of antisocial behaviour needs to be properly addressed, and transference of the plethora of public housing properties to the private market is the only assurance that this can be addressed.</p>	<p><b>Noted</b></p>
109	<p>Tobias Busch &amp; Sajni Gudka 29 Dodd Street HAMILTON HILL WA 6163</p>	<p><b>Objection</b></p> <p>While we have some objections to the strategy, we believe that the City of Cockburn has done a great job in preparing the draft strategy for the revitalisation of Hamilton Hill. Our concerns are in relation to our immediate neighbourhood, which includes the Winterfold/Simms shopping area. We are the owners and residents of 29 Dodd Street.</p> <p>1. Zoning While we fully support the City's intention to increase the density of Hamilton Hill in line with the WAPC's strategic plan to provide infill housing, we are not convinced that the proposed re-zoning of Dodd Street from R20 to R60 will achieve the right outcome. We don't think it will encourage the type of development that this part of Hamilton Hill should aspire to. Over the past 4 years we have seen our neighbourhood become a home of many new young families. Same as us, they have settled into the area and made financial and emotional investments. This has markedly increased the sense of community as well as pride in the area. A zoning of R60 does not encourage this type of trend to continue. Many areas where zoning has been increased have seen investor-led development that is unsuitable for families and aimed at an entirely different, and often transient, population. We do not think that this is the direction this area should be heading in. We do not reject the re-zoning out of hand, however I think the city should consider incentives or policies that ensures that a significant percentage of</p>	<p><b>Not Supported</b></p> <p>The submissioner's concern that the R60 coding around the Winterfold Road Centre would only provide for non-family households and would not fit with the aspirations of the community for family housing is not supported.</p> <p>There is currently a disjuncture between the housing needs of Hamilton Hill residents and the housing stock of the area. The key demographic characteristics and trends for Hamilton Hill are;</p> <ul style="list-style-type: none"> <li>• An aged and aging population.</li> <li>• Small and declining household</li> </ul>

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		<p>the development is suitable for families. Many new infill developments in the neighbourhood are already of mediocre design and not attractive or even suitable for families (we refer in particular to the Norfolk Condominium at 102 Forrest Street, as well as several small infill houses along Frederick Street). These developments do not positively enhance the character of the area and any new development in the proposed R60 area should be more aspirational. While it is desirable to ensure a higher density around activity centres, I think it is also important to make sure that it remains an area that a diverse range of people would aspire to live in. Often it is families with a requirement for larger, well designed homes, that are excluded from these areas. As an architect and urban designer, I have been involved in planning urban infill housing in Europe and Australia, and in my experience further incentives than merely changing the R coding are required to achieve a vibrant, active and diverse place.</p> <p>2. Activity Area Winterfold This area is a great asset and offers many opportunities for future development. However I do not think that the proposals outlined in the draft strategy are very inspired. The inclusion of restaurants and café spaces is a good idea, but needs to be better considered than the plan and artist's impression suggest. Here are a few suggestions: - the location of the playground indicated in the artist's impression is not well considered. Surrounded by car parking and so close to Simms Road, this would be unsafe. An alternative location for a potential park and play area already exists behind the centre on Dodd Street. Perhaps the existing centre could be extended in a southerly direction, with access from the car park to the West and a new café with seating areas and access to the park on the East. This would create surveillance of the park and make it an ideal location for a neighbourhood playground and garden. - The development strategy for the shopping centre proposes a narrowing of Simms Street. I don't think the sketch included in the draft document reflects this strategy. Perhaps additional buildings should be located along Simms Street to enhance the streetscape and add a sense of enclosure to what is currently dominated by the car parks on either side of the street.</p> <p>Finally I would suggest that the city consider engaging design professionals that are experienced in urban design and placemaking. The city of Claremont for instance has recently undergone a lengthy consultation process with designers and placemakers prior to starting improving and redeveloping Bayview Terrace and surrounding areas. Other areas are undergoing a similar process. I think this would significantly improve the outcome of this strategy, in particular in relation to the higher density and activity areas.</p>	<p>sizes.</p> <p>The vast majority of housing in Hamilton Hill are single detached dwellings which were design and built to provide for large families. The R60 coding over land in proximity to the Centres will allow for the development of more diverse housing stock which matches more closely the diverse housing needs of the current and future population of Hamilton Hill.</p> <p>On this basis the submissioner's concerns regarding promoting more family size housing is considered inconsistency with the needs and aspirations of the broad mix that makes up the Hamilton Hill community.</p> <p><b>Noted</b></p> <p>The Strategy identified an opportunity in the extra wide reserve accommodating Simms Road (29m). The Strategy proposes to investigate further the opportunity to utilise more efficiently this space for the purpose of a cafe/garden. The feasibility study will consider in more detail the ability of this site to accommodate the use and the desirability of the proposal in terms of safety, built form and efficient vehicle movement. However, from a preliminary analysis the site (the road reserve) does appear to be</p>



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			<p>able to accommodate the proposed use. In response to the submission and other submissions, the Strategy has been modified to include an investigation of alternative sites. The submission's alternative location will be considered as part of this feasibility study.</p>
110		<p><b>Objection</b>  I am fervently opposed to the rezoning of the area along Winterfold Road for subdivision due to its negative impact on traffic, amenities and the atmosphere of the community.</p> <p>Higher density housing will only reduce property values and diminish the character of the neighbourhood. The heavy traffic along Winterfold Road at times makes it dangerous to cross not only due to the frequency of vehicles but also the noxious fumes that accumulate in the street. Furthermore, it increases noise pollution in the area. The added stress on the sewerage system is a real cause of concern for my neighbours and I.</p>	<p><b>Not Supported</b>  In regard to the submission's concerns about traffic congestion the City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.</p> <p>As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the Hamilton Hill Revitalisation Strategy are expected to result in an additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.</p> <p>Refer to the Council Report for a</p>

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			<p>detailed response to traffic considerations.</p> <p>The Water Corporation have advised that the sewer system has the capacity to cater for the envisaged population increase.</p>
111		<p><b>Objection</b>  I do not want to subdivide as there are too many people on this block (including the tenants at Winterfold House). If more people live here that would risk exceeding the capacity of the sewerage pump.</p> <p>The traffic is extremely heavy at times and with more people it will only get worse. The smell of diesel fumes at the front of the house is sometimes unbearable. As for the revitalisation of Simms Rd, I'm not happy where that is heading with more break-ins) and undesirable people coming here.</p>	<p><b>Not Supported</b></p> <p>The Water Corporation have advised that the sewer system has the capacity to cater for the envisaged population increase.</p> <p>In regard to the submissioner's concerns about traffic congestion the City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.</p> <p>As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the Hamilton Hill Revitalisation Strategy are expected to result in an additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic</p>

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			<p>allow the City to plan appropriately for the road upgrades required to accommodate this change.</p> <p>Refer to the Council Report for a detailed response to traffic considerations.</p>
112	<p>Nandi Chinna 14 Ommanney Street HAMILTON HILL WA 6163</p>	<p><b>Support</b></p> <p>Residential density increases in Hamilton Hill should be considered in the context of the green spaces, natural vegetation and habitat trees that exist within the suburb. The area covered in the Draft residential density plan contains many properties with existing large trees which provide habitat and food sources for birds. Of great concern in any density change is the potential for removal of many older trees which would remove much needed food sources and nesting spaces, resulting in a further decline in our already rapidly declining bird numbers. I feel that the city needs to include in its density plans restrictions on the removal of large trees. Many trees are on the borders of properties and the erasure of all vegetation from blocks it not necessary. Tree protection needs to be legislated so that all parties are clear on the rules for tree protection.</p> <p>In order to expand Hamilton Hill's green space and provide open space areas for the increasing populations that higher density housing will bring, the council could pursue the idea of an east -west greenway utilising the land set aside for the Roe 8 and 9 extensions. An east-west linear park greenway with cycle tracks and walk paths through Hamilton Hill would provide a world class green space that would attract residents and visitors alike. This park would also provide contiguous habitat for our unique birds and mammal species. Cockburn's motto is 'Wetlands to Waves'. A greenway park form North Lake to South Beach would make this motto a reality.</p> <p>Best wishes Nandi Chinna.</p>	<p><b>Noted</b></p> <p>Intensification of the land does at times conflict with protection of mature trees which on a broad scale provide a habitat for local fauna. The Strategy aims to address this issue by recommending the inclusion of new provision within the local planning policy APD58- Residential Design Guidelines which requires the provision of trees within the private access ways servicing residential developments with more one dwelling.</p> <p>APD58 encourages that landscaping that uses native species that are found in the local area, except where deciduous trees are encouraged for the northern elevation for the purpose of solar passive design.</p> <p>The Strategy also proposes the preparation of a Street Tree Strategy. A key objective of the Strategy will be its contribution to the current ecological assets in the City.</p>

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113	Andrew Stone 6 Michelle Place HAMILTON HILL WA 6163	<p><b>Support</b></p> <p>COMMENT A: Please consider the idea of renaming a portion/ portions of Hamilton Hill into different suburbs. Hamilton Hill is already a very populous suburb and is fragmented into very distinct precincts. The most definitive precincts are: 1) The Dixon Park Precinct. North of Rockingham Road, West of Carrington Street and up to the Southern edge of Jean Street. 2) The Manning Park Precinct. North of Phoenix road, and west/South of Rockingham Road. Contains A Commercial Hub Development on Rockingham Road. (includes Hamilton Road, as a North South distributor road). 3) The Enright Reserve Precinct . East of Carrington Street, West of Stock Road, South of Winterfold Road, North of Forrest Road. Contains the Winterfold Road Commercial Development. Contains the Hamilton Hill high School Site and the Hamilton Hill/Coolbellup friendship bridge. 4) Southwell/Blackwood Precinct. East of Carrington Street and Rockingham Road. South of Forrest Road, North of Phoenix Road. In relation to these 4 precincts please consider the following ideas: i) Once the bulk of the remaining r20 land is rezoned and thus proposed urban infill population is to increase, please consider the idea of having these 4 precincts as 4 Suburbs. Dixon Park Precinct could be called - CLONTARF named after its east west distributor and also a coastal town in the UK. Manning Park Precinct could be Called - DAVILAK or LAKE MANNING Enright Reserve Precinct could remain as HAMILTON HILL, as it contains the most idiosyncratic elements of Hamilton Hill namely the high school and winterfold road commercial/retail hub. Southwell Precinct could be renamed - BLACKWOOD or NORTH PHOENIX or PHOENIX. It would serve the area well for it not to be associated with the name SOUTHWELL which has negative connotations. If this area gets renamed the street address Southwell Crescent could perhaps be retired and replaced with Phoenix Ramble or something more vibrant and revitalised. ii) Alternatively consider Creating two Suburbs; HAMILTON HILL being to the east of Carrington Street and the East (and north) of Rockingham Road. Contained by Phoenix and Winterfold Roads. CLONTARF being West of Carrington Street and West of Rockingham Road. Contained by Jean Street and Phoenix Road. Both of these Suburbs have a commercial/retail hub. The volume of traffic on Carrington street cause a very significant geographical barrier. Due to these factors CLONTARF and HAMILTON HILL would stand a very good chance of being clearly identifiable by people as distinct suburbs. The alternative is to have a huge but fragmented HAMILTON HILL.</p> <p>COMMENT B: Please consider a large scale Verge Tree planting project in Hamilton Hill. As Urban density increases, the risk is the suburb could lose more trees and lose much of its charm. Claremont, Nedlands, Peppermint Grove, Mount Claremont, are some of the most charming suburbs in Perth and this is largely due to their green leafy streetscapes. Once density increases in Hamilton Hill, the ratio of Trees, Grass and Dirt to Concrete could rapidly decrease, creating a problematic micro-climate where heat is retained by the mass of new buildings, access roads and driveways without sufficient offset by trees, grass and dirt. If the council undertakes an initiative to introduce 1 verge tree to every street front address (where</p>	<p><b>Not Supported</b></p> <p>There is no standard suburb size, nor is Hamilton Hill considered to be an excessively large or over populated suburb. The renaming of Hamilton Hill is not considered relevant to the Strategy.</p> <p><b>Noted</b></p> <p>The Strategy proposes the preparation of a Street Tree Strategy for the whole of the City of Cockburn.</p> <p>Also, the Strategy recommends the inclusion of new provisions within local planning policy APD58-</p>

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		<p>feasible), this could help to off-set this issue. In order to keep the balance of the community happy perhaps it could be possible for all landowners to be notified that a verge tree is to be planted during the winter planting season in 2014/2015 But that people may reply in writing and "Opt Out" of the planting on their verge if they feel it would impede their enjoyment of the property. An alternative to a mass planting regime could be to plant out a verge tree on newly subdivided lots, this cost could potentially be re-couped by charging the developer a street tree fee. However if a developer opts to not green their verge, they should not save any money on the street tree fee. (street tree fees collected but not used on a particular site, could be put toward improving plantings in surrounding POS areas.) At this point I wish to express my point of view that increased urban infill is a positive thing for Hamilton Hill, and that it just needs to be coupled with environmental sustainability.</p> <p>COMMENT C: Please contemplate opening up a dialogue with the CITY OF FREMANTLE, WAPC and MAIN ROADS about the possibility of Opening up CLONTARF HILL for recreational enjoyment of the residents of Hamilton Hill and Beaconsfield. This is land of Extreme potential Benefit to the Community and will become even more valuable under an r30 regime in the land immediately west of it. The top of Clontarf Hill has a view that rivals Monument Hill in Fremantle. The trees on the hill add to the sense of enjoyment of this locale. If the WAPC were to purchase even a portion of this land and make it available for public enjoyment that would be of great benefit. The City of Cockburn is a Stakeholder in this process, as it has the largest number of constituents that would benefit from the opening up of Clontarf Hill.</p>	<p>Residential Design Guidelines which require the provision of trees within the private access ways servicing residential developments with more one dwelling.</p> <p><b>Not Supported</b> Clontarf Hill lies within the City of Fremantle. The City of Cockburn has no jurisdiction over land within the City of Fremantle. Clontarf Hill is a reserved for recreation under the City of Fremantle Local Planning Scheme No.4. If the submissioner is concerned about the upkeep of the reserve it is recommended that they contact the City of Fremantle to discuss this issue further.</p>
114		<p><b>Support</b></p> <p>On behalf of the Hamilton Hill Community Group (HHCG), I wish to make a submission specifically addressing the proposed Winterfold Centre concept on Simms Road. We support the Revitalisation Strategy general aims, and more specifically, the attempt to promote a central community hub. We are, however, concerned that the current concept proposes to continue using Simms Road as a vehicular link between Winterfold Road and Dodd Street, and places a children's playground alongside a road and a busy car park. Rather, we would like to see City of Cockburn exploring the possibility of closing Simms Road as a gazetted through road, and using the reclaimed road reserve for a combination of community hub oriented civic uses, with some additional pockets of car parking. Also, in the interests of promoting the precinct as a local community hub, we object to some of the specific retail uses that have previously been permitted which include sex shop, tattoo parlour, and methadone dispensing (within the chemist).</p>	<p><b>Noted</b></p> <p>The Strategy proposes to undertake a feasibility study into the Simms Road Cafe/Garden proposal. The feasibility study will examine detailed design issues such as traffic management and garden design. However, the submissioner's recommendation to close Simms Road is not supported because Simms Road is performing an important function of providing convenient and direct access between the local shopping centre and a District Distributor Road, Winterfold Road.</p>

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			<p>Closing Simms Road would transfer an unacceptable volume of traffic onto Dodd Street and Frederick Road which are residential streets. Alternative access to the shops on Simms Road would also be complicated by the left in/left out turn restrictions at the Dodd/Carrington St intersection.</p> <p>The submissioner's concern about traffic management and safety along Simms Road will be considered as part of the feasibility study.</p>
115		<p><b>Support</b> Please keep my personal details confidential. I feel the Revitalization Strategy for Hamilton Hill is a welcome and long overdue plan for higher density, and therefore more development in the area, which will help to revitalize a beautifully located but tired older suburb and improve amenities for all</p>	<p><b>Noted</b></p>
116		<p><b>Objection</b> I categorically do not wish for the zoning around BAKERS SQUARE in Hamilton Hill to be changed or altered in any way. Leave the zoning as it is and back away from our neighbourhoods - an actual real neighbourhood. Where our kids can play at the park and each other's houses safely. Where we know our neighbours and enjoy their company. Where there are not a bunch of cars going up and down the street constantly and we have a sense of community and safety. Keep the zoning as it is - and find a different way to increase your rates base (without increasing our rates - AGAIN!!)</p>	<p><b>Not Supported</b> In regard to the submissioner's concerns about traffic congestion the City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.</p> <p>As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the Hamilton Hill Revitalisation Strategy are expected to result in an</p>

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			<p>additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.</p> <p>Refer to the Council Report for a detailed response to traffic considerations.</p> <p>The submissioner's concern that the Strategy will reduce the ability for neighbours to know each other is also not supported.</p>
117	Seisha Fogarty Pryor 60 Ommanney Street HAMILTON HILL WA 6163	<p><b>Objection</b></p> <p>I have never seen such astoundingly lazy town planning. Having worked in Local Government across the metropolitan area it is certainly common for Local Government to look for opportunities to increase their rate base, and increasing zoning is one bland way of achieving this without having to increase rates too significantly. But to increase all zoning across a suburb and then double the zoning around park is truly ridiculous! Bakers Square is a real neighbourhood – a real old fashioned neighbourhood where I know the neighbours, the kids play at each other's houses and we care about what happens to each other. We have like-minded individuals who have solar panels and water tanks and are trying to do their bit by maintaining native trees and plant (not bulldoze them to make way for more houses).</p> <p>That you would try and mess with this successful formula of a community shows you know nothing about Hamilton Hill and disturbingly probably don't care. We love Bakers Square and categorically do not want zoning increased above the current level. This is terrible town planning - don't mess with what isn't broken.</p>	<p><b>Not Supported</b></p> <p>The proposed dual coding of R30/40 for lots adjacent to POS has a strong planning rationale. The principle that higher densities should be orientated around areas of high amenity so that more people can take advantage of that amenity is well established in WA planning policy.</p> <p>The higher coding of R40 rather than R30, which is the base code proposed for the whole suburb, is subject to the achievement of additional built form criteria. These criteria ensure variety in design, height and rooflines and provide opportunity for surveillance of the</p>

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			<p>POS.</p> <p>The higher coding of R40 will allow redevelopment of lots so to create 3 dwellings per lot rather than 2. This is not considered a significant increase in intensity which would affect the character of the park.</p>
118	<p>Garson Fogarty-Pryor 60 Ommanney Street HAMILTON HILL WA 6163</p>	<p><b>Objection</b></p> <p>Please do not change the zoning around my park BAKERS SQUARE and make it possible for more people to build more houses. I get to go to my park every day and it is a quiet street so I can cross the road safely. If you let people build more houses it will mean more traffic which means less safety for me and my brother. I love my park and I do not want to see more houses crowding out the nice trees and ruin all the beautiful native animals that live in the trees. DO NOT INCREASE THE ZONING AROUND BAKERS SQUARE.</p>	<p><b>Not Supported</b></p> <p>In regard to the submissioner's concerns about traffic congestion the City has already identified that roads across the City will need to evolve as part of forecast future growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.</p> <p>As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the Hamilton Hill Revitalisation Strategy are expected to result in an additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.</p> <p>Refer to the Council Report for a detailed response to traffic considerations.</p>



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			<p><b>Noted</b></p> <p>The submissioner's concerns regarding the protection of trees for their ecological importance is noted. Intensification of the land does can at times conflict with protection of mature trees which often provide a habitat for local fauna. The Strategy aims to address this issue by recommending the inclusion of new provision within the local planning policy APD58- Residential Design Guidelines which require the provision of trees within the private access ways servicing residential developments with more one dwelling.</p> <p>APD58 encourages that landscaping use locally native species except where deciduous trees are encouraged for the northern elevation for the purpose of solar passive design.</p> <p>The Strategy also proposes the preparation of a Street Tree Strategy. A key objective of the Strategy will be contribution to the ecological assets of the City.</p>
119	Brennus Fogarty-Pryor 60 Ommanney Street HAMILTON HILL WA 6163	<p><b>Objection</b></p> <p>Please do not change the zoning around my park BAKERS SQUARE and make it possible for more people to build more houses. I get to go to my park every day and it is a quiet street so I can cross the road safely. If you let people build more houses it will mean more traffic which means less safety for me and my brother. I love my park and I do not want to see more houses crowding out the nice trees and ruin all the beautiful native animals that live in the trees. DO NOT INCREASE THE ZONING AROUND BAKERS SQUARE</p>	<p><b>Not Supported</b></p> <p>In regard to the submissioner's concerns about traffic congestion the City has already identified that roads across the City will need to evolve as part of forecast future</p>

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			<p>growth. This work forms part of a current project being undertaken by the City, in terms of updating the District Traffic Study to 2031.</p> <p>As has occurred in the Phoenix Central Revitalisation Strategy area, development within Hamilton Hill will occur gradually. The density changes proposed in the Hamilton Hill Revitalisation Strategy are expected to result in an additional 800 dwellings by 2032. This means a 32% increase in dwelling numbers within the current study area. The incremental nature of the increase in dwelling numbers and associated increase in traffic allow the City to plan appropriately for the road upgrades required to accommodate this change.</p> <p>Refer to the Council Report for a detailed response to traffic considerations.</p> <p><b>Noted</b></p> <p>The submissioner's concern regarding the protection of trees for their ecological importance is noted. Intensification of the land does at times conflict with protection of mature trees which at a broader scale provide habitat for fauna. The Strategy aims to address this issue by recommending the inclusion of new provision within local planning policy APD58- Residential Design Guidelines which require the</p>

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			<p>provision of trees within the private access ways servicing residential developments with more one dwelling.</p> <p>APD58 encourages the use of native species, specific to the local area, except where deciduous trees are encouraged for the northern elevation for the purpose of solar passive design.</p> <p>The Strategy also proposes the preparation of a Street Tree Strategy. A key objective of the Strategy will be contribution to the ecological assets of the City.</p>
120	G & G Santini 203 Clontarf Road HAMILTON HILL WA 6163	<b>Support</b> We fully support the Revitalisation Strategy.	<b>Noted</b>
121	Bordino Investments Pty Ltd 205 Clontarf Road HAMILTON HILL WA 6163	<b>Support</b> We hereby fully support the proposal.	<b>Noted</b>
122	Estate of Lucia Piscicelli 203 Clontarf Road HAMILTON HILL WA 6163	<b>Support</b> We fully support the proposed Revitalisation program	<b>Noted</b>
123	Bordino Investments Pty Ltd 205 Clontarf Road HAMILTON HILL WA 6163	<b>Support</b> We hereby fully support the proposal	<b>Noted</b>
124		<p><b>Support</b> My house is an un-renovated 1940's place, inconveniently sited in the centre of the block. It is a large block with too big a yard for the majority of people to manage. Any renovation would probably be over capitalising.</p> <p>The back fence faces a pleasant park and I believe it would suit R40 zoning, dividing it to three</p>	<b>Noted</b>

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		<p>smaller blocks at a reasonable price for people who could live in a modern place with a compact yard with a very pleasant outlook.</p> <p>Two more residents or even the maximum under R40 on Jakob street altogether would not cause traffic problems, as there are houses only on the one side. I hope the higher density will revive the shopping centre.</p>	
125	Robert Cotterell 47 Starling Street HAMILTON HILL WA 6163	<p><b>Support</b></p> <p>I'd like to see higher density housing along Forrest Road; this Road has transport and facilities available to cater to a large number of people.</p> <p>If density code was R40 as opposed to r30 it would give property owners an incentive to develop a number of large blocks of land in the area.</p> <p>Many of the homes in the area still contain asbestos homes which are very old and dissipated. It would be much better if there was a incentive for property owners to develop these blocks of land and remove these dangerous homes.</p> <p>I'd like to see more greening of public areas.</p>	<p><b>Supported</b></p> <p>The submissioner's request to code land adjacent to Forrest Road as R40 is supported. Forrest Road is a high frequency bus route and therefore meets the location criteria for the R40 coding.</p> <p>Refer to Attachment of 3 of the Council Report.</p>
126	Steve Phillips, Department of Transport 140 William Street PERTH WA 6000	<p><b>Support</b></p> <p>Thank you for your letter dated 27 June 2012 regarding the Draft Hamilton Hill Revitalisation Strategy (HHRS) and for the opportunity to comment. In principle, the Department of Transport (DoT) supports the strategy but wishes to draw to your attention some of the strategic transport planning issues being considered by DoT in this area.</p> <p>As you are aware, a section of the Roe Highway Primary Regional Road reservation (Stock Road to Cockburn Road) passes through the proposed revitalisation area. The Department of Planning Study report (<i>Road Network Study West of Planned Stock Road I Roe Highway Interchange April 2010</i>) examined several network scenarios to review the adequacy of the existing and planned road network over an area comprising parts of Cities of Fremantle, Melville and Cockburn.</p> <p>While it is unlikely that this section of Roe Highway will be constructed to full grade separated Controlled Access Highway standard in the future, the above traffic study indicated that there is demand and merit in developing a high standard east west connector within this section of the Roe Highway reservation. The appropriate designation for this connector would be Other Regional Road. The study indicates that it reduces the volumes of traffic on other roads over a wider area and better distributes the traffic accessing Fremantle.</p> <p>The HHRA, which is based on increased residential density, will further add to the need for a</p>	<p><b>Noted</b></p>

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		<p>high quality east west road within the existing Roe Highway reservation. The existing reservation width would allow for suitable buffers to reduce traffic noise on abutting residences as well as enhanced public transport services within reasonable walking distance for many of the residences.</p> <p>It is recommended that further planning for the HHRS area take into consideration the wider transport planning implications for the area, in particular the concept of developing a high quality east west road within the existing Roe Highway Primary Regional Road reservation between Stock Road and Cockburn Road. This should involve liaison between City of Cockburn, DoT and Main Roads to ensure a strong correlation between the land use and transport planning for the area, including consideration of possible future freight needs.</p> <p>In view of the above, The Department does not object to the proposal provided the issues outlined above are considered. The DoT requests a schedule of submissions to be sent and to be notified when this matter is presented to council. Please feel free to discuss this application with Richard Cullen on 65516093 if you would like to clarify any of the above information.</p>	
127	<p>Ashis Parajuli, Main Roads Western Australia PO Box 6202 PERTH WA 6892</p>	<p><b>Support</b></p> <p>Thank you for your letter dated 27 June 2012 requesting comments on the Draft Hamilton Hill Revitalisation Strategy.</p> <p>Main Roads has no objection to the proposed revitalisation strategy.</p> <p>Main Roads would like to inform the City that the Department of Planning is currently investigating a district distributor standard road between Stock Road and Cockburn Coast Drive reserve. This district distributor road will generally follow the existing Roe Highway Reserve. For most of the section, it is not likely to have any variation to the land reserved under the MRS for road purposes. However, at the western end of the Roe Highway road reservation, there may be some changes in road reservation to accommodate the proposed district distributor road to connect with the proposed Cockburn Coast Drive and the existing road network.</p> <p>If you require any further information please contact Ashis Parajuli on (08) 9323 4286. In reply please quote file reference 04/11588-07 (D12#264528).</p>	<p><b>Noted</b></p>
128	<p>John Schepis and Antonietta Schepis 61 Castellon Crescent COOGEE, WA 6166</p>	<p><b>Support</b></p> <p>I currently own three 2,000m2 lots on the proposed Recreation Road development area and one property on Redmond Road which I have owned for some 30years. I have lived in Hamilton Hill (on Recreation Road) and Coogee for approximately 40 years and remain a strong advocate of the value of this location as a high worth coastal development and the</p>	<p><b>Noted</b></p> <p>The Strategy has been amended to change the Millan and Chesham Way Development Area to a coding of R30/40/60. This will allow people</p>

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		<p>importance of the "right development plan" for this area to become a focal point for activity in Hamilton Hill.</p> <p>This can only be achieved through co-ordinate development and establishing standards for the development of these sites which leads to a high value area for established residents and proposed developments.</p> <p>The area lends itself to the right mix of development and its position relative to the major transport routes along Carrington Street and Rockingham Road make it a prime focal point for density increase in a manner which is sympathetic to long term residents and which can add value to the land holding.</p> <p>I had attended the information sessions for the Hamilton Hill revitalisation (first session early this year at Memorial Hall) and on the development areas on 14 August 2012. These sessions were very informative and run very well. Feedback was provided at that sessions and in the main repeated here.</p> <p><b><u>Address of Property Affected by Draft Strategy:</u></b> The address of properties held by me are as follows:</p> <ol style="list-style-type: none"> <li>1. Lot 45 Recreation Road (2000m2) – Near top intersection of Recreation Road and Hamilton Road,</li> <li>2. 24 Strode avenue (2000m2) – Nearest intersection being recreation road and strode avenue intersection,</li> <li>3. 26 Strode avenue (2000m2) – Adjacent to 24 Strode avenue and in middle of the recreation road and strode avenue intersection and also near to the Strode Avenue and Winfield Street intersection.</li> </ol> <p><b><u>Submission:</u></b></p> <ol style="list-style-type: none"> <li>1. <u>The proposal for the Hamilton Hill revitalisation Planning</u> – I believe the proposal for revitalisation is critical to the creation of a lively and attractive area for people to want to live, work and have economic and practical ways of travelling to work&gt; the benchmark being established in new development subdivisions has shifted people's expectations and understanding of what is achievable.</li> <li>2. <u>Trends in housing expectations</u> – The trends in housing expectations have shifted dramatically and a well-founded approach to development within the study area will support the desire for people to come and participate by wanting to purchase, rent, spend time at strategic activity focal points (commercial areas such as café's and shopping nodes) if these are located strategically and if housing density allows people to locate in the higher denser areas. People expectations on lot size has shifted to smaller lots in the</li> </ol>	<p>within this coding to develop without a structure plan and independently of adjoining landowners. Chesham Way and Millan Place will not be extended and therefore no contribution from landowners will be required. Access to new developments will be via private access ways connecting the existing road network.</p> <p>This modification was based on the following:</p> <ul style="list-style-type: none"> <li>• A lack of support from landowners within the proposed Development Area; and</li> <li>• The cost of constructing the road extensions and purchasing land would have made development of the affected land financially unfeasible.</li> </ul>

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		<p>main and this aligns with the populations new lifestyle priorities. The need to accommodate this is clear, however, it needs to be done in a sympathetic manner which recognises the existing residents expectations.</p> <p>3. <u>Recreation Road Development Area</u> – I make the following points in this regard;</p> <ul style="list-style-type: none"> <li>a. The development of the extension of Milan Place is critical to systematic and well planned development of this development area. The large lots need to have access from more than one end of the lots to create sound architectural solutions to a higher density development, it also alleviates the traffic pressures which would result on Recreation Road and what would be a less amenable solution to all residents. It was expressed by a number of people at the information session to be important in the proposal for this development area.</li> <li>b. The development of Milan place and the associated servicing of the lots has not been possible in the past and requires the intervention of City of Cockburn in a manner aligned with that proposed in the presentations where it is funded by the city and the developers pay upon exercising their right to develop, (cost being indexed to an agreed formula where the owner develops at a later date. The cost sharing strategy and how it is built up should be the subject of detailed discussion pending acceptance of an overall development plan by the residents.</li> <li>c. The Recreation road development has a proposal for R60, which with Milan Place is believed to be a sustainable plan where Council also imposes some development guidelines associated with this higher density. This should include the need for certain architectural standards and development building restrictions such as two storey over some minimum percentage of units or homes.</li> <li>d. A development density of between R40 to R60 is considered a good mix for the site, however dispensation for land taken to develop the road and the consideration of land appropriated for road construction should be considered in the assessment of unit numbers int eh (sic) final development planning.</li> </ul> <p>4. <u>Timeline and Ongoing engagement</u> – It is important that the City of Cockburn engages on a regular basis and provides written feedback to the affected people within development areas and overall to ensure the actions being undertaken and results of the hard work are shared and people can provide ongoing feedback. The framework of the development as it is envisaged based on the feedback received needs to be summarised in a statement issued once this feedback is received to allow affected people to digest this and understand the information.</p>	

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		<p>5. <b>SUMMARY-</b> I am a strong advocate of the proposed revitalisation strategy for the whole of Hamilton Hill. This area has so much to offer and I believe it can only be achieved in a co-ordinated manner and a manner which works to reach conclusion and comes with well thought out development planning.</p> <p>I am clearly affected by the Recreation Road development area, and can say that despite a number of attempts to implement the Milan Place proposal, it has fallen by the wayside and resulted in these lots remaining under developed or not developed as it would lead to the wrong outcome to have implemented a plan earlier. These lots have been in my ownership for up to 25 years and this has been a patient wait. I look forward to this structured approach. I believe the land has high value if developed correctly and can be seen by the surrounding residents to be developed to a high standard, a responsibility which comes with the higher density.</p> <p>I am a resident of Cockburn and Hamilton Hill for now approximately 40years, my parents and my sister live in the recreation road development area and I look forward to this work leading to the right outcomes.</p> <p>I would be pleased to provide further input and respond to any questions on this submission as necessary.</p> <p>I can be contacted as indicated above and look forward to any feedback.</p> <p>I am overseas on business at the moment and have to make my submission by email and would appreciate your confirmation that this submission by email meets your minimum requirements in terms of format and reference.</p>	
129	Tyson Burkett, Allering & Associates 125 Hamersley Road SUBIACO WA 6008	<p><b>Support</b></p> <p>We support the City's preparation of both the Hamilton Hill Revitalisation Strategy and the Commercial and Activity Centres Strategy. However in undertaking a review of the draft documents, as well the current planning framework in the context of future aspirations of our client, there are some matters we wish to address regarding the subject lots and the immediate surrounds.</p> <p><u>Hamilton Hill Revitalization Strategy</u></p> <p>We seek that residential densities within commercial centres should be contemplated within the Strategy in providing guidance for further planning processes regarding the development of such centres, such as detail areas plans or master planning. As such we ask the City to contemplate those densities we have included in page 11, high density is a key to the future</p>	<p><b>Supported</b></p> <p>The Strategy has been amended so as to include the Rockingham Road Centre in a Development Area. The Development Area's purpose is to allow for future redevelopment of the centre in a comprehensive manner which will meet Hamilton Hill community's aspirations and the objectives of Scarvaci Nominees Pty Ltd, the major landowner in the Centre.</p> <p>Development Areas under Town</p>



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		<p>development of the centre. Thus it provides a basis for economic activation, the requirement for high quality public spaces and a variety in residential living as well as redevelopment of the site into a preferred urban form that moves away from a traditional box orientation surrounded by parking to one which encourages street activation with a mix of uses and public spaces.</p> <p>In addition the proposed zonings will facilitate the ability to achieve population targets within a more efficient manner and within a high quality development, rather than relying on incremental residential subdivisions within the surrounding land.</p> <p>We act on behalf of Scarvaci Nominees Pty Ltd, owner of a number of properties within the Rockingham Road Commercial Centre and adjoining properties. A review has been undertaken of the proposed planning framework including the Hamilton Hill Revitalization Strategy and Commercial and Activity Centres Strategy currently being advertised by the City.</p> <p>We support the City's preparation of the documents, however in the context of future aspirations of our client over the subject land, there are some matters we wish to address within-the attached submission. We wish to work with the City in progressing planning for the centre and identifying a framework to facilitate its future redevelopment. We respectfully ask we be kept informed of the progression of the relevant documents.</p>	<p>Planning Scheme No.3 ("TPS3") require a structure plan to be prepared prior to subdivision or development approval. Structure planning will designate land uses (generally residential), densities and POS (where appropriate/required).</p> <p>The structure plan process allows the City to consider the community's needs and aspirations for the Centre. The future structure plan should consider the outcomes of community consultation undertaken in 2011 as part of preparing the Strategy.</p> <p>It is intended that this Development Area zoning will facilitate the development of the Centre as a mixed use development with a mix of medium to high densities. The Development Area provisions for the Centre (to be included in Schedule 11 of TPS3) should require;</p> <ul style="list-style-type: none"> <li>• Retention of local shopping facilities;</li> <li>• Improved public realm;</li> <li>• Creation of new community gathering areas; and</li> <li>• Improve relationship of Centre to Rockingham Road and surrounding residential areas (north and south of Rockingham Road).</li> </ul> <p>The Development Area provisions</p>

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			<p>should also allow for minor modifications and expansions to the Centre prior to the preparation of a structure plan. This provides the Centre the ability to respond to centre user and tenants needs in the period between the implementation of the Development Area Zone and the point at which broad scale redevelopment of the Centre undertaken.</p>
130	<p>Sabena Lund 281 Port Road Boat Harbour Beach TAS 7321</p>	<p><b>Support</b> I support the proposed density changes, as they provide more housing closer to Fremantle, the Beach and local employment hubs.</p> <p>My parents live in Scarborough where we have seen similar density changes</p>	<p><b>Noted</b></p>
131	<p>Jane Baijai 10 Ralston Street HAMILTON HILL WA 6163</p>		<p><b>Not Supported</b></p> <p>Proposed turning restrictions at the Stock Road / Ralston Street intersection are not supported because:</p> <ul style="list-style-type: none"> <li>• It is the only direct road link to/from Hamilton Hill and Stock Road, between Winterfold Road and Forrest Road; and</li> <li>• It is important to maintain convenient/direct access to/from the Hamilton Hill Senior High School.</li> </ul> <p>If the suggested turning restrictions were implemented, some of traffic generated by the High School would be transferred to other less desirable routes along other residential streets. This is not a desirable outcome, although</p>

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			<p>observation of vehicles travelling along Ralston Street does suggest that there is a proportion of 'rat-run' traffic using that road as a connection between Stock Road and Forrest Road, probably to avoid being delayed at the Stock Road / Forrest Road signalised intersection.</p> <p>A 40km/h School Zone speed limit does apply to Ralston Street between 7.30-9.00am and 2.30-4.00pm, which helps improve road safety during those times. The need for traffic management in Ralston Street has been assessed using the City's policy SEW3 Local Area Traffic Management and that indicates that the need for traffic management is justified, albeit with a score that indicates it is a moderate traffic management issue.</p> <p>The streetscape on Ralston Street is generally open because there are no verge trees on the southern side of the road due to the presence of power lines and the school buildings being set back 60-80 metres from the road. There is potential to improve the streetscape when the power lines are placed underground in the next few years. This could include an entry statement at Stock Road, planting of additional verge trees on both sides of the road to create a more confined avenue type effect and red</p>

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			<p>asphalt on-street parking primarily for school related traffic, if the demand exists.</p> <p>At the same time, traffic calming such as speed cushions could be installed at a number of locations along the road to reduce vehicle speeds, which is the largest parameter contributing to the traffic management warrant system score for that road. However, the type of traffic treatment chosen would need to be agreed to with the Public Transport Authority because Ralston Street is a public bus route as well as being used by school buses servicing the High School.</p>
132	<p>Rebecca Lewis President Hamilton Hill Community Group.</p>	<p><b>No Objection</b>  <b><i>Hamilton Hill Community Group</i></b>  <b><i>Creating Beautiful Environments Promotes Pride in Communities</i></b></p> <p><b><u>Enright Reserve Proposal</u></b></p> <p><b><u>Background</u></b>  Enright Reserve is a well utilised recreational facility, accessed by many parts of the community. Sporting clubs, dog walkers and children regularly use existing facilities. In 2009, Enright Reserve was featured in the Sunday Times as being one of the most unstimulating playgrounds for child development in the State. 2011 saw the old playground being replaced and subsequently a new wave of parents and children started to use the reserve.</p> <p>The community's favoured response to recent improvements further highlights the need for a focal point within East Hamilton Hill. Following are some proposed improvements, as discussed at the Hamilton Hill Community Group meetings. Residents feel that whilst the new playground is appreciated, the user group extends further than just parents and young children, leaving a need for other focal areas within the reserve.</p> <p><b><u>Identified Issues within the Reserve</u></b></p> <ul style="list-style-type: none"> <li>• No gathering area for community groups</li> <li>• Unchannelled energies of older children and teenagers resulting in destructive, anti-</li> </ul>	<p><b>Noted</b></p> <p>The draft Strategy proposes upgrades to Hamilton Hill's exiting POS through greater investment in park infrastructure and landscaping. The draft Strategy proposes that these improvements be funded by cash-in-lieu of POS payments for subdivision applications in the Hamilton Hill which propose more than two (2) lots. Appendix 2 of the draft Strategy contains the proposed upgrades to POS in Hamilton Hill which will be funded by the contributions. The proposed improvements for Enright Reserve include the following upgrades.</p> <ul style="list-style-type: none"> <li>• Landscaping design &amp; construction works;</li> <li>• Bench, seat and shade structure;</li> <li>• BBQ;</li> </ul>

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		<p>social behaviour e.g. destruction of vegetation and trees, graffiti on slides, swings etc.</p> <ul style="list-style-type: none"> <li>• People very rarely gather on the banks of the reserve to picnic, due to lack of facilities</li> <li>• No reason to visit the park – aesthetically barren</li> <li>• No focal point to ensure the community takes ownership of the area and cares for the local environment</li> </ul> <p><b><u>Hamilton Hill Community Group Proposed Improvements</u></b></p> <p><b><u>No gathering area for community groups</u></b></p> <p>We propose that between the playground and the large ficus tree on Wilkes Street, that two covered seating areas with tables and free bbq facilities be installed. We feel it should be mid-way between the playground and the tree, as not all users wish to have the playground as their focal point. However, those wishing to use the playground have it within eye-sight for the supervision of younger children.</p> <p>Under the ficus tree we would like to see a circular seating area possibly mosaic with a sculptural focus, created with input from a local community group such as East Hamilton Hill Primary School. We believe many children at this park do not respect the local area and if they were to be involved in creating an aesthetically pleasing facility, they will respond with a greater sense of ownership and subsequent respect.</p> <p><b><u>Unchannelled energies of older children and teenagers resulting in destructive, anti-social behaviour e.g. destruction of vegetation and trees, graffiti on slides, swings etc.</u></b></p> <p>Many older children are accessing this park and often it appears that their energies are unchannelled due to lack of appropriate facilities. We suggest that the building of a basketball hoop be built outside of the pipe fencing, next to the cricket nets on Healy Road. We believe this will give the older children more of a focus and it is a positive activity promoting healthy activity and the opportunity to develop social skills. Existing sporting groups would not be impacted in any way by the installation within this area. We also feel that a water fountain would be of use within situation of the proposed basketball court. We would not call for toilets within any part of the reserve, as we believe this would be problematic.</p> <p>The behaviour of older children at Enright Reserve is a pressing issue for reserve users. Often children are found to be vandalising trees, playground equipment and existing infrastructure. A large majority of these children are unsupervised and as a result their behaviour is often reckless and disrespectful to other park users.</p> <p>We propose that on the corner of Ingram and Wilkes Street that a concreted 'handball' court with 4 squares painted on it, be installed. The proximity of this handball court is to be slightly away from the playground, to encourage use by older children. This is in the hope of giving</p>	<ul style="list-style-type: none"> <li>• Footpaths;</li> <li>• Fencing ;</li> <li>• Drinking Fountain;</li> <li>• Park signage; and</li> <li>• Lighting.</li> </ul> <p>The recreation facilities and infrastructure proposed by the submission all appear to have merit. The submission will be forwarded on to Parks Service Unit for their consideration when implementing the proposed upgrades to the Reserve.</p>

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		<p>them an alternative activity with more positive outcomes for all users of the reserve.</p> <p><b><u>People very rarely gather on the banks of the reserve to picnic, due to lack of facilities</u></b>  Residents acknowledge the potential of Enright Reserve, however it is currently underutilised due to lack of facilities. We propose the installation of picnic facilities i.e. covered seating areas with bbq and deciduous fruiting trees around the playground and future bbq area. This would provide people with a desire to be in the area, regardless of whether they are involved in sporting groups or have children.</p> <p>It is well documented via the Hamilton Hill Revitalisation Strategy that residents are searching for a community hub. We believe this does not need to be solely in the format of coffee shops and that by providing quality infrastructure; we would be one step closer toward achieving that goal. The lack of a focal point for the East Hamilton Hill community needs to be addressed. By improving access and making Enright Reserve more appealing to a greater demographic, safety issues and sense of community will be improved. Greater usage of these facilities will improve community relations and give greater focus, developing positive energy within the area.</p> <p><b><u>No reason to visit the park – aesthetically barren</u></b>  Surveying community members, Hamilton Hill Community Group has established that the general perception of the East Hamilton Hill ward is that it is totally devoid of <b>ANY</b> installations or sculpture of note. We believe that Enright Reserve shows great potential to act as a drawcard, via such installations to a broader range of users. Many residents appreciate beautiful things and wish to promote greater pride within the local community and feel we deserve aesthetically pleasing recreational local areas. Residents want to be able to walk and not have to drive to interesting facilities. We would like to see a sculpture established within the reserve, as a focal point. This could be situated near the proposed bbq seating area or at the community project by the ficus tree.</p> <p><b><u>No focal point to ensure the community takes ownership of the area and cares for the local environment</u></b>  We propose that local people be involved in creating a seating area under the ficus, in order to promote community awareness and ownership of this reserve. We believe that existing anti social behaviours would be reduced, due to the increase of users if our proposals were taken onboard and installed. The community does not have a sense of ownership of this area at present and we want to encourage greater usage and subsequent ownership.</p> <p>In the construction of this seating area, we propose that local children and groups be</p>	

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		<p>encouraged to participate in a community minded seating project. This inspires the notion of ownership, pride and personal creativity.</p> <p><b><u>Summary</u></b>  Residents have a desire and a need for greater infrastructure at Enright Reserve. We want facilities that draw the community together and are aesthetically pleasing. We wish to involve younger generations in the creation of certain areas to promote ownership and pride. We also want facilities installed to try and counter existing anti social behaviour. We believe the Cockburn Council has many existing examples of parks and community hubs within in its jurisdiction. As rate payers from an area that has been ignored for a prolonged period of time, we feel that we deserve to have our suggestions seriously considered. Hamilton Hill Community Group offers itself as a focus group and would welcome greater consultation from Council.</p>	



**Minister for Planning; Culture & the Arts; Science & Innovation  
Government of Western Australia**

Our Ref: 33-16966  
Your Ref: 3400024

Mr Andrew Trosic  
Manager Strategic Planning  
City of Cockburn  
PO Box 1215  
BIBRA LAKE DC WA 6965

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Dear Mr Trosic

**WOODMAN POINT WASTE WATER TREATMENT PLANT ODOUR BUFFER**

Thank you for your letter of 24 April 2012 regarding the Woodman Point Waste Water Treatment Plant (WPWWTP) Odour Buffer.

I note the City of Cockburn (City) Council's resolution on 12 April 2012 regarding the odour buffer.

From a reading of Council's resolution, it is apparent that while Council has a position for the extent of the buffer in the Lake Coogee area, it may not be fully mindful of the process which needs to be followed in order to finalise the determination of the buffer in this area.

The WPWWTP serves a large portion of the metropolitan region, and the *Review of the Kwinana Air Quality Buffer – Position Paper 2008* (the 2008 Review) highlighted the fact that the plant is likely to increase its capacity as growth and development extends southwards.

The 2008 Review identified the potential need for a 750 metre buffer encompassing urban deferred land (private land) east of Lake Coogee, as well as the public purposes reserve north of the plant.

Odour is acknowledged to be the key issue associated with the plant. The Water Corporation is responsible for the operation of the plant, and is required to operate the plant in terms of the requirements stipulated by the Department of Environment and Conservation (DEC).



The Water Corporation implements an Odour Improvement Plan in order to reduce the impacts of the plant's operations. The Stage 1 odour control upgrade works at the plant were completed in July 2009, with the objective of achieving a 50% odour reduction.

The Water Corporation released the report *Results of the Odour Monitoring and Modelling Program (2010)*, for comment. The Water Corporation has now finalised its report in order to assess the success of the Stage 1 odour control upgrade works and this was issued to the DEC to close out the works approval for the upgrade.

The Water Corporation advised the WAPC in March 2012 that it had finalised its odour monitoring and modelling report, which recommends the retention of the existing 750 metre odour buffer.


Although the Odour Improvement Plan has resulted in the reduction of odour, it cannot guarantee that there will not be odours from the plant. The report indicates that there will still be an odour impact extending to roughly the eastern edge of the urban deferred land and accordingly, that the current buffer should be retained.

Now that the report has been received, it will be necessary for the Department of Planning to submit a recommendation on the extent of the buffer to the WAPC after consideration by the Western Trade Coast Industries Committee. In addition to this, the Water Corporation's advice together with advice from DEC, the Department of Health, and the City will be considered when the WAPC determines any request submitted by a landowner to lift the urban deferred zone in favour of an urban zone.

I am aware that concern has been expressed by a number of stakeholders and members of the public at the length of time taken to finalise the buffer in this area. However, it should be emphasised that the determination of the need for, and the extent of, the buffer could only be completed once the odour monitoring and modelling report was finalised.

Should you wish to discuss the points made in the Council's resolution further, please do not hesitate to contact Mr Neil Fox at the Department of Planning (email: [neil.fox@planning.wa.gov.au](mailto:neil.fox@planning.wa.gov.au), telephone: 6551 9291).

Yours sincerely



JOHN DAY  
MINISTER FOR PLANNING;  
CULTURE AND THE ARTS;  
SCIENCE AND INNOVATION

06 JUN 2012

(As you may be aware,  
I met with Member for  
Cockburn and Deputy Mayor  
on this matter yesterday.)



Government of Western Australia  
Department of Planning

Your ref: 3400024  
Our ref: OP/11/00295/5  
Enquiries: Neil Fox  
Telephone: (08) 6551 9291

Mr Andrew Trosic  
Manager Strategic Planning  
City of Cockburn  
PO Box 1215  
BIBRA LAKE DC WA 6965

Dear Mr Trosic

**WOODMAN POINT WASTE WATER TREATMENT PLANT ODOUR BUFFER**

I refer to your letter of 24 April 2012 in regard to the Woodman Point Waste Water Treatment Plant (WPWWTP) Odour Buffer, written to the Chairman: Western Australian Planning Commission (WAPC), and the Director General, Department of Planning. It is noted that it is very similar in content to your letter of the same date written to the Minister for Planning; Culture and the Arts; Science and Innovation.

Although you have written to both the Chairman and the Director General, I respond on behalf of both as Acting Director General.

As outlined in Minister Day's letter of 6 June 2012, it is important to note that odour is acknowledged to be the key issue associated with the WPWWTP. The Water Corporation is responsible for the operation of the plant, and is required to operate the plant in terms of the requirements stipulated by the Department of Environment and Conservation (DEC).

The Water Corporation implements an Odour Improvement Plan in order to reduce the impacts of the plant's operations. The Stage 1 odour control upgrade works at the plant were completed in July 2009, with the objective of achieving a 50% odour reduction.

The Water Corporation released the report *Results of the Odour Monitoring and Modelling Program (2010)*, for comment. The Water Corporation has now finalised its report in order to assess the success of the Stage 1 odour control upgrade works and this was issued to the DEC to close out the works approval for the upgrade.

The Water Corporation advised the WAPC in March 2012 that it had finalised its odour monitoring and modelling report, which recommends the retention of the existing 750 metre odour buffer.

Although the Odour Improvement Plan has resulted in the reduction of odour, it cannot guarantee that there will not be odours from the plant. The report indicates that there will still be an odour impact extending to roughly the eastern edge of the urban deferred land and accordingly, that the current buffer should be retained.

I understand that your Council would like to see the buffer reduced in extent, but it is important to bear in mind that a particular process needs to be followed before the review of the buffer can be finalised. It is likely that the Water Corporation's report will be an important input into the decision making process, and that any decision made by the WAPC will be guided by the precautionary principle.

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

I trust that this advice will be of assistance, but should you wish to discuss the matter any further please do not hesitate to contact Neil Fox, A/Director: Metropolitan South West (email: [neil.fox@planning.wa.gov.au](mailto:neil.fox@planning.wa.gov.au), telephone: 6551 9291).

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Neil Thomson', with a long horizontal flourish extending to the right.

Neil Thomson  
*A/Director General*

3.1.8 / 2012



GOVERNMENT OF  
WESTERN AUSTRALIA

Office of the Environmental Protection Authority

The Atrium,  
Level 8, 168 St Georges Terrace,  
Perth, Western Australia 6000.  
Telephone: (08) 6467 5600.  
Facsimile: (08) 6467 5556.

Postal Address: Locked Bag 33,  
Cockburn Square, Perth, Western Australia 6850.  
www.epa.wa.gov.au

RECEIVED at CITY OF COCKBURN	
File #:	3400024
x-ref:	
Action Officer	CC
A-TRO	21 JUN 2012
Retention	DAYBOX
	Manual File
	Archive FILE
LOOSE / ATTACHED	File please:

Mr Andrew Trosic  
Manager Strategic Planning  
City of Cockburn  
PO Box 1215  
BIBRA LAKE DC WA 6965

Your ref 3400024  
Our Ref A497171  
Enquiries Amy Sgherza 6467 5424

Dear Mr Trosic

## WOODMAN POINT WASTE WATER TREATMENT PLANT ODOUR BUFFER

Thank you for your letter dated 24 April 2012 in which you provide Council's position to support landowners in reducing the Woodman Point Waste Water Treatment Plant (WPWWTP) odour buffer back to the eastern edge of Lake Coogee. In response to this the Office of the Environmental Protection Authority (OEPA) makes the following comments.

The OEPA understands that the Department of Planning (DoP) is preparing a recommendation to the Western Australian Planning Commission (WAPC) regarding the adequacy of the current buffer. The DoP's recommendation to the WAPC will be informed by advice received from the Water Corporation, Department of Environment and Conservation (DEC), Department of Health and the City of Cockburn, and will be used to consider the application to lift the urban deferred zone in the buffer area to urban.

It is the OEPA's strong preference for amendments to the City of Cockburn's Local Planning Strategy and scheme, where it relates to the buffer definition, to be aligned with the outcome of the DoP's process and ultimately the decision of the WAPC. Hence, it is recommended that the amendments to the local planning strategy, as set out in Council's resolution, should not be initiated until the WAPC has considered the advice from the relevant agencies and made a decision on the matter.

In relation to your comment about the scientific justification of maintaining the current odour buffer, the DEC is best placed to provide information on the technical aspects of studies undertaken to date by the Water Corporation and it will continue to provide this advice to the DoP during the buffer review.


However, it should also be noted that the WPWWTP serves a large portion of the metropolitan region, and the *Review of the Kwinana Air Quality Buffer – Position paper 2008* (2008 review) highlighted that the plant is likely to increase its capacity as growth and development extends southwards. The 2008 review identified the potential need for a 750 metre buffer encompassing urban deferred land east of Lake Coogee.

With respect to your question about the role of the EPA, I can advise that the EPA undertakes the environmental impact assessment (EIA) of significant proposals and planning schemes referred to it under Part IV of the Environmental Protection Act 1986 (the EP Act). The EPA also prepares Strategic Advice to Government under section 16(e) of the EP Act and this tends to be related to a specific project or environmental issue. As you are aware, in 2006 the EPA was requested to provide advice to the then Minister for Environment on the buffer requirements for the Water Corporation's WPWWTP by way of section 16(e) (EPA Bulletin 1240).

With respect to the *Environmental Protection (Kwinana) (Atmospheric Wastes) Environmental Protection Policy 1999* (EPP), the then Minister for Environment directed the EPA not to undertake a review of the Kwinana EPP and this was gazetted in November 2010. The decision of the Minister was on the basis of consultation and EPA advice, where the EPA advised that the continuation of the current Kwinana EPP is appropriate and does not warrant conducting a statutory review. However, the Minister may choose to direct the EPA to undertake a review of the Kwinana EPP within a period of seven years from the date of the gazettal.

Should you wish to further discuss the above matter, please contact Amy Sgherza on 6467 5424 in the first instance.

Yours sincerely



Anthony Sutton  
Director  
Assessment and Compliance Division

19 June 2012



Government of Western Australia  
Department of Environment and Conservation

Your ref:  
Our ref: DEC6295  
Enquiries: Mr Chris Malley  
Phone: 9333 7484  
Fax:  
Email: [chris.malley@dec.wa.gov.au](mailto:chris.malley@dec.wa.gov.au)

Mr Andrew Trosic  
Manager Strategic Planning  
City of Cockburn  
Post Office Box 1215  
BIBRA LAKE DC WA 6965

Dear Andrew

#### WOODMAN POINT WASTE WATER TREATMENT PLANT ODOUR BUFFER

I refer to your correspondence dated 24 April 2012 seeking the Department of Environment and Conservation's (DEC) position as to whether there is any scientific justification for maintaining the 750 metre buffer to the Woodman Point Waste Water Treatment Plant.

I am aware that the Office of the Environmental Protection Authority (OEPA) advised the City of Cockburn in correspondence dated 19 June 2012 that DEC is best placed to provide information on the technical aspects of studies undertaken by the Water Corporation to date. DEC understands there is a formal Kwinana Industrial Buffer review process and the matter has now been referred to the Department of State Development (DSD) to make a decision. DEC will continue to provide its advice through the buffer review process and to DSD where requested and is unable to comment outside of this process.

DEC also agrees with OEPA's advice that amendments to the local planning strategy, as set out in Council's resolution, should not be initiated until the West Australian Planning Commission has considered advice from all relevant agencies, including DEC, and made a decision on the matter.

Should you have any further queries regarding this matter please contact Chris Malley at DEC's Swan Region on 9333 7484.

Yours sincerely

Stefan de Haan  
REGIONAL MANAGER

23 October 2012

Swan Region: 7 Turner Avenue, Technology Park, Bentley  
Phone: (08) 9423 2900 Fax: (08) 9423 2901  
Postal Address: PO Box 1167, Bentley Delivery Centre, Western Australia WA 6983  
[www.dec.wa.gov.au](http://www.dec.wa.gov.au)







## Significant Tree List – Assessment Criteria

*Definition: "Tree" includes shrubs and other perennial plants, and should be read in the singular or plural to include a group of trees.*

The following criteria are the basis for the analysis of trees nominated as 'significant' to the City, either by a resident, community group or the City of Cockburn. The nomination and assessment of a significant tree/s is required to be supported by a qualified arborist or similar professional related to the field of flora and fauna, and shall address either a single criteria from those listed below, or multiple criteria.

The criteria for assessing whether a tree is sufficiently 'significant' to include in the Local Government Inventory are based upon similar principles which are used to determine the suitability of heritage sites and buildings, being:

- Aesthetic value;
- Historic Value;
- Research Value;
- Social Value;
- Rarity;
- Condition, Integrity and Authenticity

Significant Tree/s may be in the form of:

- individual specimens, avenues or stands of trees or native vegetation
- a landscape design, memorial arrangement or celebratory alignment
- immature specimens, mature, post mature or notably old

Significant Tree/s may occur in public parks and reserves, streets, car parks, private and public gardens etc.

In order to be deemed 'significant' and thus warrant inclusion within the City of Cockburn Local Government Inventory, a nominated tree or trees must adequately demonstrate compliance with one or more of the following criteria:

Criteria	Description	Supporting Information/Examples
<b>Historical Significance</b>	Tree/s commemorating a particular occasion, including plantings by notable people, or having associations with an important event in local, state or national history. Tree/s that possess a history specifically related to the City or its surrounding areas.	<ul style="list-style-type: none"> <li>• Plantings by well-known public figure or group</li> <li>• Relates to a historical occasion or event</li> </ul>
<b>Horticultural value</b>	Tree/s of outstanding horticultural or genetic value and that which could be an important source of propagating stock, including specimens particularly resistant to disease or exposure.	<ul style="list-style-type: none"> <li>• Tolerance selection (pest and disease)</li> <li>• Propagating potential</li> <li>• Scientific value</li> </ul>
<b>Rare or Localised</b>	Tree/s species or variety rare or very localised in distribution, enhancing the diversification of the local urban forest.	<ul style="list-style-type: none"> <li>• Only known species in area</li> <li>• Rare species (2 - 50 known specimens)</li> </ul>



		<ul style="list-style-type: none"> <li>• End of natural range</li> <li>• One of few examples of the family / genus / species in precinct</li> </ul>
<b>Location or context</b>	Tree/s that occur in a unique location or context so as to provide a major contribution to landscape and/or local place character. Includes outstanding aesthetic value which frame or screen views, or act as a landmark.	<ul style="list-style-type: none"> <li>• important landmark contribution to landscape</li> <li>• high visibility of tree</li> <li>• presence on a ridgeline</li> <li>• screening function</li> <li>• historic planting style</li> </ul>
<b>Exceptional Size, Age and Form</b>	Tree/s noted for particular age, size or irregular form relative to other normal mature tree species that currently reside within the City. Also includes curious forms, particularly abnormal outgrowths, fused branches or unusual root structures.	<ul style="list-style-type: none"> <li>• Height</li> <li>• Circumference</li> <li>• Canopy spread</li> <li>• Fusion of branches</li> <li>• Unusually damaged (but healthy)</li> <li>• Form and vigour reflecting an outstanding specimen of its species</li> </ul>
<b>Indigenous association</b>	Tree/s that has a recognised association with Indigenous people, or that is valued for continuing and developing cultural traditions.	<ul style="list-style-type: none"> <li>• Scarred tree</li> <li>• Corroboree tree</li> <li>• Canoe tree</li> </ul>
<b>Social, cultural or spiritual value</b>	Tree/s that has an important link to the community or a specific group located within the City	<ul style="list-style-type: none"> <li>• Community engagement focussed around the tree for positive social or cultural reasons</li> <li>• Spiritual importance of a tree to a specific group in the community.</li> </ul>



Norfolk Island pine trees and palm trees located adjacent Randwick Stables site



Stand of Tuart trees located to the northeast of the Randwick Stables site

**SCHEDULE OF NOMINATIONS/SUBMISSIONS  
ANNUAL UPDATE OF LOCAL GOVERNMENT INVENTORY**

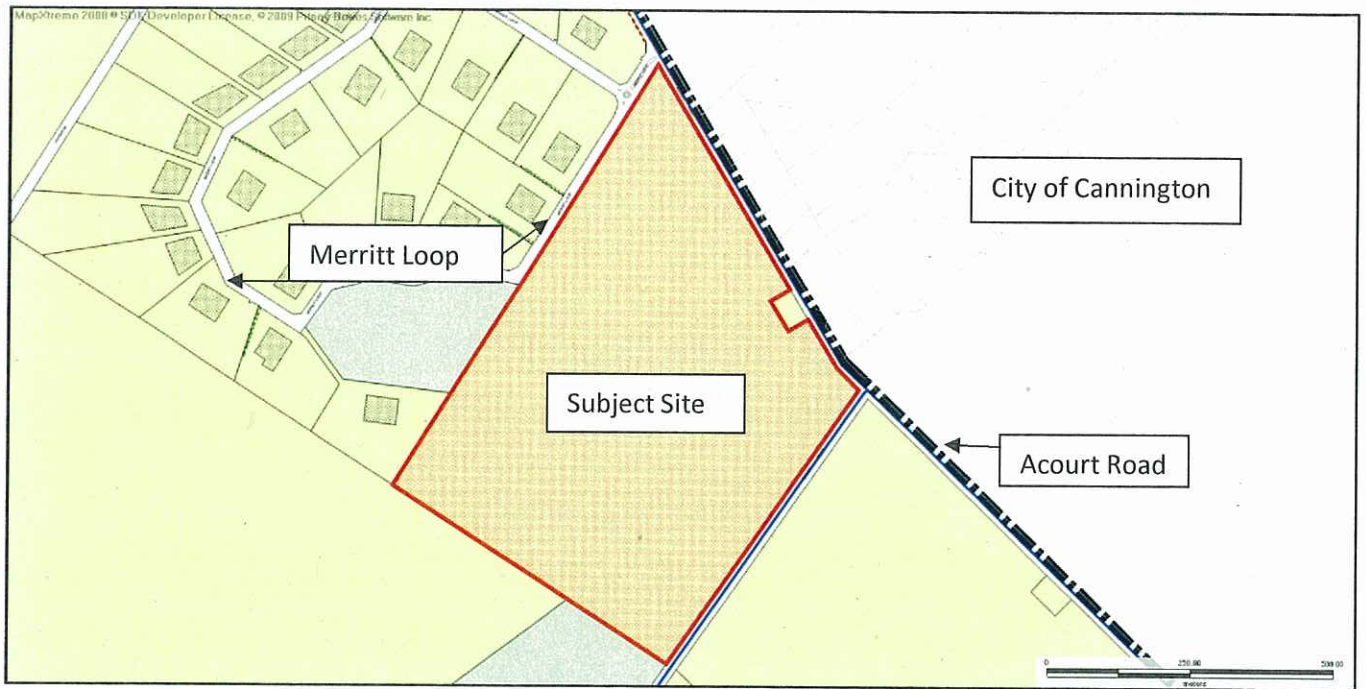
No.	Name/address	Submission	Council's Recommendation
1	Woodman Point Recreation Camp 74 O'Kane Court MUNSTER WA 6166	1. City of Cockburn's local heritage listing for Woodman Point Recreation Camp (formerly Quarantine Station) predates a significant capital works and improvement program in 2006-2007. Further consultation with the site manager, Matt Hayes, is required to formulate an accurate representation of the current facility for the City of Cockburn's Local Heritage Inventory List.	1. Noted. The latest comprehensive review of the City of Cockburn Local Government Inventory ("LGI") was undertaken in 2011 and included any additions or modifications undertaken as part of the stated 2006-2007 improvement program. The City can undertake further consultation and look to include the results of this in the next annual update if required.
2	BP Refinery PO Box 2131 ROCKINGHAM WA 6168	<p>1. BP acknowledges that the local community has identified environmental and social values in connection with the tree and has no objection to the addition of the tree to the heritage inventory. However, this position has an important caveat, which is that should the tree subsequently pose a threat to public safety or the environment BP needs to be able to take immediate mitigating actions without recourse to the City for approval.</p> <p>2. BP re-iterates that the site is privately owned by BP for the purposes of safe management of BP's high pressure oil pipeline. The land is not public open space and is not suited to community use. BP's primary concern is the safety of people and the environment, and the integrity of the pipeline. BP needs to be able to act quickly and without threat of recourse if the tree poses an imminent threat to any of these parties, and therefore will need to work with the Council on the precise terms of the registration to ensure that this ability is not constrained.</p>	<p>1. In accordance with Section (4) of the City's APD64 – Heritage Conservation Design Guidelines, removal or alteration of a 'Significant Tree' is required to follow a specific process to the City's satisfaction. This applies to all trees listed on the City's LGI and it is not considered appropriate to allow a dispensation in this case. Of course issues surrounding safety should be managed in an ongoing way, such that these issues are prevented from occurring.</p> <p>2. Noted. The City's Town Planning Scheme requires planning approval to be obtained should any removal, destruction of and/or interference to any tree included on the LGI Significant Tree List. The City's associated APD64 guides the decision making process if such request is received.</p>
3	Nandi Chinna 14 Ommanney Street HAMILTON HILL WA 6163	<p>I would like to nominate the following sites and trees for inclusion on the City of Cockburn Heritage Inventory:</p> <p>1. The Healy Road Tuart Tree, situated in the vicinity of 168 Healy Road. This tree is one of the few very old tuarts now left in the city of Cockburn. It is an important tree because of its age and the scarcity of other trees of this value. This tree provides food and habitat to a variety of birds including the endangered Carnaby's cockatoo, and is a part of the ecological linkages</p>	1. Supported. The subject tree is recommended for inclusion on the City's LGI.



No.	Name/address	Submission	Council's Recommendation
		<p>between Manning Ridge, Dixon Park and Clontarf Hill. The tree is also an important asset for the human community of Hamilton Hill as it connects us with the ecological history of our region and gives us some insight into the endemic value of the area of Hamilton Hill. This tree provides us with beauty, fresh air, birdsong, visual amenity, connection to place, connection to Noongar heritage, and shade. This tree is of exceptional significance and should be protected and preserved for future generations.</p> <p>2. All remnant tuart trees in the Cockburn area for the above reasons. There are so few of these trees left on the Swan Coastal Plain that all have become trees of significance and all remaining tuarts need to be protected and placed on the Heritage Inventory.</p> <p>3. The patch of bush east of the former Hardey Street, just north of Randwick stables, and west of Dixon Park also contains tuart trees of significant age and importance. This patch is also an integral part of the ecological linkages between Manning Park and Manning Ridge, and Clontarf Hill. I believe this land is managed by Main Roads and/or the State Planning Commission. However the site is within the city of Cockburn and needs the protection of the council under the Heritage act. It is no longer appropriate for the Roe Highway extension to be built through this suburban area. Many residents of this part of Hamilton Hill use the bushland to walk and play in. Kids have built cubbies in the tuarts, and many of us take care of this small bushland by picking up rubbish, weeding and planting trees. We regularly see bob tailed lizards, Carnaby's cockatoos, red tailed cockatoos, wrens and hawks in this bushland. Cockburn council needs to protect this small urban bushland for its place in the ecological corridor between Manning Park and Clontarf Hill as well as for the community to enjoy as a remnant of indigenous vegetation.</p> <p>4. The race track adjacent to Randwick Stables. This horse track is an integral part of the Randwick stables and should be added to Heritage Item 033 on Cockburn's Heritage Inventory. The track has been used by horse trainers since the stable was established and is still in use today by trotting and race horse trainers. The track is treasured by the community as an open space where horses, dogs and people can walk and interact. When circuses come to Cockburn they camp on the field adjacent to the horse track and utilise the track for their stock. The track enables Randwick Stables to function as a stable and as the stable is protected under the Heritage act, the training track should be added as well.</p>	<p>2. Not supported. It is impractical for the City to include all remnant tuart trees within the City on the LGI. The City has developed specific criteria for inclusion of 'significant trees' on the LGI and this is the basis from which any proposed nomination is required to satisfy.</p> <p>3. Supported. This is recommended for inclusion.</p> <p>4. Not supported. The Randwick Stables site is included on the City's Heritage List and the Heritage Council of Western Australia's State Register. The site and surrounding curtilage were the subject of a comprehensive assessment in 2002 which led to the formulation of an appropriate conservation plan. It is therefore considered that adequate consideration has already been given to the appropriateness of this area for inclusion on the City's LGI and HCWA registers.</p>

No.	Name/address	Submission	Council's Recommendation
		<p>5. The patch of cleared ground directly north-east of Randwick Stables. According to my research (see attached map and reference) this cleared patch of ground which is surrounded by old pine trees and palm trees, is the site of Captain George Robb's original homestead which was built by Sidney Smith and was named Hamilton Hill, thus providing the whole district with its current name. This site is extremely significant to the colonial heritage of Hamilton Hill and Cockburn as it is where one of the first homesteads with garden and orchard existed. One idea for this site is to create a community garden and orchard which honours the farming heritage of the area and the pioneering families who worked the soil and provided Perth and Fremantle with essential fruit and vegetables. This garden would be a living memorial to Hamilton Hill's history and would provide the local community with a garden space in which to grow food, get to know neighbours, share seeds, plants, produce and recipes, and improve our health by working outdoors and eating fresh organic food. Alison Bolas form Randwick Stables has also suggested involving newly settled refugees in a community garden on the site. This would be a wonderful way for the community to get to know our newcomers and to learn about their culture through plants and cuisine.</p>	<p>5. Not supported. The Randwick Stables site is included on the City's Heritage List and the Heritage Council of Western Australia's State Register. The site and surrounding curtilage were the subject of a comprehensive assessment in 2002 which led to the formulation of an appropriate conservation plan. It is therefore considered that adequate consideration has already been given to the appropriateness of this area for inclusion on the City's LGI and HCWA registers.</p>
4	<p>Alison Bolas 24 Rockingham Road HAMILTON HILL WA 6163</p>	<p>1. I am writing to you regarding the property Randwick Stables which I believe is currently on the Local Government Heritage list as well as permanently listed by the Heritage Council.</p> <p>As I have written previously it is important to consider the curtilage of the property to maintain the aesthetic and landmark qualities and to allow the stables to continue to operate. This would maintain the living heritage of the property.</p> <p>There are a number of trees that I believe are significant to the property but have not been included in the listing. These trees include three Norfolk Island pines, four palm trees and a grove of Tuart trees. I think all these trees should be considered as significant and listed by the council to ensure their protection and the protection of the property's curtilage.</p> <p>Where the palm and two of the Norfolk Island palm trees are growing could possibly be the site of the original Hamilton house which was I believe located east of Hardey St. Although the house that was demolished there in the late 1960's- early 70's was a more recently built dwelling last owned I believe by the Ricci family. Reference is made to a property in "Cockburn The making of a community", Hamilton hill farm, which was located in close proximity to where</p>	<p>1. Supported. This is recommended for inclusion.</p>

ATTACHMENT 1: LOCATION PLAN FOR 203 ACOURT ROAD, JANDAKOT



LOCATION PLAN

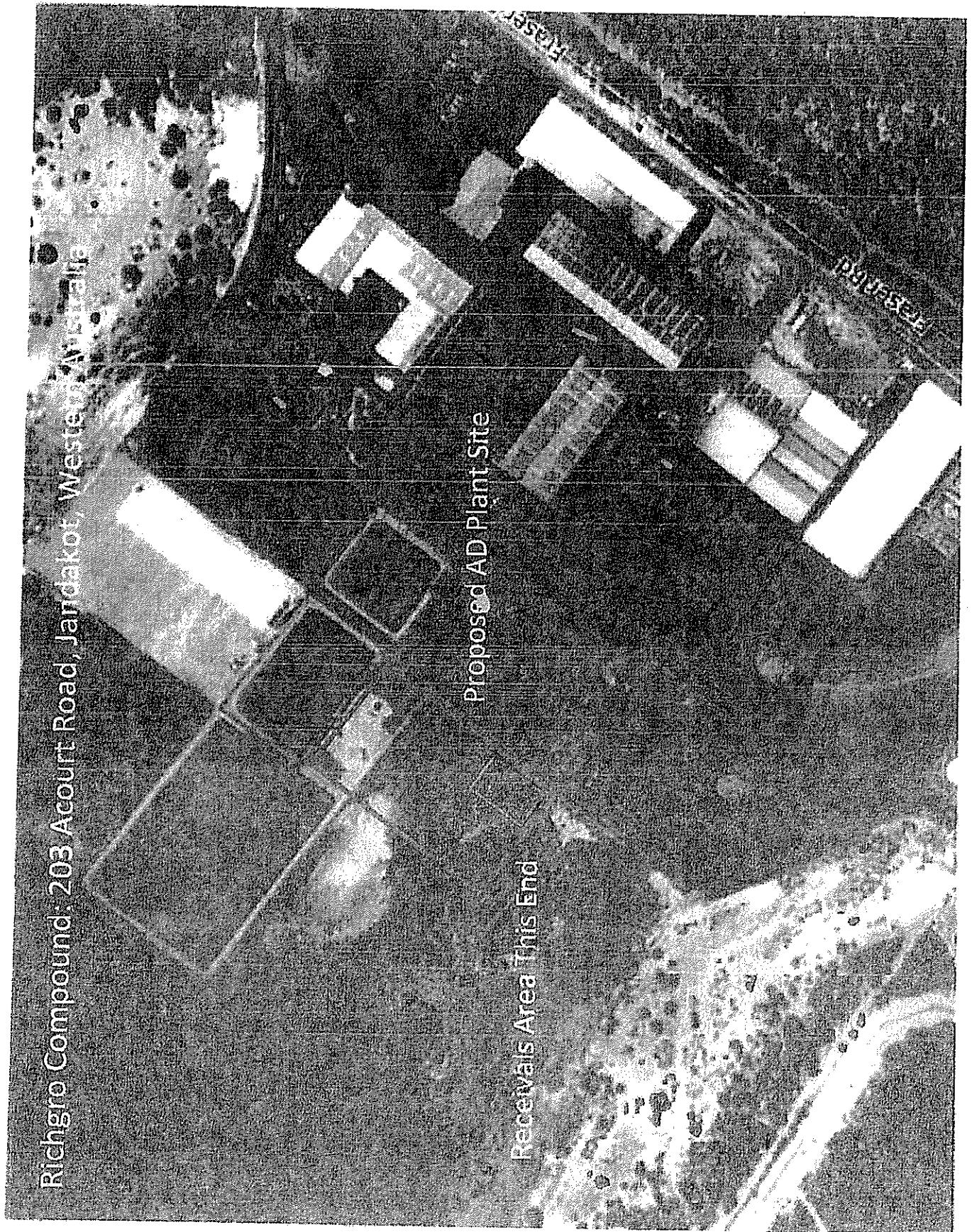


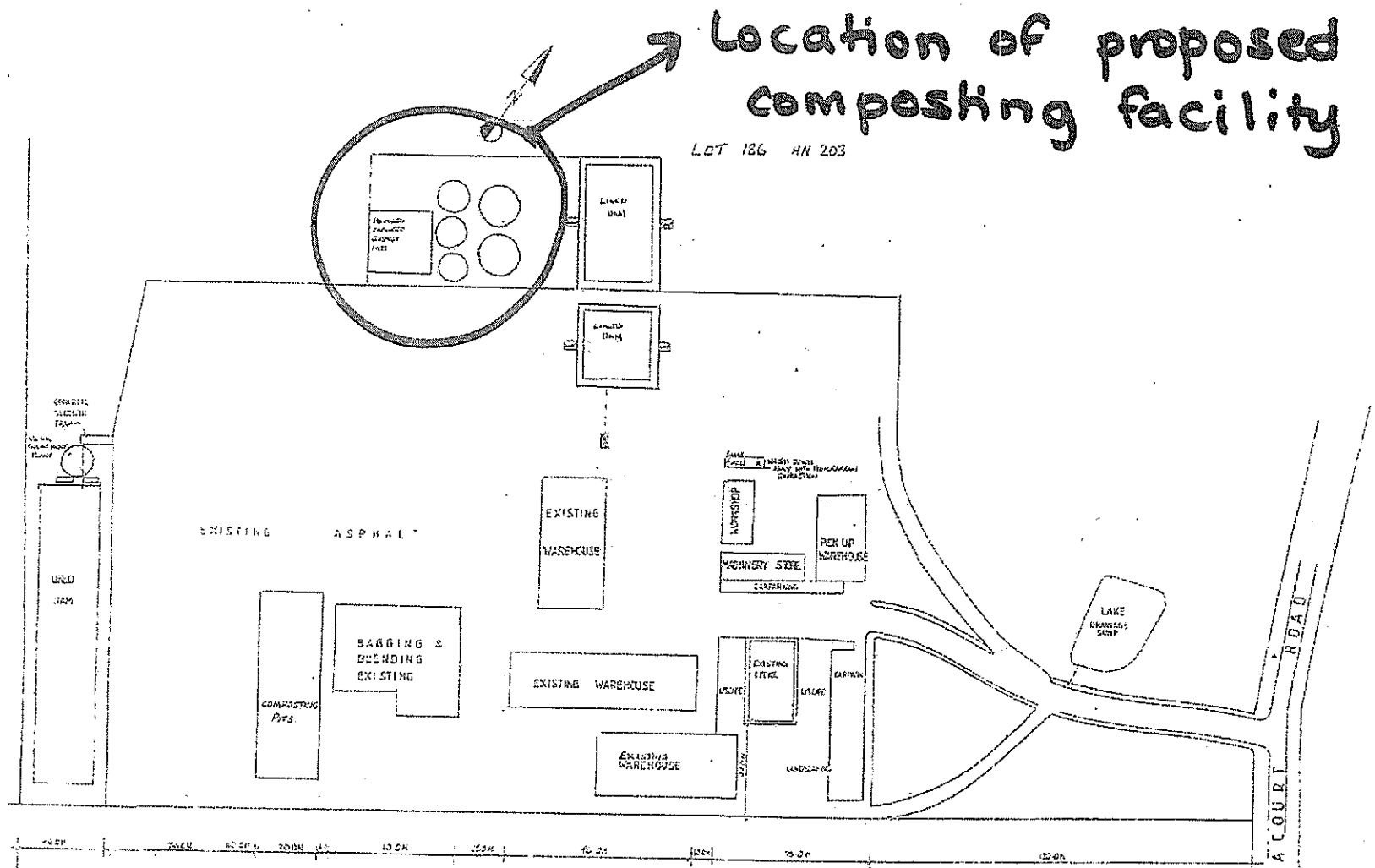
AERIAL PHOTOGRAPH



# ATTACHMENT 2: SUBMITTED PLANS

Attach 2





SITE LAYOUT PLAN

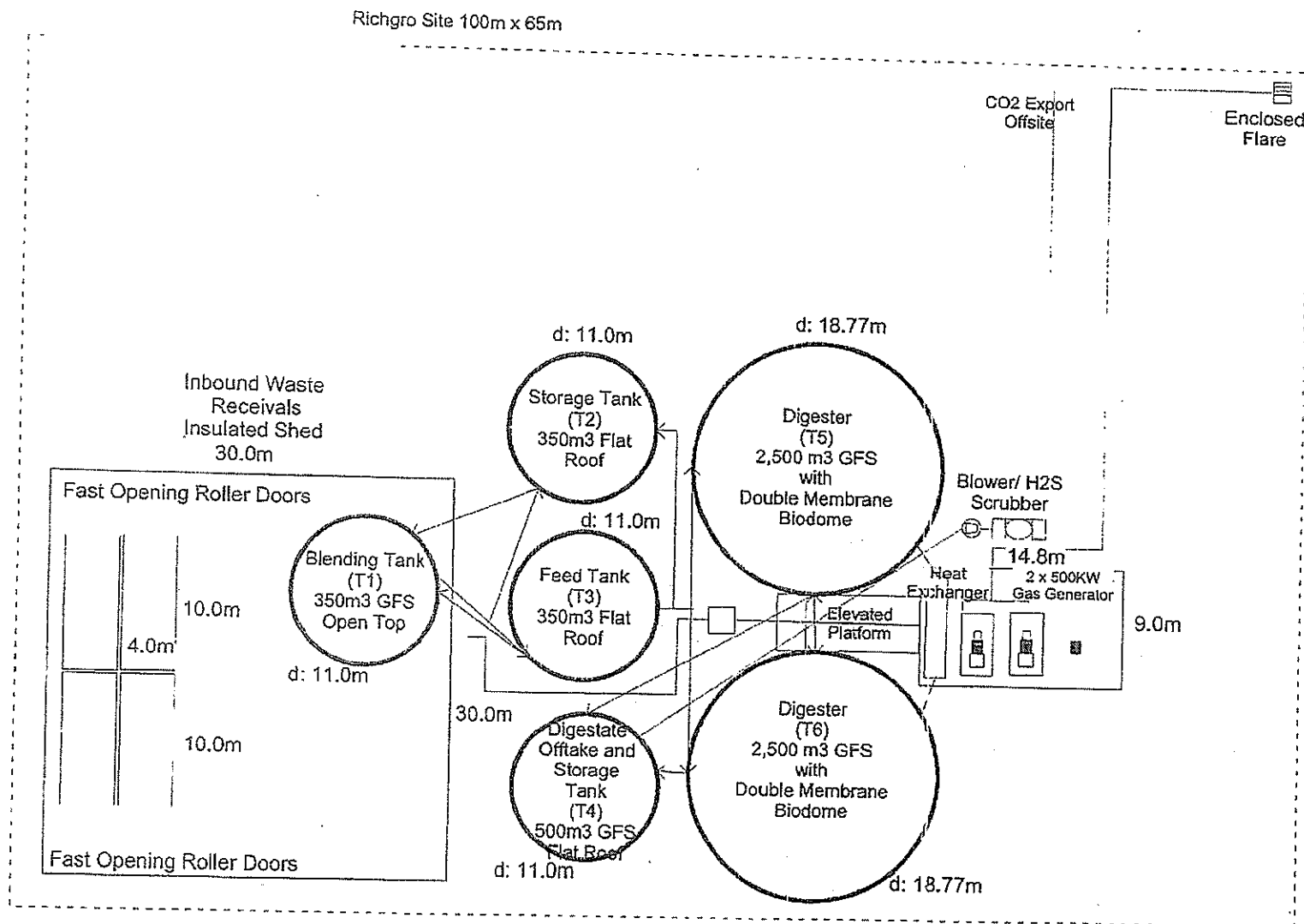
DOMESTIC DRAFTING SERVICE

DOMESTIC DRAFTING SERVICE

SITE 3, 70 MORRIS STREET GOSWELL ST  
2028 2120 04-17 2014

SITE LAYOUT PLAN FOR RICHGRO	ON	DATE	BY	DATE	BY
LOT 186 HN 203 ACOURT ROAD JANDAKOT		2014	2014	2014	2014
					736-212-0

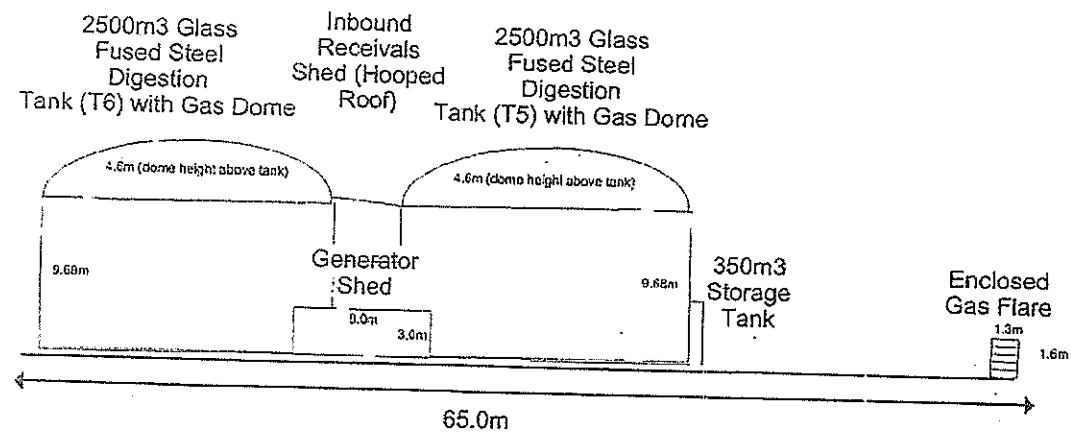




Draft Layout - Richgro Anaerobic Digestion Plant

Version 1.7

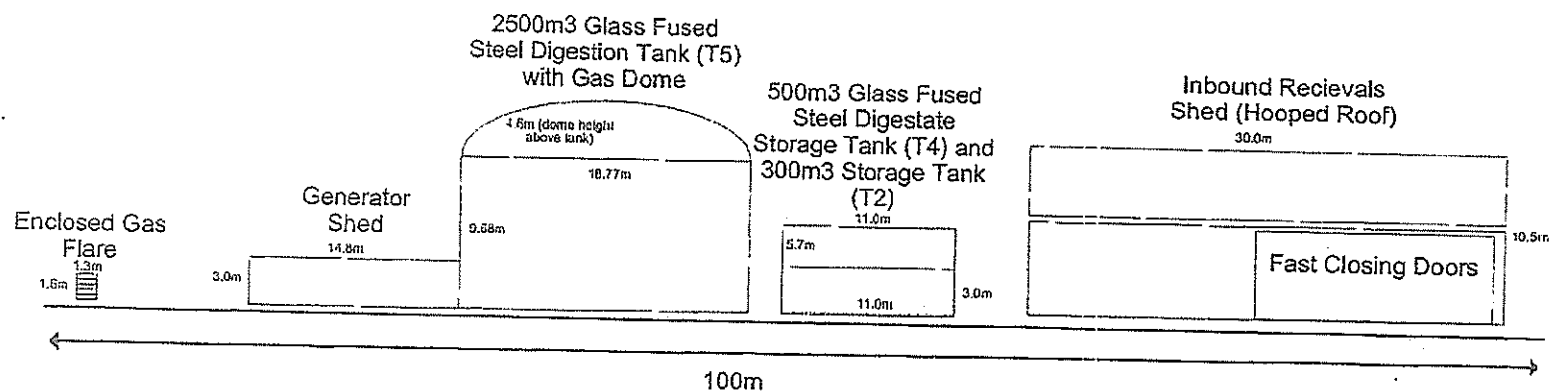
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Richgro Anaerobic Digestion Plant - East Elevation

Version 1.1

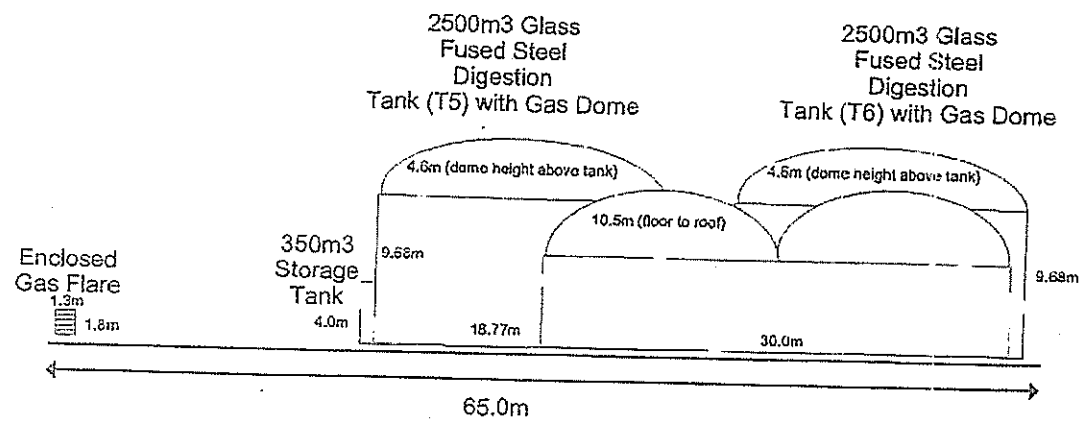
Prepared by: Biogass Renewables



Richgro Anaerobic Digestion Plant - North Elevation

Version 1.1

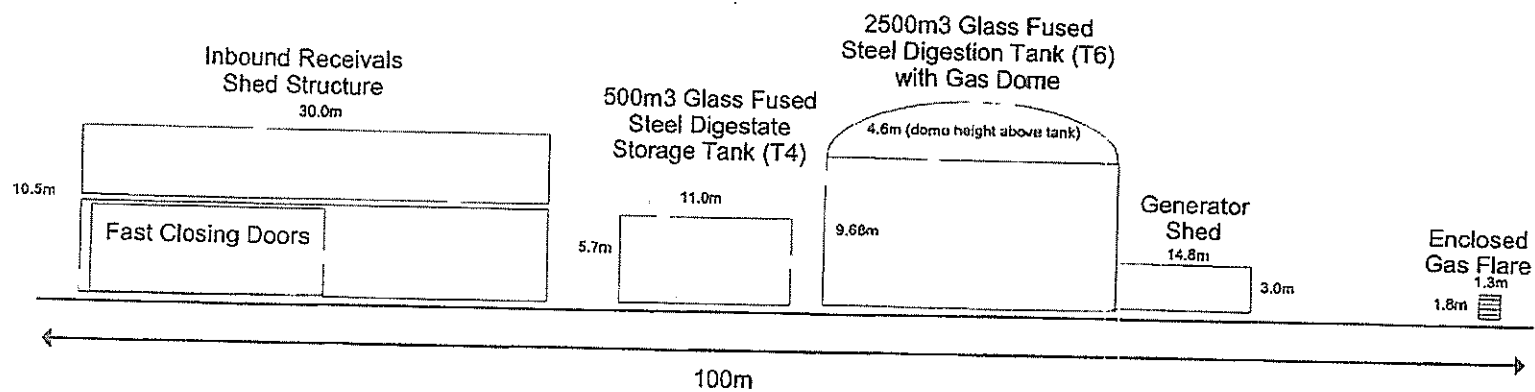
Prepared by: Biogass Renewables



Richgro Anaerobic Digestion Plant - West Elevation

Version 1.1

Prepared by: Biogass Renewables



Richgro Anaerobic Digestion Plant - South Elevation

Version 1.1

Prepared by: Biogas Renewables



# Cockburn Central Town Centre Design Guidelines



CockburnCentral  
TOWN CENTRE



LANDCORP





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# 1. Introduction

## 1.1 Vision

The vision for Cockburn Central Town Centre is to create a new transit focused Regional Centre for the south metropolitan area. With the new Cockburn Central station located adjacent to the town square, there exists an outstanding opportunity to offer commercial activity, recreation, employment and housing choice with excellent accessibility to the surrounding region for this rapidly growing community. The key principles for development at Cockburn Central Town Centre are:

- To develop a transit oriented hub in accordance with Directions 2031 that is directly serviced by the southern suburbs railway line linked to a regional bus terminus and providing good access for pedestrians and cyclists.
- To deliver a town centre which is a vibrant place to live, work and visit with high quality public spaces.
- To create a unique and successful urban environment through quality architectural, urban and landscape design.
- To be an exemplar of sustainability and design both as an overall town centre and with individual building designs.

## 1.2 Site and Project Context

The Cockburn Central Town Centre site is located 23km south of the Perth central business district. The 12ha site is located west of the Kwinana Freeway, north of Beeliar Drive, south of the proposed North Lake Road extension, and east of the proposed 25ha Cockburn mixed use and recreational precinct that will comprise, passive and active recreational open space, as well as residential development, some retail and commercial development and the City of Cockburn aquatic facility.

Strategic planning for the south west corridor, undertaken over the past decade, has identified the Cockburn Central Town Centre locality as an important regional centre. Residential development in this area of the south west corridor is proceeding at a rapid rate. The population within a 5km radius of the Cockburn Central Regional Centre is projected to nearly double to 122,500 in 2020. The Centre is expected to serve a population of approximately 190,000 people within a 10km radius.

Within this context of fast growing population, there is significant surrounding existing industry, new industrial infrastructure planned, Perth's second airport and surrounding community attractions.

A coordinated and integrated approach to planning transport, retail, service, business, industrial, residential and recreational land uses will magnify the success of this much needed Regional Centre to support the complimentary business services which the surrounding hinterland demands.

Cockburn Central Town Centre will be a Directions 2031 demonstration project. High quality architecture and quality public spaces will aim for new sustainability benchmarks. Vibrant main streets with a diverse blend of uses including retail, commercial and residential will ensure that Cockburn Central Town Centre will develop into a real town, becoming a social and economic centre for the surrounding region.







Cockburn Central Town Centre Context Plan





Cockburn Central Town Centre Masterplan



## 2. Structure and Purpose of Design Guidelines

### 2.1 Purpose

The Design Guidelines, which have been adopted as a Detailed Area Plan by the City of Cockburn, have been prepared to guide development within the Cockburn Central project, which will be referred to as the 'Cockburn Central Town Centre'. The aim of the Design Guidelines is to deliver a functional, sustainable, lively, integrated and attractive activity centre. It should be noted that the Detailed Area Plans and Design Guidelines are the same document and therefore have the same meaning throughout this document.

### 2.2 Structure

The Design Guidelines have been structured to include the following three elements for each design issue to assist proponents in preparing their designs and applications.

#### DESIGN OBJECTIVES

The objectives outline the design intent or philosophy underpinning the mandatory and best practice criteria and explain the desired outcome achieved by them.

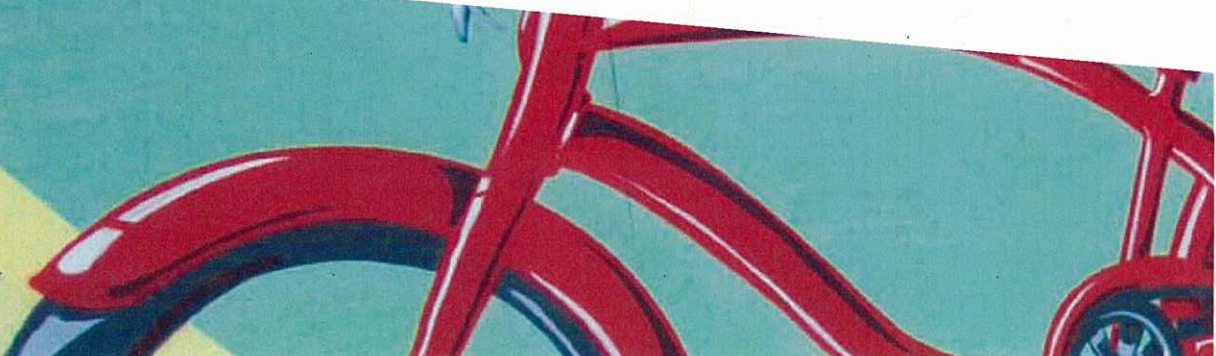
#### MANDATORY DEVELOPMENT CONTROLS

The mandatory criteria of the Design Guidelines must be met in the design for all development proposals. They will collectively ensure that Design Objectives are met. Applicants may provide alternative design solutions if it can be demonstrated to the City of Cockburn and the Cockburn Central Design Guideline Review Panel's satisfaction that the Design Objectives are clearly met or exceeded.

#### DESIGN GUIDANCE

The Design Guidance section recommends some additional measures by which a proposal can achieve a higher level of sustainable design, community interaction and/or architectural character.

The aim of the Design Guidelines is to deliver a functional, sustainable, lively, integrated and attractive activity centre.





## 2.3 Relationship to other Planning Instruments

These Design Guidelines (adopted as a Detailed Area Plan by the City of Cockburn) will be used by the Design Guideline Review Panel in conjunction with the City of Cockburn, as the primary criteria for assessing compliance and providing endorsement, prior to the City of Cockburn (and Development Assessment Panel, if applicable) providing final approval, or otherwise, for any DA.

The guidelines are designed to facilitate a high standard of sustainable mixed use development and high quality aesthetics within the town centre and should be read in conjunction with:

### NATIONAL CONSTRUCTION CODE

All construction must comply with the current National Construction Code.

### TOWN PLANNING SCHEME

Under the City of Cockburn Town Planning Scheme No. 3 (referred to as the Scheme), the zone which applies to Cockburn Central Town Centre is Regional Centre (Development Area 23 – Cockburn Central Regional Centre).

The Town Planning Scheme applies to all development and should be read in conjunction with these guidelines. In particular, there are special provisions which apply to Cockburn Central Town Centre and are specified in Schedule 11 of the Scheme under “DA 23”. Most importantly, Provision 6 under this schedule requires all development to accord with the adopted Detailed Area Plan including any incorporated special development controls and guidelines in addition to any other requirements of the approved Structure Plan and of the Scheme. If any provision in the Scheme conflicts with the Design Guidelines, the provisions in the Scheme shall prevail.

### CITY OF COCKBURN LOCAL PLANNING POLICIES

All development is to have regard to relevant local planning policies adopted by the City of Cockburn. If any local planning policy conflicts with the Design Guidelines, the provisions of Design Guidelines shall prevail. Where the Design Guidelines are silent, the provisions of the relevant local planning policy shall apply.

## 2.4 Detailed Area Plans

The City of Cockburn has adopted the Cockburn Central Town Centre Design Guidelines as a Detailed Area Plan in accordance with Clause 6.2.15 of the Scheme. The Design Guidelines should be read in conjunction with the Scheme and local planning policies.

## 2.5 Structure Plan

The original Cockburn Central Structure Plan (appendix 1.0) was endorsed by the City of Cockburn and the Western Australian Planning Commission (WAPC) in 2007. Whilst the Design Guidelines are primarily intended to influence built form outcomes, the Structure Plan was developed to broadly describe the intended character of the town centre, provide some key directions such as landmark sites and to identify allowable uses. The Regional Centre Use Permissibility table appended to the Cockburn Central Structure Plan outlines the uses that can be considered within the Cockburn Central Town Centre (appendix 2.0).

In accordance with Clause 6.2.15.7 in the Scheme, the Design Guidelines (or Detailed Area Plan) is considered to constitute a variation to the Structure Plan. In other words, it provides greater guidance in terms of achieving the desired form of development for the Cockburn Central Town Centre.



### 3. Approval Process

All new Development Applications (DA) within the Cockburn Central Structure Plan area will be subject to these Design Guidelines. Minor modifications or changes of use for existing buildings are not subject to this approval process.

Prior to lodgement of a DA, a minimum of three pre-application Design Guideline review meetings will be required as part of the DA process, involving the Design Guideline Review Panel, the City of Cockburn and any specific specialist/s as deemed appropriate by the panel. The Design Guideline Review Panel has the authority to provide endorsement for any variations to the Design Guidelines. Variations to the Design Guidelines will only be granted where such exemptions deliver built form design and sustainability excellence, whilst still meeting Cockburn Central Town Centre objectives.

Once a DA is lodged, it will be assessed by the City of Cockburn planning staff to verify that it meets all applicable standards. Elements not specifically addressed by these standards will be regulated by the Residential Design Codes (R-Codes), the Scheme, National Construction Code and relevant local planning policies. A final DA approval will only be granted by the City of Cockburn (or Development Assessment Panel, if applicable) once the Design Guideline Review panel provides its endorsement that the Design Guideline requirements have been met. The following flow chart illustrates the application process for DA's relative to the Design Guidelines:

To assist project compliance with the Design Guidelines it is a requirement that a preliminary concept design be submitted to the Cockburn Central Design Guideline Review Panel as soon

as practicable prior to lodging a DA with the City of Cockburn or undertaking any development on the land.

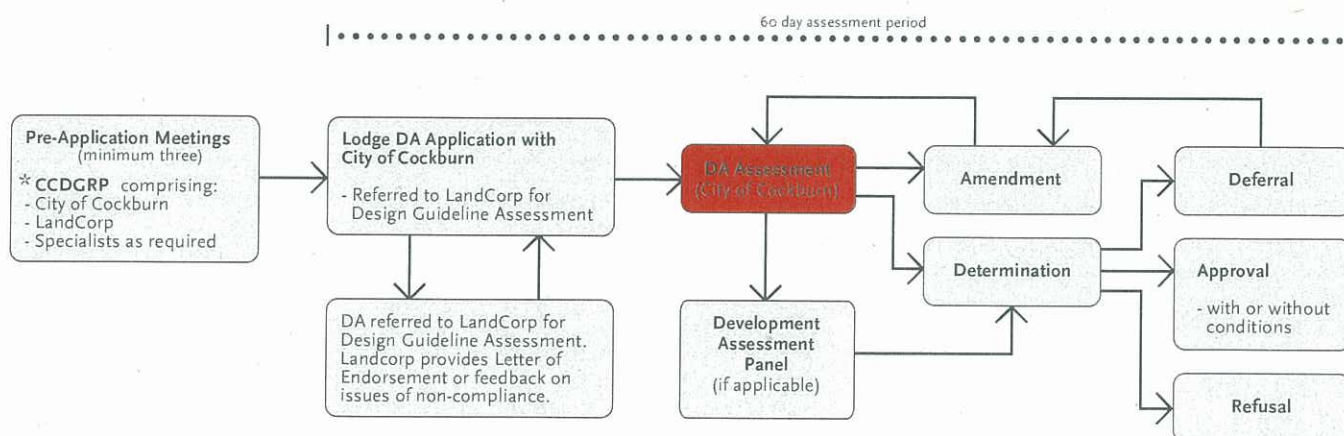
An owner, or their architect or builder, must submit to the Cockburn Central Town Centre Design Guideline Review Panel:

- Two full hard copy sets (A3 maximum size) of all appropriate drawings.

If the proposal is deemed to be noncompliant, the Design Guideline Review Panel will either return the documents with a written explanation of required changes, or schedule a mandatory meeting to discuss acceptable options. There will be no avenue for appeal on any of the Design Guideline Review Panel decisions.

#### Approval Process Diagram

##### Development Application (DA) Assessment Process



\* CCDGRP - Cockburn Central Design Guideline Review Panel



Once the Design Guideline Review Panel has deemed the plans to substantially achieve ALL the Mandatory Design Criteria or be satisfied with any justified variation, the plans will then be endorsed, a final report with approval (or otherwise) letter attached and one full set returned so that the City of Cockburn or a Development Assessment Panel (if applicable) can determine and complete the Development application.

The Development Assessment Panel may approve or refuse an application regardless of the Design Guideline Review Panel's endorsement.

### 3.1 Discretionary Clause

An important provision within the Design Guidelines is the opportunity for applicants to secure the vision for Cockburn Central Town Centre through an alternative solution.

The Design Guideline Review Panel may endorse a proposal where the applicant has departed from the mandatory criteria where, in the Design Guidelines Review Panel's opinion, the applicant has demonstrated that the alternative solution is consistent with the town centre vision and principles and meets the intent of the Design Guidelines, mandatory criteria and design guidance.

Compliance with the recommended mandatory criteria does not guarantee endorsement.

The Design Guideline Review Panel may refuse development applications that are considered not to be in keeping with the objectives of the Design Guidelines.

Each development application will be assessed on an individual basis and the endorsement of an alternative solution will not set a precedent for determining other developments.

Variations to the Design Guidelines will only be granted where such exemptions deliver built form design and sustainability excellence, whilst still meeting the Cockburn Central Town Centre Design Guidelines objectives.

Opportunity for applicants to secure the vision for Cockburn Central Town Centre through an alternative solution.





## 4. Climate

Cockburn Central Town Centre, as part of the Perth Metropolitan area is classified as Zone 5 – Warm Temperate and enjoys a Mediterranean climate with cool, wet winters and hot, dry summers. Summer temperatures can reach as high as 45°C, but average at around 29°C during the day and 17°C at night.

In winter, temperatures average around 16°C during the day and 9°C at night. The wettest month of the year is July, and the average yearly rainfall is around 880mm.

The main climate characteristics relevant to Cockburn Central Town Centre are:

- A low diurnal (day/night) temperature range near coast to high diurnal range inland.
- Four distinct seasons. Summer and winter can exceed human comfort range. Spring and autumn are ideal for human comfort.
- Mild to cool winters with low humidity.
- Hot to very hot summers with moderate humidity.
- Cockburn Central Town Centre regularly benefits from afternoon summer sea breezes.

In order to create a sustainable approach to development at Cockburn Central Town Centre it will be desirable that buildings are designed to respond to their environment. This will provide an amenable micro-climate for habitation while minimising the ongoing energy consumption.

By designing buildings in accordance with solar passive design principles and ensuring solar protection shall be provided to all east and west facing glazing, a good level of comfort will be achieved for residents.

Buildings should be oriented, where possible, to maximise north facing glazing, and minimise those facing east and west with high thermal mass solutions and high insulation levels.

Adjustable shading devices provide solar protection and convective ventilation and heat circulation is encouraged.



Shading devices are encouraged.





## 5. Urban Design

Immediate access to public transport, including the Southern Suburbs Railway line, is a defining feature of Cockburn Central Town Centre. This proximity offers an opportunity for a unique arrangement of town square, known as 'The Siding', along with connected main streets which are designed to achieve the character of a bustling commercial centre with a high level of pedestrian activity, slow moving traffic, a rich mix of uses and comfortable sheltered sidewalks where people gather.

The quality of the public realm is a key determinant in creating this vibrant, pedestrian friendly, safe and attractive town centre. The design philosophy of Cockburn Central Town Centre is to develop a central multi functional, social and vibrant town square with highly connective pedestrian, vehicular and public transport networks.

Due to surrounding road networks, Cockburn Central Town Centre is somewhat isolated from Gateways shopping centre. Although safe pedestrian and cyclists routes

will be encouraged between the town centre and shopping centre, the town centre will more directly relate, connect and have strong pedestrian linkages with the future Cockburn Central Town Centre west area, west of Midgegooroo Avenue. Future development in this area will deliver passive and active recreation, community and sport facilities and quality mixed use development.

These Design Guidelines encourage development to acknowledge this important area to the west and to actively link into it.





Hierarchy of the Public Realm is outlined in the diagram below.

## 5.1 Interface with the Public Domain

The town square known as The Siding will be the main focus of activity at Cockburn Central Town Centre, offering a place for small events, as well as a casual outdoor meeting place for commuters, residents, workers and visitors. 'The Siding' will integrate seamlessly with existing streets ensuring strong connections within the town centre.

Junction Boulevard and Signal Terrace are to be prioritised as the highest order mainstreets within the town centre, strongly linking the train and bus station to future development west of Midgegooroo Avenue. This prioritisation should be reinforced by the amount of activity, immediate and future, convertibility and frontage design which frame these important public spaces. Land uses at ground level should also encourage activation. Street spaces shall accommodate the key movement desire lines for pedestrians as indicated in figure 2.0.

Prioritised public spaces require different responses from the buildings fronting them to maximise benefit to adjacent public and private domains. Hierarchy of the Public Realm is outlined in Figure 1.0.



Figure 1 – Public Realm Hierarchy

### Objectives:

- To establish and reinforce The Siding's position as the highest order public space at Cockburn Central.
- Provide a hierarchical but cohesive system of landscaped streets and public spaces that give expression and character to the public domain by appropriate responses from the buildings fronting them.
- To enhance the perceived sense of safety of public spaces through positive passive surveillance.
- Ensure Junction Boulevard takes on the role of the highest order mainstreet, strongly linking the station to the western open space and community facilities, and reflected in the buildings fronting this street.
- Ensure Linkage Avenue takes on the role of secondary mainstreet and this is reflected in the buildings fronting this important street.



Cockburn Central Town Centre will be a Directions 2031 demonstration project.

## 5.2 Precinct Context

Development should improve, acknowledge and be responsive to surrounding development. New development should encourage walking and cycling, integrating the town centre more successfully into the fabric of existing development.

Linkages to the future open space area and recreational facilities to the west of the town centre are particularly important, as are connections to the bus terminus and train station.

### Objectives:

- Create a considered and thoughtful approach to individual development which clearly acknowledges its context, fully contributing to an integrated town centre.
- Ensure where appropriate that development complements and corresponds to neighbouring or abutting built form through consideration of form, detail and application of materials.

### Mandatory Development Controls:

- Design of individual sites must be responsive to neighbouring sites, the existing context and the public realm, and provide a positive contribution to the project area as a whole.

### Design Guidance:

- Consider new development in terms of existing and surrounding context. Consider building heights, land use, entry and exit points, transport, servicing, access to light and ventilation.



Figure 2 – Pedestrian Movement

### Mandatory Development Controls:

- Buildings shall address the public domain. Blank walls to the public domain interface are not permitted.
- The final form and function of buildings which form the 'urban frame' to The Siding and mainstreets must directly address the public domain. They should ensure both civic quality and suitability for each particular site with a focus on the interface and activation of the adjacent public realm, reflecting their hierarchical role as outlined in Figure 1.0.

### Design Guidance:

- Consider the way in which all buildings address the public realm - buildings shall appear open and accessible, while private/residential buildings need to use architectural language which communicates privacy without appearing too 'closed'.
- Ground level courtyard apartments are encouraged in single use residential buildings.
- Upper level balconies that project into the development frontage and overlook the public realm are encouraged. (See section 7.1)



### 5.3 Built Form

Building types envisaged for Cockburn Central Town Centre correspond with a medium to high-density urban character and includes mixed use building types and a range of multiple dwelling residential living opportunities. Buildings will generally have a nil setback for the lower three floors and upper levels appropriately set back to assist with creating a human scale at ground level and maximising sunlight in the public realm.

Irrespective of building type, each building is required to address the street and/or public realm in a manner that promotes visual interest, variety and fine-grained form. Entrances, balconies and openings should create an engaging building edge that encourages interaction between people within the building and the public realm.

#### Objectives:

- To provide a range and variety of residential, retail, commercial and office accommodation in a medium to high density urban character.

### 5.4 Development Diversity

Through its position as a town centre site located adjacent to a railway station and well established shopping centre, the project will be an important part of Perth's future urban fabric. The project will provide a residential and commercial offer which is intrinsically different and unique and yet builds upon the momentum of the nearby Gateway shopping centre. The point of difference for Cockburn Central Town Centre will be its focus on smaller scale commercial



Figure 3 – Landmark locations

uses such as unique restaurants, cafes, small bars and alternative retail and commercial, including home office uses. Such small scale active uses will bring vitality to the town centre.

A range of dwelling types and sizes, as well as opportunities for commerce and retail are required in order to complement and invigorate the area.

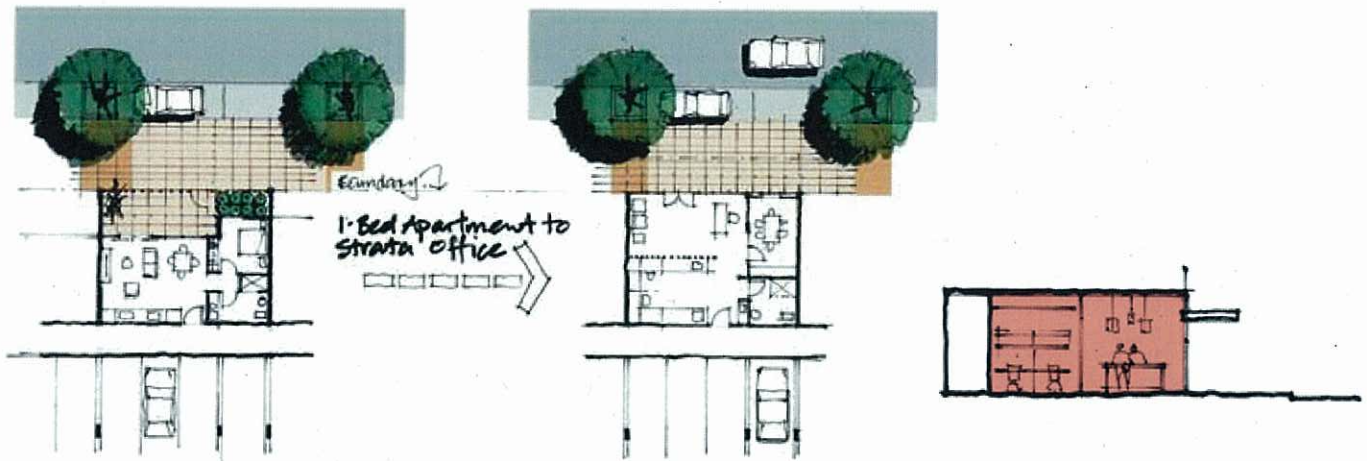
#### 5.4.1 Commercial / Retail Diversity

Retail, office and commercial activity is essential to establishing Cockburn Central Town Centre as a vibrant and active destination to ensure a sustainable and viable place for residents and business.

#### Objectives:

- Establish a precinct that includes activities that service and complement the surrounding district.
- Encourage a variety of business opportunities that will activate the precinct during daytime and evening hours.
- Focus non-residential activity, in particular office and commercial activity within close proximity to the train station, so as to consolidate the town square's position as the centre of public life at Cockburn Central Town Centre.





Convertability of residential to 'other' is required for some locations.

#### Mandatory Development Controls:

- Any supermarket, or self service retail store, cannot exceed 1,100sqm NET lettable area in accordance with the town planning scheme provisions (DA23).

#### Design Guidance:

- Ground floor non-residential land uses shall be encouraged in accordance with Figure 3.o. These important landmark locations in the town centre should also be reflected in their architectural treatment.

#### 5.4.2 Residential Diversity

Cockburn Central Town Centre provides lot types that will facilitate the development of apartment type dwellings. Providing a range of apartment sizes and types will also contribute to establishing greater housing diversity, which will cater for a broader demographic in terms of family size and income levels and position in the housing market.

Flexible design is an important element of sustainability as it increases the life span of buildings, enhances their real estate value and provides opportunities for 'cradle to grave' occupancy.

Buildings at Cockburn Central Town Centre will be adaptable and flexible in design to accommodate changing future uses. Internal layouts should be designed to allow for a variety of future configurations. Simple considerations such as generous ground level ceiling heights can contribute to the robustness and changing uses of a building.

Residential ground floor dwellings should be convertible where possible, regardless of location, however specific locations are mandated for convertibility. Careful planning should allow for such convertible units to be modified to a commercial or small office, home office (SOHO) or other future use.

#### Objectives:

- To provide a range and variety of dwelling sizes and types (apartments) to cater for a diverse range of housing types and income levels.
- Design for flexibility and adaptability for different ground floor uses over time.



Mixed use developments create opportunities for commerce



Mixed use developments create opportunities for home based business



### Mandatory Development Controls:

- Convertibility of residential to 'other' must be delivered for development located as outlined in Figure 4.
- A minimum ground level ceiling height of 4.1m is to be incorporated for mandated convertible units.
- Developers of residential projects to provide a range of dwelling sizes and types to cater for singles, young couples, families, seniors, non-traditional families and others. This provision will comply with a minimum of 20% one bedroom dwellings and 40% two bedroom dwellings in any development.

### Design Guidance

- Dwellings shall also vary in sales price, therefore offering affordable choices which allow for a range of incomes.
- Consider buildings with ground floor plan dimensions and ceiling heights suitable for residential and commercial uses, a mix of unit types, multiple cores and separate entries for ground floor and upper level uses.

This provision will comply with a minimum of 20% one bedroom dwellings and 40% two bedroom dwellings in any development.

- Consider using structural systems that support future change, including a consistent structural grid with dimensions suitable for car parking, commercial and residential uses, reduced internal load bearing walls, and removable panels that allow easy expansion into adjacent spaces.
- Carefully consider location of wet areas, so that future convertibility is easily possible.
- Design apartments for different household types, including unspecific, open plan layouts, moveable internal wall systems, and dual-suite arrangements.



Figure 4 – Mandated Convertibility

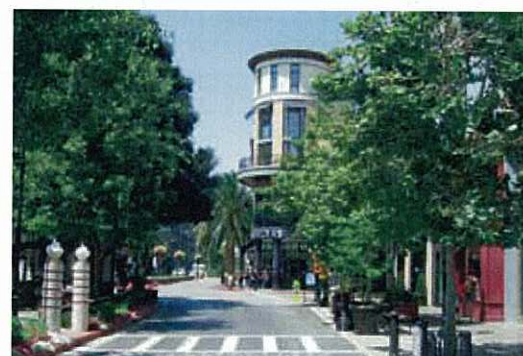




Figure 5 – Linkages and View Lines



Public spaces between buildings



Street view terminating with architecture



Balconies with adjustable screening

## 5.5 View Corridors

Cockburn Central Town Centre is defined by its close proximity to the train and bus station. The town centre has been designed to assist residents, commuters and visitors to access this infrastructure. Mainstreets and connecting roads have been arranged to link the train station to the Cockburn Central West recreational area and the shopping centre as much as possible. View corridors which reinforce these linkages will be valuable reference figure 5.o. See appendix 4.o.

### Objectives:

- To maximise legibility and visual linkages with engaging lines of sight between activity points, buildings and the future western open space and recreational area.
- To best share amenity views within the overall development.

### Mandatory Development Controls:

- Building designs are to maximise views from living spaces, balconies and terraces to the public realm and toward the future open space.
- Requirements for balconies, terraces and courtyards are found in section 7.1





An activated public realm, by night



Multiple entries and apertures at ground level

## 5.6 Active Edges

Activation of the public realm is the key to vitality at Cockburn Central Town Centre and to establishing interesting, attractive and safe streets and public places for residents, workers, commuters and visitors. Well-located retail and commercial frontages along key streets and public places and residences that are designed to overlook the public realm via balconies and terraces contribute to a sense of liveliness and safety throughout the town centre.

### Objectives:

- Ensure building design in commercial and retail areas facilitates the creation of street level activity and visual connections between internal areas of buildings and the external public realm.
- Maximise views across the public realm from residences.

### Mandatory Development Controls:

- Large width tenancies in certain locations will not be allowed if detrimental to development of an active and vibrant mainstreet.
- Ensure a fine grain design for the ground plane with innovative use of colour and materials, which creates a personal and human scale to the active edges of buildings.
- A variety of high quality, innovative and sustainable materials should be considered to promote a sense of layering, texture and visual interest to enhance depth and character of building facades at the ground plane.

- Buildings must adhere to the building setbacks as outlined in section 6.1.8 and address streets or public realm.
- The design of building facades shall maximise the relationship between the building and adjacent street or public realm.
- No blank walls, parking, car park entries, garage doors or extensive service areas are to be exposed to the street and public spaces.
- A broad range of tenancies, contributing to a mainstreet environment are to be provided. Multiple smaller tenancy widths are required unless a specific and desirable active use, requiring a larger tenancy has been secured.
- Laneways must be provided to allow easy access from rear car parks to streets.
- One access way is required for every 60m of frontage for commercial development. None is required if frontage is less than 60m.
- Proposed laneways are required to be open to the public at all times.
- Proposed laneways must provide adequate lighting and natural surveillance to meet the CPTED (Crime Prevention Through Environmental Design) guidelines for safety.





Retail and commercial frontages are encouraged to incorporate stall risers, sills glazing and fascia

- A landscape and urban design plan will be required for newly created laneways to ensure they contribute and become part of the high quality public realm throughout the town centre.

#### Design Guidance:

- Bi-fold door/windows and large operable windows are encouraged to strengthen the link between internal and external areas.
- Curtain wall glazing is discouraged for retail and commercial tenancies. Stall risers, sill and fascia and bi-fold doors and windows are recommended.
- Consider active, alternative, innovative uses for development fronting laneways. The creation of small activated unique spaces should be considered for more affordable and diverse business and rental possibilities.
- The landscape and urban design plan for internal laneways should consider landscaping, urban furniture, lighting and art to enhance the pedestrian experience.

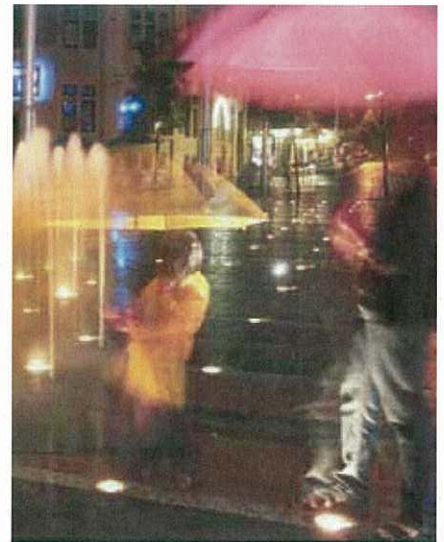


Bi-fold doors and windows encourage life to 'spill out' into the adjacent public realm





Public art can be integral to the building



Public art can be interactive

The Cockburn Central Town Centre is defined by its close proximity to the train and bus station. The town centre has been designed to assist residents, commuters and visitors to access this infrastructure.

### 5.7 Public Art

The successful integration of art into public spaces and buildings will foster a strong sense of character and identity within Cockburn Central Town Centre and adds value, in both aesthetic and economic terms, to places and communities. It assists with expressing and interpreting character, culture (Indigenous and European) and heritage and can include visual art and installations, historical and cultural interpretation, multi-media, landscaping and architectural elements that are integrated into the exterior of buildings.

#### Objectives:

- To develop a stimulating and creative urban environment that is expressive of its location, its indigenous and non-indigenous culture and that enhances the experience of Cockburn Central Town Centre through integration of public art.
- Ensure public art is an integral part of all buildings through excellence of design, integration of artwork or stand alone installations.
- Enhance and expand the quality of the built environment and public facilities and improve the amenity and accessibility of public spaces.

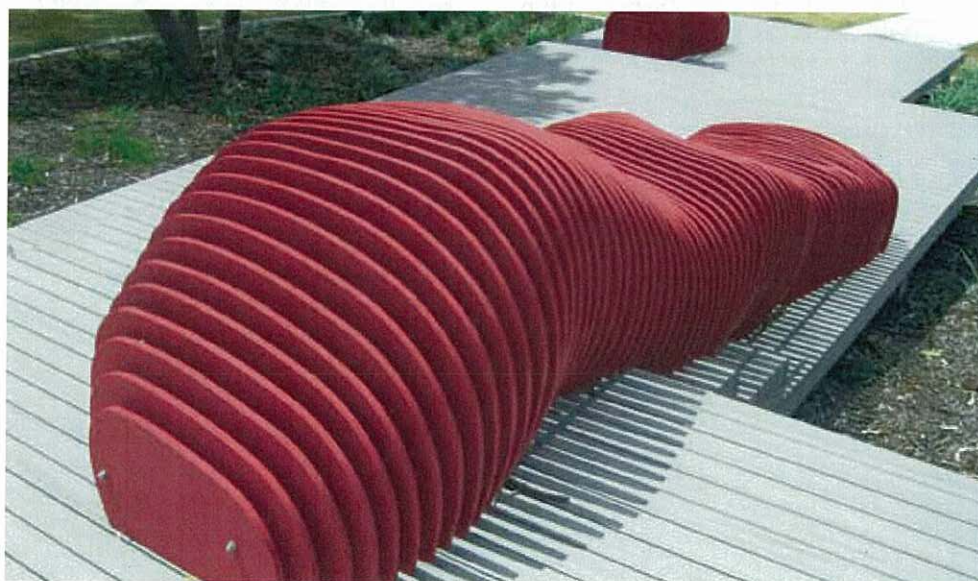
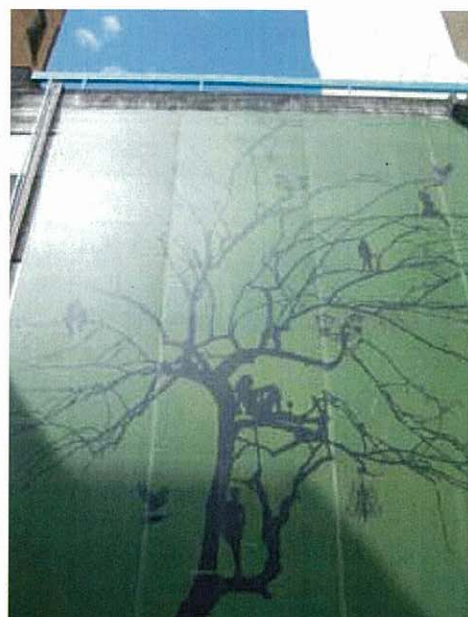


### Mandatory Development Controls:

- Public art elements shall be submitted for the approval of the Design Guideline Review Panel along with application for Design Guidelines endorsement.

### Design Guidance:

- Developments may consider a contribution for public art to the public realm on or adjacent to their lot to the value of 1% of total construction cost.
- Public art should reinforce and/or complement the character of Cockburn Central Town Centre, the adjacent public realm and built form.
- Consideration should be given for highlighting a particular space or precinct through shape, form, location, colour and material selection.
- The use of robust long-lived materials that will age well and are resilient to vandalism, accidental damage and theft should be considered.
- Public art should be integrated into building/construction projects from their inception and should contribute to a sense of place, creating recognisable and distinct destination nodes within the town centre as a whole.





## 5.8 Safety and Surveillance

Crime Prevention through Environmental Design (CPTED) is a key consideration for all landscape and architectural design within Cockburn Central Town Centre. Careful consideration of the design of entrances, windows and building form can have a significant impact on the safety of the urban environment.

### Objectives:

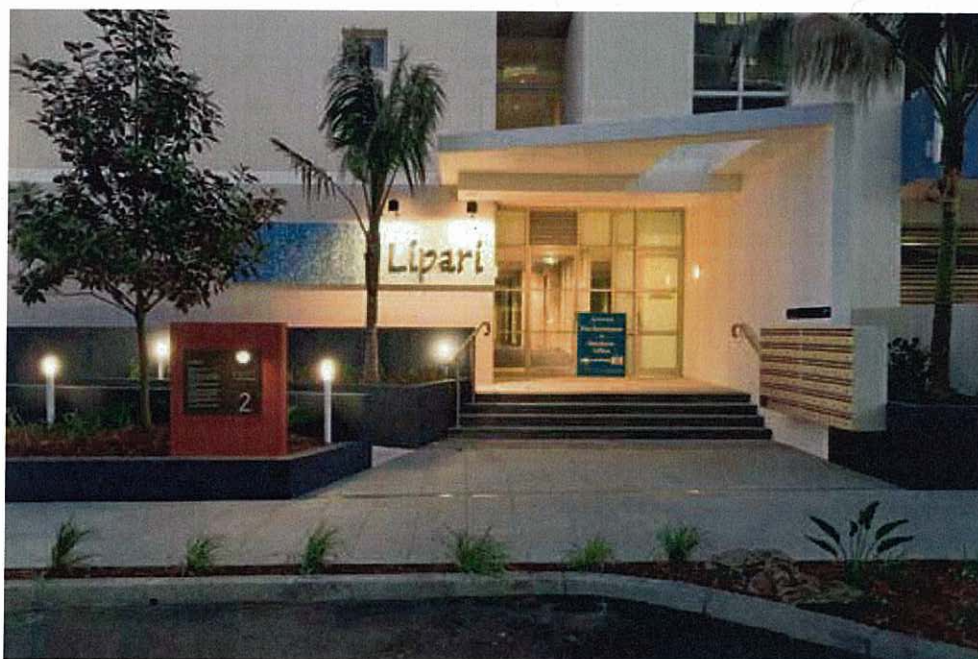
- To promote safety and security for occupants and visitors through inbuilt architectural and urban design initiatives that are sympathetic to the desired character of the area.
- Encourage 'natural' surveillance of the public realm through the location of balconies, major openings and active street frontages.
- Maintain a clear but integrated distinction between the public and private realm.
- Provide open sight lines at eye level.

### Mandatory Development Controls:

- The size and position of windows, balcony openings and other major openings shall be designed to promote natural surveillance of the public realm.
- As key interface points between the public and the private realm, building entrances shall be designed and located to be highly visible, well lit spaces that optimise the safety of residents and visitors.
- Additional lighting shall be provided where street lighting will be limited or screened (e.g. laneways, adjacent PAWs, building entrances and footpaths under awnings).
- Buildings and boundaries shall be adequately secured from unwanted intruders.
- Building service areas are to be well lit to facilitate safe after hours use.

### Design Guidance:

- Movement sensor lighting is encouraged but shall not be set off by movement beyond the site or lead to glare in public or neighbour spaces.
- Proposed development can facilitate informal surveillance of the public/private realm as supported by CPTED, Designing out Crime principles. More information on CPTED can be found at: [www.crimeprevention.wa.gov.au/cpted](http://www.crimeprevention.wa.gov.au/cpted)



A well-lit and highly visible building entrance



## 5.9 Access, Parking and Service

### 5.9.1 Vehicular Access

Promoting a fair balance between pedestrian and vehicle movement is essential for pedestrian safety and the effectiveness of vehicle access.

#### Objectives:

- To provide a safe and efficient movement of vehicles during access and egress.
- Convenient, efficient, safe access and parking for vehicles deliveries, vehicles, pedestrians and cyclists.

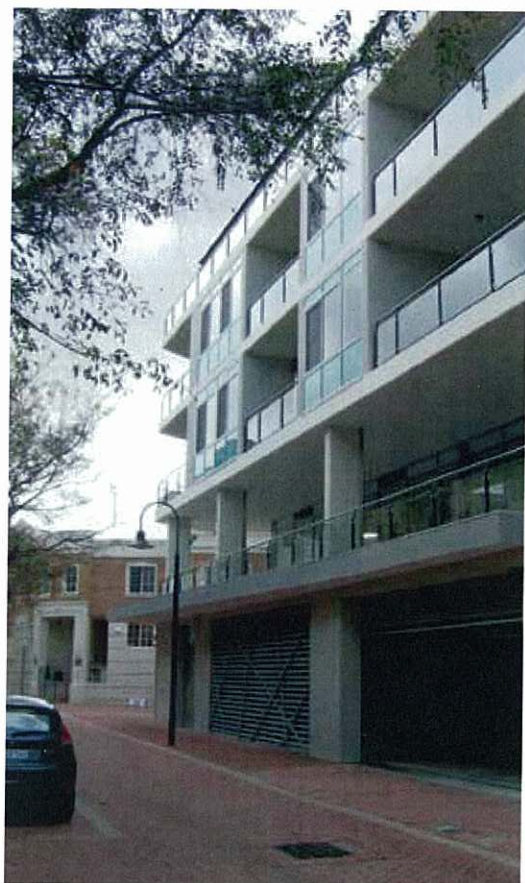


The visual impact of car parking entrances is to be minimised

#### Mandatory Development Controls:

- Crossovers shall not interfere with existing or proposed street trees, or the levels of pavement, including continuity.
- Vehicle entrances shall be designed to limit the need for signage but to allow for necessary safety and signage.
- Consideration shall be given for emergency vehicle access to lots.
- Vehicle access points to basement parking where through a public access must match or complement the hardscape finish within the adjacent public access way.
- Where on site vehicle parking is at grade or above ground appropriate screening is required such as screens/ green walls or similar to reduce visibility to vehicles from adjacent lots or the public realm whilst maintaining CPTED principles. Note that at grade parking will generally be discouraged.
- Where vehicle crossovers are agreed with the Design Guideline Review Panel and cross a key pedestrian route, appropriate measures to promote pedestrian safety shall be included to minimise conflict between pedestrian and vehicle traffic.
- Asphalt crossovers are not permitted.





Carpark screening and consistent hardscape finish

### 5.9.2 Vehicle Parking

Good design of vehicle car parking is essential to both functionality and good visual quality throughout the town centre.

The provision of basement car parking will contribute to a high quality landscape throughout the development.

#### Objectives:

- Provide sufficient and safe car parking.
- Ensure that on site vehicle parking and access are appropriately located to minimise adverse visual impacts on the streetscape.

#### Mandatory Development Controls:

- The maximum width of car parking and basement access is 6.5m.
- Underground or concealed decked parking is required for all development and shall not be visible from the street or public realm.

- Enclosed at grade or upper level decked parking may be acceptable as part of a mixed use development on confined sites provided that the car park is sleeved with lettable floorspace, adequately screened from public view and does not inhibit the activation of streets or public places.

#### Design Guidance:

- Where at grade is provided, and accepted by the Design Guideline Review Panel, within a lot, parking areas should be designed with the character of a street or square where cars have been allowed to park and include landscape elements such as trees, seating and flush (kerbless) paving.



## Vehicle Parking in Cockburn Central Town Centre

Use	Parking Ratio
Residential	
Dwellings <75m <sup>2</sup> floor area*	0.75 bays per dwelling
Dwellings >75m <sup>2</sup> floor area*	1 bay per dwelling (with a max of 2 bays per dwelling)
*floor area excludes terraces/balconies/stores	
Visitors	10% of total number of bays (additional)
Showroom	1/50m <sup>2</sup> gla
Shop	1/25m <sup>2</sup> gla
Office	1/50m <sup>2</sup> gla
Restaurant/Cafe	1 per 6 seats/persons accommodated
Mixed use (where built form facilitates an easy transition between shop, office & restaurant/cafe)	1/33m <sup>2</sup> gla
Convertible dwellings (where residential dwellings have been designed for conversion to commercial tenancies or vice versa)	As per residential parking standards. No further bays will be required at time of conversion from residential to commercial.
Motorcycles (include combination of secured and unsecured for visitors)	5% of total number of car parking bays (additional)
Bicycles (secured) residential	1 space per 3 dwellings
Bicycles visitors residential	1 space per 10 dwellings
Bicycles (secured) Commercial	10% of the total number of car parking bays (additional)
Parking for persons with a disability	As per National Construction Code
Service bays	2 bays/superlot





A compact town centre, which encourages pedestrian activity and supports strong commuter activity may experience conflict with daily servicing of businesses located at Cockburn Central Town Centre

### 5.9.3 End of Trip Facilities

Facilitating the uptake of active transport modes is a key objective in establishing Cockburn Central Town Centre as a sustainable development. Promoting access to existing cycle networks and providing end of trip facilities within commercial and retail buildings such as showers, change rooms and storage areas is essential to support active modes of travel such as running, walking and cycling.

#### Objectives:

- Promote active transport modes such as cycling and walking.
- Ensure that residential components of buildings are provided with adequate storage facilities for bicycles that are integrated with the car parks of buildings.

#### Mandatory Development Controls:

- For Commercial and Retail floor space, there shall be an allocation of one locker per bicycle storage space and one shower for every ten bicycle storage spaces.
- For Commercial and Retail floor space, facilities for cycling and other active forms of transport shall be provided for both staff and visitors. All end of trip facilities shall be designed with

convenience and safety of the user in mind to encourage cycling for residents, workers and commuters.

- Facilities shall be designed in accordance with CPTED design principles.

### 5.9.4 Deliveries and Servicing

A compact town centre, which encourages pedestrian activity and supports strong commuter activity may experience conflict with daily servicing of businesses located at Cockburn Central Town Centre. This Design Guideline encourages careful consideration of this critical issue to ensure that amenity is optimised for residents, visitors and commuters.

#### Objectives:

- Support local commerce with efficient servicing of town centre activity, whilst minimising adverse visual impacts and amenity of the public realm.

#### Mandatory Development Controls:

- For all proposed commercial or retail tenancies, a servicing management strategy is to be prepared in conjunction with the City of Cockburn, which may include specific time constraints for deliveries and servicing.





## 5.10 Signage

Signage is essential to navigation and the successful operation of businesses. Excessive signage can lead to an overload of visual information and competing signage forms. Therefore, signage needs to be carefully considered to ensure its effectiveness and enhancement of the Cockburn Central Town Centre experience whilst promoting visual quality within the public realm. It should not dominate the public realm.



Building signage integrated into the facade



Residential wayfinding signage integrated into pilasters

### Objectives:

- Ensure signage is integrated into building design and improves the overall appearance and legibility of the public realm.
- Promote well designed commercial signage that is complementary to the business and its location. Signage should not dominate the built form.
- Balance the commercial and way finding needs of tenants and visitors whilst maintaining visual quality throughout the development.
- Minimise commercial signage to the extent that it provides sufficient advertisements but not excessive advertising.

### Mandatory Development Controls:

- Signage must be limited to being located on a maximum of one wall for each commercial tenancy within a building, except where a tenancy or building has more than one street frontage.
- All signage must meet criteria noted in current Local Town Planning Scheme and relevant local planning policy by laws (including the City of Cockburn's Signage Local Planning Policy).

- Each development must have an approved signage strategy in place prior to placement of any signage or advertising.
- All signage must be of a scale and design character that complements the pedestrian experience, rather than relating to views from passing traffic.
- Signage of all types must relate to the architectural composition of the building it serves, without obscuring any of the building's architectural features.
- Pole or pylon signs are prohibited, as are illuminated roof signs.
- All marketing/advertising signs at Cockburn Central Town Centre are to conform to the LandCorp Cockburn Central Town Centre Signage Strategy, which has been developed to ensure there is a consistent and considered approach to all sale signs at the town centre. See appendix 5.o.

### Design Guidance:

- Signage should be of high quality graphic design, simple in format and appropriately located and integrated with the building design, scale of the street and adjacent buildings.
- A preference is given to promoting way finding for occupants and visitors that is defined through design, rather than signage.



## 6. Built Form Design



Diagram 3: Facade Treatments

Cockburn Central Town Centre presents an opportunity to create a unique and cohesive urban form. In an urban development where buildings are primarily set up to the property boundary, the facade is the primary means of architectural expression. Whilst these guidelines do not seek to restrict creativity, some key principles have been developed to promote a degree of consistency in built form throughout the development.

Collectively, the built form should contribute to an appropriate, high quality, contemporary architectural outcome. This quality outcome must be evident in the public and private spaces and within the landscape environment. These spaces must be beautiful, provide shelter, shade, enclosure and comfort. Appropriate climatic responsive design including scale, footprint, materials, shading, cross ventilation and insulation should be considered. Quality design should be achieved through the use of high quality design, details, materials and finishes.

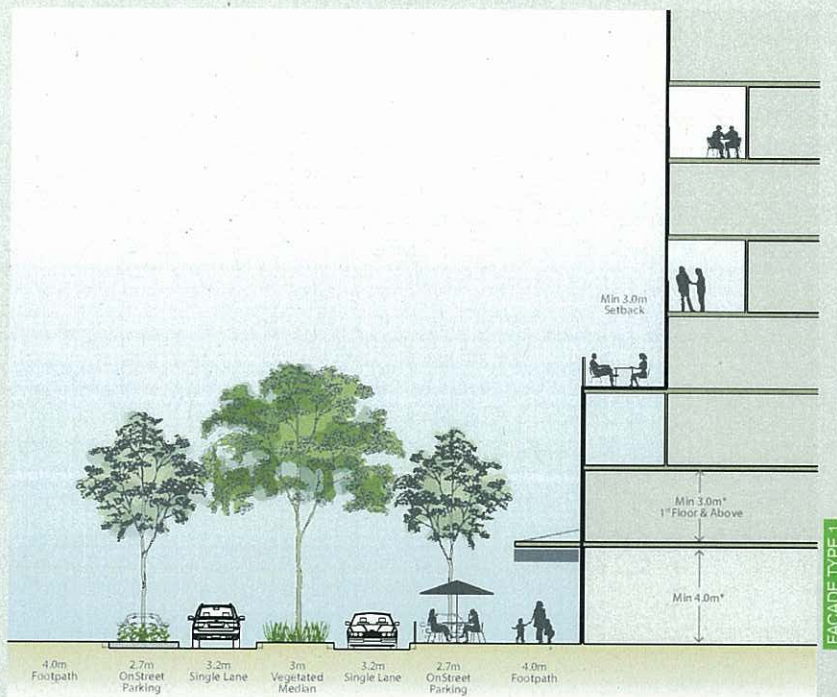
### 6.1 Primary Building Controls

To ensure the built outcome at Cockburn Central Town Centre fulfils the project vision, a facade Type Masterplan has been developed to guide new development. In places, the controls are specific to ensure an outcome that is critical to the overall success of the project. The intention of the Design Guidelines is to prescribe key elements which optimise urban design outcomes, while providing enough flexibility to allow for innovation and market responsiveness for individual lot development.

The Design Guideline defines seven facade types which respond to different site and design conditions within the overall structure plan. These facade types are described in more detail in the following section and are located on the facade Type Masterplan in Appendix 6.o.

As the interface between public realm and individual developments is key to delivering a cohesive and quality town centre, this is a primary focus for the Design Guideline.





\*Floor to Floor Height

Facade Type 1

### 6.1.1 Facade Type 1

Facade Type 1 is intended to accommodate mixed-use development along the sides of the primary east-west streets leading to the rail station and fronting The Siding on the western edge along with the mainstreets Signal Terrace and Junction Boulevard. The ground floor condition is intended to have very “active” shop front-type development with a range of commercial and/or residential uses above. Building height is limited at the street boundary to minimise overshadowing at the street level but the overall height is not limited (after a setback at three storeys).

### 6.1.2 Facade Type 2

Facade Type 2 is intended to accommodate mixed-use development for Lot 11 along the important edge of Signal Terrace leading to the rail station and fronting The Siding. The ground floor condition is intended to have very “active” shop front-type development with a range of commercial and/or residential uses above.

Building height is limited at the street boundary to minimise overshadowing at the street level and the overall height is also limited to prevent overshadowing to the adjoining property to the south. Lot 11 has a 3m setback to on its eastern boundary and a 6m setback on its southern boundary, unless a built form solution to the satisfaction of the National Construction Code is approved.

To ensure the built outcome at Cockburn Central Town Centre fulfils the project vision, a facade Type Masterplan has been developed to guide new development.



### 6.1.3 Facade Type 3

Facade Type 3 is intended for the western edge of Cockburn Central Town Centre, lot 5 facing onto the open space/recreational precinct west of Midgegooroo Avenue. It is envisioned that this development will most likely be residential but active uses are permitted, particularly for the corners facing the open space. This western edge has a specific role to play in acknowledging the open space to the west.

Midgegooroo Avenue will be designed to slow traffic and encourage pedestrian crossings at this point. The verge treatment adjoining lot 5 will be softened and designed to connect with landscape design within the open space. The north west and south west corners of this lot are identified as icon locations on the Cockburn Central Structure Plan. See Appendix 1.0.



Facade Type 3



Facade Type 3 – Plan view

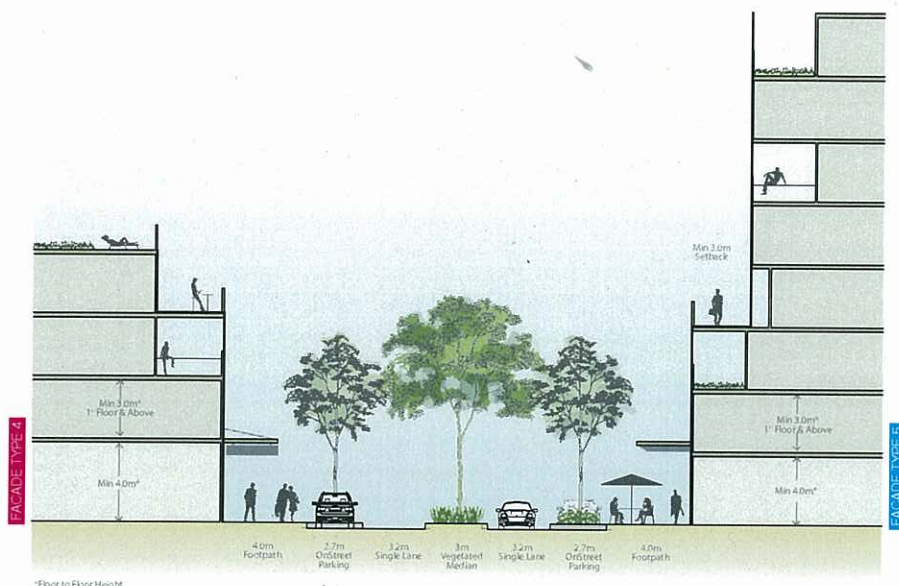
### 6.1.4 Facade Type 4

Facade Type 4 is designed to provide flexibility to accommodate viable uses for future uses. It is expected that this facade type will support active uses at ground level but may commence as residential development at ground floor initially. Eventually the same building will accommodate commercial shop fronts and offices at street level. A transition period where non residential and residential uses co-exist is also envisaged. Facade 4 generally occurs on the north side of streets and is limited to four storeys to allow adequate solar access to the footpaths and facades of the buildings on the south side of the street. Convertibility is mandated for certain locations.

### 6.1.5 Facade Type 5

Facade Type 5 is designed to provide flexibility to accommodate viable uses for future uses. It is expected that this facade type will support active uses at ground level but may commence as residential development at ground floor in some locations, whilst other locations will facilitate a commercial or retail use immediately. Eventually the same building will accommodate commercial shop fronts and offices at street level. A transition period where non residential and residential uses co-exist is also envisaged. When facade 5 occurs on the south side of streets, it requires a setback at three storeys and allows unlimited building height to maximise the number of dwellings close to the rail station. Convertibility is mandated for certain locations.





Facade Type 4 and 5

### 6.1.6 Facade Type 6

Facade Type 6 is dependent on resolution of levels along North Lake Road. Regardless of final levels, these buildings are to address North Lake Road positively by presenting a strong built form that contributes to the streetscape.

### 6.1.7 Facade Type 7

Completed as part of stage 1.

#### Objectives:

- To provide well considered, modulated and articulated building composition that optimises solar access, maximises privacy for residential development, preserves key view corridors and enhances the form and outline of the town centre's building profile.

#### Mandatory Development Controls:

- Developments at Cockburn Central Town Centre must comply to the Facade Type Masterplan, as found in appendix 6.o.

### 6.1.8 Building Height

To ensure Cockburn Central Town Centre is a thriving and active centre and to ensure that an optimal number of people live within easy reach of public transport it is envisioned that medium to high density development will be delivered at Cockburn Central Town Centre.

Building heights are principally controlled by the Design Guidelines and the Jandakot Airport flight path contours. Although the City of Cockburn TPS No3 states that the density applied to the town centre is R160, the Structure Plan states that the town centre is not limited by an R coding. Built form is controlled by the Design Guidelines, general provisions of the R codes and carparking requirements.

#### Objectives:

- To optimise density without compromise to urban and architectural quality.

#### Mandatory Development Controls:

- Optimise density in accordance with this Design Guideline, R codes and carparking requirements.

### 6.1.9 Site Setbacks

High sustainability measures are envisaged for Cockburn Central Town Centre. Setbacks and building height directly influence the environmental performance of buildings and development in close proximity such as is found in a town centre.

#### Objectives:

- To provide strong urban street spaces that create a sense of place and attract people to Cockburn Central Town Centre.
- Ensure the bulk of development is in scale with the desired future character and vision for Cockburn Central Town Centre.
- Provide sufficient access to sun and ventilation for building occupants.
- Provide a dual aspect for apartments wherever possible.

#### Mandatory Development Controls:

	Facade Type					
	1	2	3	4	5	6
Min Height - Street	6.0m	6.0m	6.0m	6.0m	6.0m	6.0m
Max Height - Street	12.0m	12.0m	12.0m	12.0m	12.0m	12.0m
Max Height - Overall	None(2)	15.0m	None(2)	12.0	None(2)	None(2)
Frontage Zone	Nil - 2.0m	Nil - 2.0m	Nil - 3.0m	Nil - 2.0m	Nil - 2.0m	Nil - 2.0m
Side + Rear Setbacks	Nil	Nil	Nil	Nil	Nil	Nil*
Setback above 3 Storeys	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m

\* Note 3.0m setback applicable to eastern boundary of Lot 23

- Height is measured to top of eaves or parapet. Where the topography slopes, the maximum height figure is taken to be the average building height along the particular frontage.
- Development applications require shadow studies on buildings higher than 20m.
- A "frontage zone" is essentially a required front setback zone – minimum and maximum. It sets out the desired location of the building facade edge relative to the public realm, allowing for articulation and fine grain design. The standards under 6.1.10 detail the percentage of the street edge that must be built within this "frontage zone".
- With different facade standards on different edges, the overall height provision applies within 20m of the applicable boundary. Beyond 20m from the boundary, this standard does not apply but other authority standards, such as Jandakot Airport, may.



### 6.1.10 Development Frontage (and glazing)

Development frontage, which delivers activity, along pedestrian-oriented streets is critical, particularly for retail. A continuous frontage of activity is beneficial in creating the synergy and atmosphere required for a 'mainstreet'. If gaps between buildings are too large, the street enclosure is compromised and the intimacy of the environment is lost.

Clear glazing at ground level plays an important role in creating a visually interesting pedestrian environment. Clear glazing in the form of shop front windows and glass doors is an effective way for shop-owners to advertise their activities. For cafes and restaurants, it gives passers-by a sense of the activity and atmosphere within. Excessive window signage inhibits these important visual links.

#### Objectives:

- For individual buildings to contribute to pedestrian friendly streets with well designed development that provides a sense of activity and community-interaction at street level.

#### Mandatory Development Controls:

- A high level of fine grain design is required for the ground plane, to ensure a positive pedestrian experience.
- A human scale, with architectural detailing and articulation is required.

	Facade Type					
	1	2	3	4	5	6
Minimum percentage of facade on boundary line	80%	80%	Nil	70%	70%	70%
Minimum percentage of glazing on boundary line	70%	70%	Nil	Comm – 70% Resid – 30%	Comm – 70% Resid – 30%	Comm – 70% Resid – Nil

- The above matrix outlines the minimum percentage of the street fronting wall below 3.0m that must be glazed with clear glass.
- Reflective glazing is not permitted.
- This standard does not apply above 6.0m.

### 6.1.11 Floor Levels

In some situations changes in level occur across the development sites. Most significantly this situation occurs between the level of the existing street on one boundary for a development. The relationship between development and the adjacent street is a primary consideration. Careful attention is required to ensure floor levels and entrances to buildings meet appropriately with the ground plane and are flush.

#### Objectives:

- Ensure that all buildings adequately address the public realm at ground level.
- Suitable built form design shall accommodate the changes in level.
- To create an inclusive and accessible environment for all people.

#### Mandatory Development Controls:

- Floor to floor heights on the ground floor commercial tenancies shall be a minimum of 3.5m. This may only be varied to meet site specific level constraints.
- Changes in internal floor levels shall be a maximum of 1.2m (parallel with the street). Where larger internal level changes are needed, they must occur at least 5m back from the building edge. Some discretion may be permitted on significantly sloping sites but generally a flush or lesser level change will be required.
- There shall be no gap between the building and the footpath. Proponents will be required to demonstrate they have considered the boundary interface in detail.
- Car park venting/service lids and other utility infrastructure shall be dressed, hidden or screened in an appropriate manner to ensure they do not detract from the visual quality of the development.
- For ground floor active use premises, finished floor levels are to correspond to the adjacent footpath to provide direct access.
- All development must meet the Australian Standard Universal Access code as required.
- All paving and levels must be reinstated and 'made good' after construction to ensure pavement bond refund.

**To create an inclusive and accessible environment for all people.**

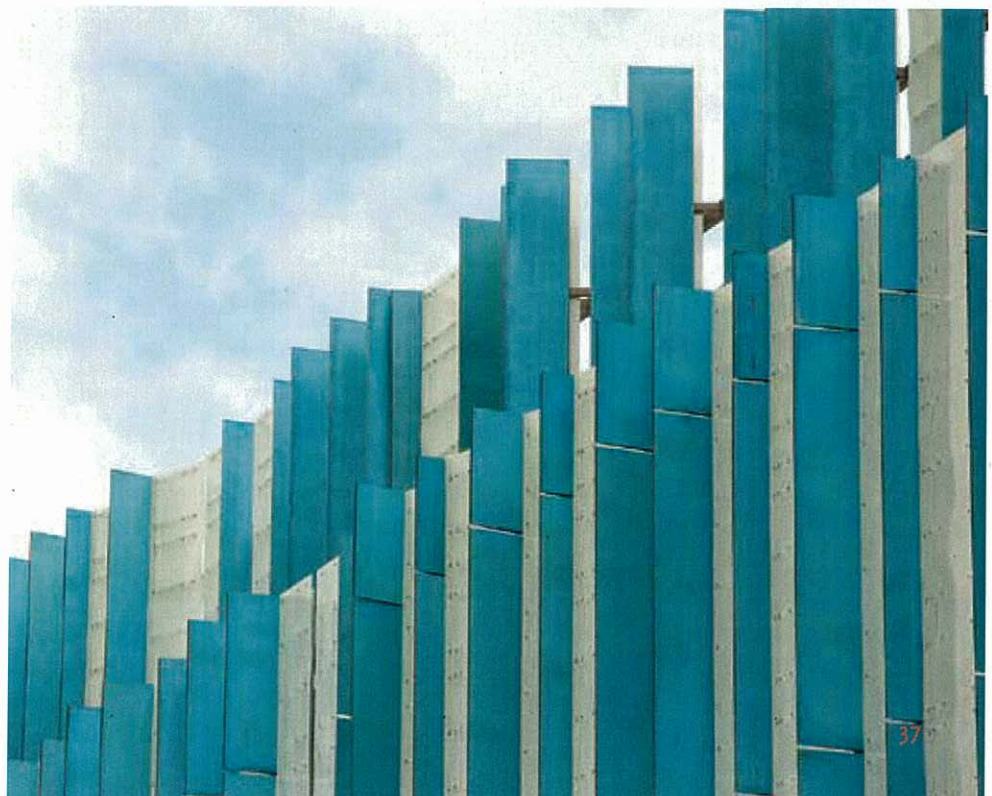


## 6.2 Architectural Character

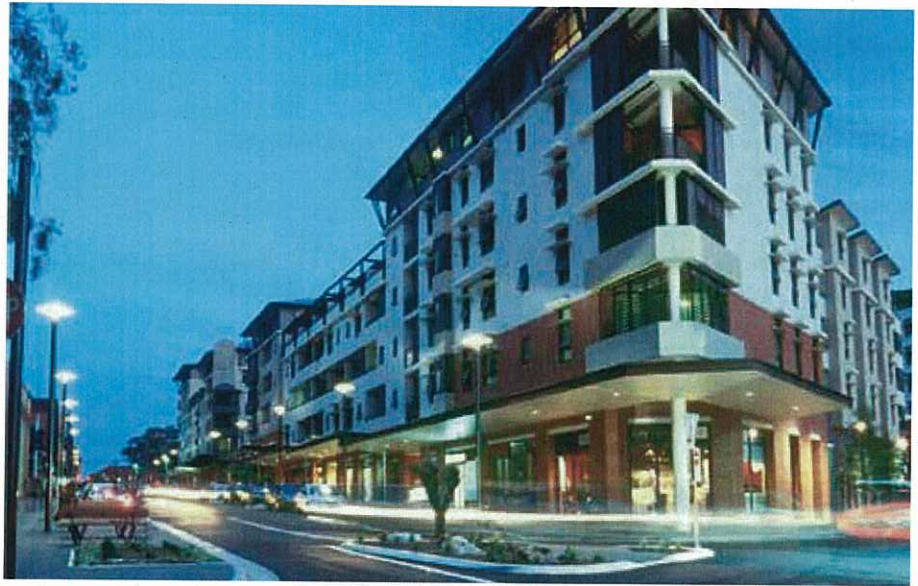
The vision for Cockburn Central Town Centre is aspirational and requires a strong commitment to design quality in both the built form and the public realm to ensure that the development reaches the standard required for an exemplar urban development. It is intended that the development of Cockburn Central Town Centre will provide a high quality built environment that will set a benchmark for future activity centre development. Character is essential to the identity, uniqueness and sense of place, providing the physical and visual elements that residents and visitors can relate to. It is these binding characteristics that help people feel connected to a place and fosters a sense of community ownership. Character is expressed partially through the form of buildings and landscape but it is also the 'personality' of a place as expressed by the people who live, work and recreate there.

### Objectives:

- To deliver a cohesive town centre with well designed, appropriately scaled and well articulated commercial and apartment buildings.
- To encourage innovative and imaginative developments appropriate for a town centre location with finer grained design details to promote streetscape interest.
- Incorporate architectural features that promote a cohesive urban form to define and reinforce public streets and spaces, in particular the town square.







Buildings on corners provide memorable landmarks to assist with place identity and way finding

### 6.2.1 Building Corners

Corners, landmarks and gateway design elements signal a sense of arrival and assist people to navigate through urban places. Corner sites should be significant in their form and architectural identity, providing strongly defined landmarks. Building corners should be designed to provide architectural excellence, interest and quality. All corner sites should include appropriate detailing, materials and built form scale.

Combined with high quality architectural design across the entire building, these elements are the 'hinge' between the character of individual streets and public places. This is an important part of establishing the identity of Cockburn Central Town Centre. Design standards may be relaxed to facilitate exceptional and appropriate outcomes in these locations.

#### Objectives:

- Design to address and activate street corners and to create landmarks that assist in defining character, enabling people to navigate easily through the precinct.

#### Mandatory Development Controls:

- Proposal must adhere to the Facade Type Masterplan and Structure Plan which indicates the locations of icon corners which require distinctive treatment, which may include greater height or more pronounced articulation.
- Buildings on corners must address both frontages to the street and/or public realm.
- Buildings on corners must include strong architectural expression.





A variety of contemporary roof forms are encouraged and should provide a quality 'finish' to the upper level of the building

### 6.2.2 Roof Forms

Design and articulation of a roof form is an important contributor to the character and expression of individual buildings. Relationships between adjacent buildings and across the town centre precinct require consideration.

Hence, these guidelines aim not to restrict creativity but to promote some rationale for the design of roof forms that will result in a degree of commonality throughout the town centre.

#### Objectives:

- To promote a high standard of design quality and provide strong architectural character and sense of place with the inclusion of visually integrated roof scapes across Cockburn Central Town Centre.

#### Mandatory Development Controls:

- Design consideration shall be given to the view of the roof from adjacent streets and taller buildings and the greater public realm.
- Roof structures shall be designed to enable the concealment of roof plant and equipment from view from adjacent streets, taller buildings and the greater public realm.

#### Design Guidance:

- Consideration should be given for the appearance of roofscapes from the local context of the surrounding land uses (including any ovals), transport systems and parklands.
- Roof forms should be designed to consider the impact at street level of the combined roof, eaves detail and the building elevation.
- Roof forms should be designed to ensure building occupants have adequate access to light, shade and air.
- Roof forms should not be relied upon to provide the primary architectural definition of the building.
- Liveable roof spaces such as roof terraces and roof gardens are strongly encouraged.
- Large roof overhangs should be considered for the provision of shade to upper floors.



Building materials are to be selected for their durability, robustness and ability to retain their integrity at a mature stage of the development and shall be constructed in accordance with any technical requirements for local conditions.



### 6.2.3 Materials and Colours

Materials, colour and texture are key factors in expressing the design qualities within an urban environment and accentuating form and detail of a building. Whilst these Design Guidelines do not prescribe a schedule of materials and colours, the intent of this section is to provide a visual palette to inspire and inform design direction.

Materials and colours should generally convey a contemporary urban aesthetic to create a sense of visual interest, quality and diversity within Cockburn Central Town Centre.

Building materials are to be selected for their durability, robustness and ability to retain their integrity at a mature stage of the development and shall be constructed in accordance with any technical requirements for local conditions.

#### Objectives:

- To promote visual interest and diversity through the use of a variety of materials, textures and colour that provides a sense of depth to building facades



Promote visual interest through the use of a variety of materials, textures and colour.



### **Mandatory Development Controls:**

- New development shall incorporate a variety of materials such as rendered masonry, face brick, stone, steel, glazing and modern cladding materials.
- Select colours that reflect the local environment, but generally lighter shades (unless used for accentuation) to reduce heat absorption.
- Fine grain design for the ground plane with innovative use of colour and materials is required to ensure a positive pedestrian experience, creating a personal and human scale to the active edges of buildings.

- A variety of high quality, innovative and sustainable materials should be considered to promote a sense of layering, texture and visual interest to enhance depth and character of building facades.

### **Design Guidance:**

- Primary cladding materials should be light coloured to reduce heat absorption.





Visually highlighted building entrance



Illuminated building entrance

#### 6.2.4 Building Entrances

Mixed-use buildings cater for a variety of functions and activities. Well-designed access and entrances to buildings enable pedestrians to 'read' visual cues and intuitively understand the intended purpose and function of each building component. Lighting, signage, materials and landscape elements should be utilised to highlight building usage and entrances.

##### Objectives:

- To provide entrances that read intuitively as the public interface of a building and describe the particular use or activity to which the entrance leads.

##### Mandatory Development Controls:

- Pedestrian and vehicle entry points must be separate and well defined.
- Commercial and residential entries must be separate and well defined.
- Where long ramps are required to any public street frontage, they should be provided wholly or partially within the building rather than externally to reduce their visual impact and assist in achieving a strong built edge to the street boundary.
- Utilise building entrance design to assist with interest and fine grain at the ground plane.

##### Design Guidance:

- Where possible, ground floor residential apartments should be provided with direct access from the street or adjacent public place in addition to access from an internal space or corridor.



### 6.2.5 Fencing

The heights, type and materiality of fencing can have a significant impact on the appearance and visual quality of urban environments. They are also an important means of establishing security and demarcation between the public and private realm and the creation of discernable private space.

#### Objectives:

- To promote fencing of minimum height to undertake their intended role (eg: security / safety / screening).
- To enhance the visual quality of the public realm.

#### Mandatory Development Controls:

- All fencing and gates addressing streets and public spaces must be at least 60% visually permeable by area and no more than 1200mm high.
- Fencing and gates in front of built form shall be preferably 900mm high to allow interaction between residents and neighbours. This may increase to a maximum of 1200mm high in justifiable situations and locations.
- Fences should be specifically designed to integrate with the development to which they belong, and as far as possible enhance, rather than detract from, the adjacent public realm.
- Closable louvre style fins are not permitted for fencing abutting the street or public realm at ground level.



Visually permeable front fencing





### 6.2.6 Balustrades

Balustrades, as distinct from fences, must also be carefully considered in the context of their urban environments. Balustrades at ground level must be considered independently to balustrades at upper levels.



At ground level it is important that balustrades provide a degree of separation and privacy between the street and private residences. However, it is also important that a reasonable degree of transparency is maintained in order to ensure that the relationship between private and public space is retained.



At upper levels, the requirement for privacy is not so great and access, for example, to views may be more desirable. Upper level balustrades lend themselves to being used as flexible elements in the articulation and expression of the architecture of a building on the street.



#### Objectives:

- To ensure balustrading does not inhibit the close relationship between public and private space and integrates fully with the quality architecture to which they belong.

#### Mandatory Development Controls:

- Balustrades in front of built form should be 1000mm high to allow interaction between residents, neighbours and the public realm. This may increase to a maximum of 1200mm high in justifiable situations and locations.
- Closable louvre-style balustrades are not permitted when abutting the street or public realm at ground level.
- All balustrades addressing street or public spaces must be at least 60% visually permeable by area.





## 6.3 Environmental Design and Performance

Whilst statutory environmental design requirements are covered by the provisions of the National Construction Code, the following section outlines additional opportunities for improved performance and creation of climate responsive built environments.

Carefully considered building orientation, materials and components all assist in reducing both embodied and ongoing energy consumption. One of the objectives for Cockburn Central Town Centre is to promote a reduction in the use of resources and greenhouse emissions. New buildings should therefore be considered in terms of the following:

- Thermal performance and efficiency.
- Reduction in the use of resources.
- Reduced carbon emissions.



Adjustable shading devices can seasonally adapt

### 6.3.1 Solar Access

Optimising performance through solar access and shading can significantly reduce energy consumption within a building.

#### Objectives:

- Ensure that the built form is conceived in a way that allows good solar access to the public realm and adjacent buildings.
- Ensure that the design of buildings creates comfortable internal and external environments for its occupants.
- Incorporate passive solar design principles to optimise cross ventilation, solar gain in winter and protection from heat gain in summer.



Solar shading devices provide an opportunity to enhance the character of the building

#### Mandatory Development Controls:

- Access of summer sun into openings and private open space shall be controllable through the use of high quality design elements (e.g. full height and moveable balcony screens with adjustable louvres).
- Reduce heat gain to all east and west facing walls through, for example, appropriate material and colour selections and shading to openings.
- In multi-residential developments, at least 70% of dwellings must have outdoor areas that benefit from a Northerly aspect.
- A minimum of 70% of all residential apartments must receive 2 hours direct sunlight to major living rooms and private open space between 9am and 3pm mid winter.
- No more than 10% of all apartments should have solely south facing primary living spaces.

#### Design Guidance:

- Adjacent building envelopes or development should be taken into account when considering solar access to residential units.





A combination of open, solid and adjustable elements facilitate optimised airflow

### 6.3.2 Openings and Ventilation

Promoting airflow through buildings is essential to taking advantage of summer breezes to passively cool dwellings and reduce the need for mechanical cooling.

#### Objectives:

- To minimise barriers to breeze paths and air flow through dwellings.
- To promote energy efficiency through sustainable means.

#### Design Guidance:

- Residential dwellings must be designed to maximise cross ventilation by providing effective breeze paths for cooling and air circulation (documented by a cross ventilation diagram for each apartment type).

- Consider location of principal living areas and major openings with respect to cooling south westerly summer breezes.
- A minimum of 60% of dwellings shall be capable of natural cross ventilation (i.e. with openings on more than one side) for capture of cooling breezes.
- Glazing systems should be installed with draught seals/weather stripping.
- Window and door types should be selected to optimise potential for cross ventilation.
- Facade openings to commercial buildings must be located to promote cross ventilation with location and size of openings to promote cross ventilation.





### 6.3.3 Screens and Awnings

Providing screens and awnings to the facades of buildings is an effective means of establishing efficient and climate responsive architecture, while adding to visual quality and character of Cockburn Central Town Centre.

#### Objectives:

- Control solar access.
- Inform the architectural character through response to local environmental conditions.
- Provide a means to control privacy.

#### Mandatory Development Controls:

- Glazed windows and doors should be protected by shading or awning structures where appropriate.
- Outdoor living areas must be provided with shading devices to provide sun control and a sense of depth and layering to facades.

#### Design Guidance:

- Screens and awnings should inform the architecture in both form and materiality.
- Discretion may be applied for south facing facades; however visual interest and articulation of built form will be required.



Movable screening assists with both solar protection and reducing impacts of football and recreation related activities. Consideration should be given for the type of screening most suitable for particular orientation and conditions



Screening elements used to conceal clothes drying areas





Awnings provide a sense of depth, quality and interest to the facade



Shade awnings required over footpaths for commercially focused areas



#### 6.3.4 Street Overhangs and Shading

Creating an intuitive, attractive and comfortable experience for pedestrians is essential to establishing a vibrant and activated place that encourages walking and participation in public life. Through careful consideration of key design elements such as shading, shelter and landscape treatments, pedestrians will gain greater enjoyment through accessibility and ease of navigation within Cockburn Central Town Centre.

Clear and legible pedestrian links between the public spaces, streets and laneways assist with way-finding and activation. Pedestrian priority zones, integrated cycle paths, safe and accessible links to parking and the town square are to be included in the masterplanning of individual lots.

Built form should provide all streets and laneways with active edges and shading.

Landscape should assist street life, creating spaces for pause and alfresco dining.

Street shade must be considered in tandem with building awnings and the height, form and shade provided by the buildings of the town centre. The shade structures and awnings must be robust, easily maintained, promote appropriate integration with planting and facilitate lighting for effect and security. Shade structures should not inhibit cooling breezes.

##### Objectives:

- Provide a comfortable and attractive pedestrian environment.
- Establish a legible, shaded pedestrian environment that encourages an intuitive response to movement throughout the town centre.



### **Mandatory Development Controls:**

- Street level awnings with minimum width of 2.0m must be included at minimum 2.7m above footpath for all buildings with commercial functions at ground level.
- Continuous shading should be provided to footpaths wherever pedestrian amenity can be gained at a minimum 2.7m above footpath.
- Awning structures shall preferably be 2.7 to 3.2m from the ground and not higher than 3.5m.
- Lighting shall be provided under awnings to illuminate the footpath below.

### **Design Guidance:**

- Include a mix of open and under cover access through the use of overhangs and awnings.
- Create clear and legible pedestrian links throughout the town centre.

### **6.3.5 Energy Efficiency**

Specifying energy efficient appliances and fittings assists in reducing energy consumption over a building's lifespan.

#### **Objectives:**

- Minimise energy use through best design practice, including a focus on orientation, ventilation and appliance selections.

### **Mandatory Development Controls (required at Building Permit stage):**

- The overall building shall achieve at least an average 5 Star NatHERS rating.
- Where supplied and where possible, 5 Star rated energy efficient appliances shall be installed.
- A demonstrated highly energy efficient hot water system shall be installed (e.g. gas or solar boosted gas - centralised or local).

### **Design Guidance:**

- Developer to consider producing a "Building/Dwelling Management Manual", or similar user-friendly document, to assist occupants to understand the intended performance of the building and specific operational requirements.



Devices that enhance the energy efficiency of buildings can provide a strong architectural identity



### 6.3.6 Water Conservation

Reducing Perth's reliance on limited portable water supplies can be achieved over time through the new development of water efficient buildings. Reducing mains consumption of potable water can be significantly reduced through the installation of water-wise fixtures and fittings.

#### Objectives:

- Ensure the most water efficient facilities and fixtures are installed for maximum water conservation.

#### Design Guidance:

- Tapware and showers should exceed National Construction Code requirements for WELS star ratings by one star per fixture.
- Other water saving strategies should be investigated, such as provision for rainwater collection and reuse on site.

### 6.3.7 Lighting

Lighting should be carefully integrated into the buildings and features of the public realm to create a safe and attractive night time environment. Consideration should be given to the illumination of building entrances, signage and way finding to provide safe pedestrian movement around buildings.

Energy efficient lighting is an effective means of reducing energy consumption. Consideration should be given to minimising light spill into neighbouring buildings.

#### Objectives:

- Reduce energy consumption through the use of energy efficient and innovative lighting technologies.
- Provide appropriate levels of lighting for both the private and public realm for safety, security and aesthetic impact.
- Provide lighting to add ambience and interest to the night time environment.

#### Mandatory Development Controls:

- Motion sensors shall be used for lighting in all common areas as appropriate.
- Lighting to all external common areas shall be powered by photovoltaic cells and shall be of an energy efficient type.
- All outdoor lighting must be directed downwards with no light spill above the horizontal plane.

#### Design Guidance:

- Generally lighting should be controlled by a lighting management system, using, for example, photosensitive cells or motion sensors.
- Well positioned windows and skylights can reduce the need for internal lighting during the day.
- Lighting should serve to highlight the key features of buildings and landscapes.
- Lighting should be concealed under verandah roof overhangs or otherwise shielded to minimise glare.
- Lighting should be used as a method of pedestrian way-finding through secure routes.



Lighting under overhangs and awnings promotes the feeling of safety at night



Lighting can be used to highlight key features of the building to promote way finding at night



### 6.3.8 Acoustics

Mixed use town centres can provide some challenges in regard to noise and residents. It is important to safeguard occupants from loss of amenity caused by excessive sound being transmitted between adjoining buildings.

#### Objectives:

- To ensure that services and related hardware required for the function of buildings do not have a negative impact on the character and amenity of the area and are designed to meet changing needs over time.

#### Mandatory Development Controls:

- Development is required to ensure that noise levels inside residences will not exceed established limits as prescribed in the EPA (Noise) regulations 1997 and the WAPC State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning.
- At Building License stage a noise management plan is to be prepared by a suitably qualified consultant and is to include:
  - Sound proofing measures used in the design and construction of the development and predictions of noise levels.
  - Control measures to be undertaken (including monitoring procedures), and a complaint response procedure (for commercial activities within a mixed-use building/or contained as part of a land use management plan).

#### Design Guidance:

- Mixed-use buildings, that include a residential component, should be designed to minimise structural noise transfer between ground floor commercial, or retail uses to residences above. Proponents may require a noise management plan and appropriate legal instruments to manage any potential conflict (i.e. notifications on title).
- Where significant noise generators are anticipated as part of a proposal, double-glazing of windows and sliding doors should also be considered to reduce noise impacts on residents.
- Appropriate methods of construction are to be employed to limit the intrusion of airborne and impact noise into dwellings from adjacent dwellings and public areas to within the limits set out in the National Construction Code.



## 6.4 Building Services

Building services are numerous and a vital part of modern development. They should, however, not intrude in any way on the private or public realm.

### 6.4.1 Waste Management

Appropriate waste management measures are essential to ensure effective storage and transfer of waste, whilst also maximising the potential for recycling.

#### Objectives:

- To minimise the impact of the creation/collection of refuse within Cockburn Central.
- To ensure efficient storage and collection of waste that promotes separation of recyclable materials at the source.

#### Mandatory Development Controls:

- A Waste Management Strategy shall be prepared in consultation with the City of Cockburn and in accordance with the City's Waste Minimisation Policy.
- Bin storage areas must be located within the lot envelope.
- Waste storage facilities shall be designed to allow collection of waste from within the site or a strategy for transfer of waste developed within the waste management strategy.
- Paving to vehicle access ways should be of an equivalent quality to paving used within public open space and public access ways, while meeting the requirements of heavy vehicles.

#### Design Guidance:

- A central waste collection space is recommended to accommodate bins for recyclable waste and other materials, or as required by the City of Cockburn, for the separation of waste at the source.



## 6.5 Construction Management

### 6.5.1 Staged Development

#### Objectives:

- To ensure facilities and amenity are provided at each stage of development including initial stages.

#### Mandatory Development Controls:

- A Staging Strategy shall be prepared in consultation with the City of Cockburn and Design Guideline Review Panel, with the general approach of providing pro rata identified facilities and amenity, such as landscaped communal spaces, at specific development stage completion points.

#### Design Guidance:

- Developers, considering a staged approach to development should consider the delivery of key facilities in the earlier stages of development.

### 6.5.2 Waste Minimisation

#### Objectives:

- To minimise the impact of the creation/collection of construction refuse during the development of Cockburn Central Town Centre.
- To ensure efficient storage and collection of construction waste that promotes separation of recyclable materials at the source.

#### Mandatory Development Controls:

- A Waste Management Strategy shall be prepared in consultation with the City of Cockburn.

#### Design Guidance:

- A central waste collection space is recommended to accommodate various bins for recyclable waste and other materials, or as required by the City of Cockburn, for the separation of construction waste at the source.

### 6.5.3 Street Closures

#### Objectives:

- To minimise road and footpath closures at all times during construction.

#### Mandatory Development Controls:

- A construction management plan, including traffic and pedestrian management is to be lodged with the City of Cockburn prior to construction commencement.

### 6.5.4 Pavement Bonds

#### Objectives:

- To ensure the quality of the public realm, including streets and footpaths is reinstated to the quality prior to commencement of construction.

#### Mandatory Development Controls:

- Developers of all lots at Cockburn Central Town Centre, must comply to the City of Cockburn Pavement Bond requirements.
- Where physically possible, developers will contain all activities within their lot boundary.
- Developers will ensure they return any damaged pavements to the original specifications (available from the City of Cockburn Parks Department).

### 6.5.5 Dust Control

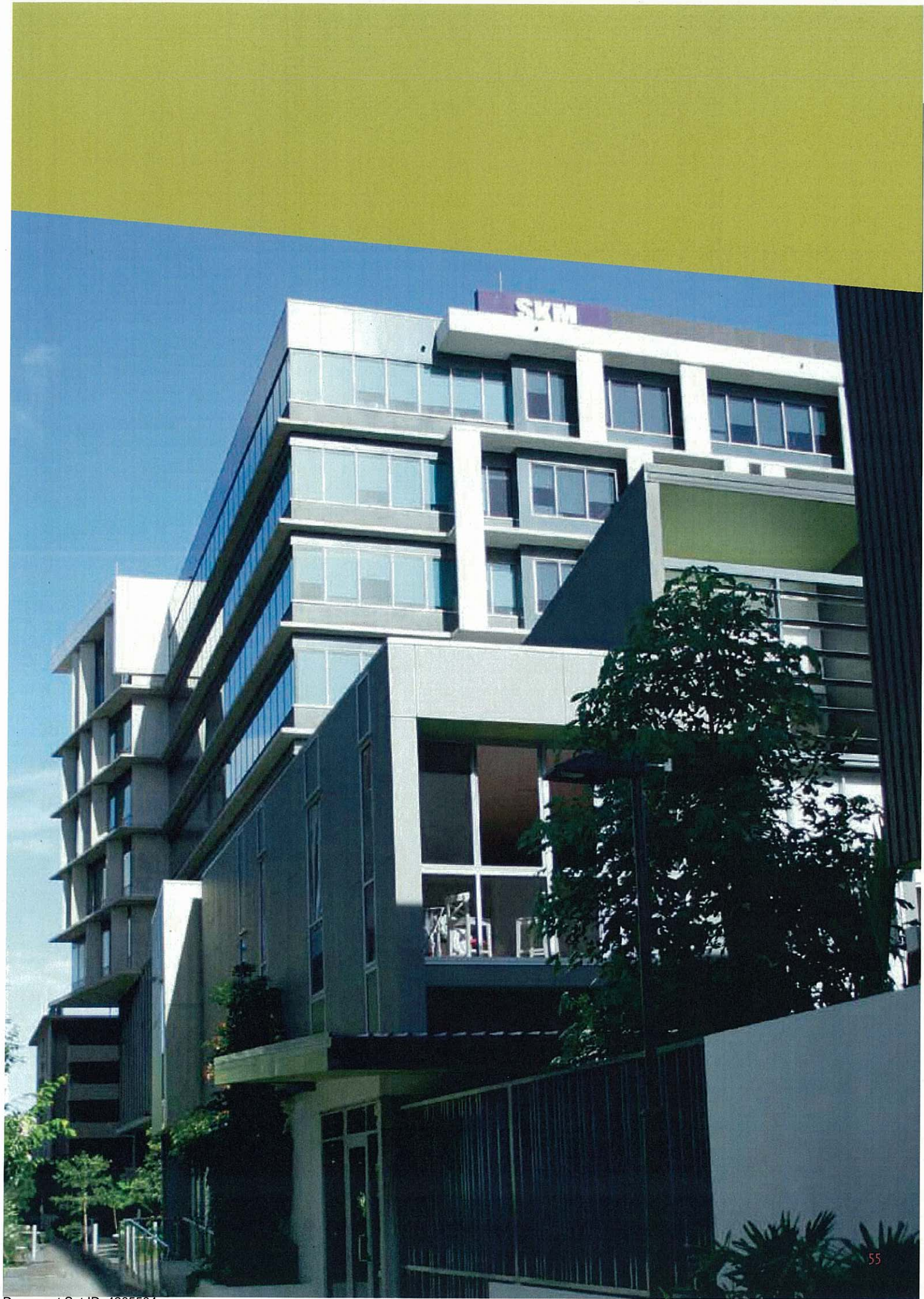
#### Objectives:

- To minimise the impact of dust pollution for existing residents, visitors and commuters at Cockburn Central Town Centre during times of construction.

#### Mandatory Development Controls:

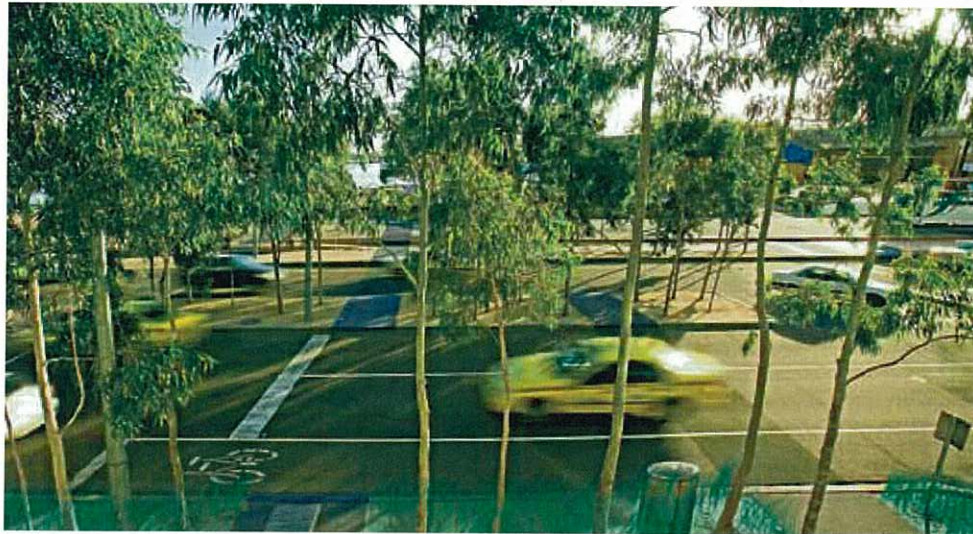
- A construction management plan, including specific dust control measures to be lodged with the City of Cockburn prior to construction commencement.







## 7. Landscape Design



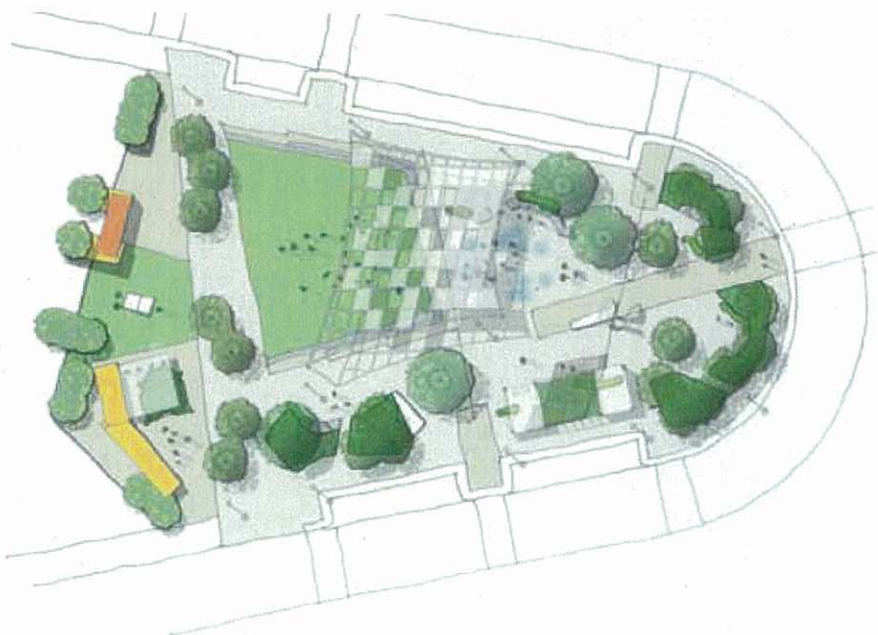
This section outlines key landscape objectives and requirements that will ensure the creation of an attractive and cohesive public realm, reflecting a new urban character for Cockburn Central Town Centre through appropriate hard and soft material selection.

The provisions within this section have been developed to provide an inviting and comfortable external environment that is well connected to the built form.

It is essential that future private realm areas best match and are respectful of any adjacent public landscape areas, including streetscapes, as already undertaken or as may be proposed.

### Objectives:

- Promote a sense of place through commonality of material, colour, texture and form to the public realm and its immediate interfaces.
- Create a significant sense of place and identity which promotes shading and climate protection with the provision of appropriate soft landscaping.
- Encourage the future built form to also compliment the public realm and vice versa.
- Promote comfortable human scale and attention to detail to the important ground level plane.
- Avoid additional expense, materials waste and reworking to the public and private realm interface.
- Minimise ongoing maintenance costs to the project and Local Authority.





### **Mandatory Development Controls:**

- Access (including ramps and stairs) and interface elements shall be in accordance with all relevant industry standards and codes.
- Interface areas between public and private areas shall be smooth, even and logical, inclusive of suitable sightlines and security considerations.
- Setbacks are to be landscaped in a manner that promotes activation and matches or compliments the adjacent public space, public access way or streetscape.

- Consider passive solar access to public / private interface.
- Pedestrian entries, external foyer spaces and ground floor setback areas which are accessible to the public shall be treated with materials and colours matching that used in the adjacent public realm. This may include but not be limited to paving, edging, walling, balustrades, handrails, steps, fencing, plant species, furniture, lighting and signage.
- Vehicular surfaces which are accessible to the public shall be treated with materials and colours matching that used in the adjacent public realm.

- Street furniture which are located on private lots but which are accessible to the public shall be selected to match that used in the adjacent public realm, including colours.
- Any and all damage to public realm works shall be rectified by the developer at the developer's expense to match pre-existing works.

### **Design Guidance:**

- Any central waste collection space to accommodate various bins for recyclable waste and other materials, or as required by the City of Cockburn, should be considered as part of any overall landscape plan.







Private terraces that have a strong relationship to internal living spaces and the public realm are encouraged



Shared open space that is landscaped to a high quality adds significant amenity for residents and workers



Balconies can be used as a defining architectural feature



A strong relationship between private and communal private open space is encouraged

## 7.1 Residential Private Outdoor Space

Open space areas such as gardens and courtyards within private residences and communal areas accessible to residents contribute to the amenity of apartment living and in some cases for workers in commercial buildings. Upper floor balconies provide enhanced amenity for apartment residents by increasing the area of living space for outdoor activities, relaxation and entertaining. Balconies are an important part of enjoying Perth's climate and also provide a valuable contribution to the form, articulation and identity of buildings.





Balconies are an important part of enjoying Perth's climate and also provide a valuable contribution to the form, articulation and identity of buildings.

#### Objectives:

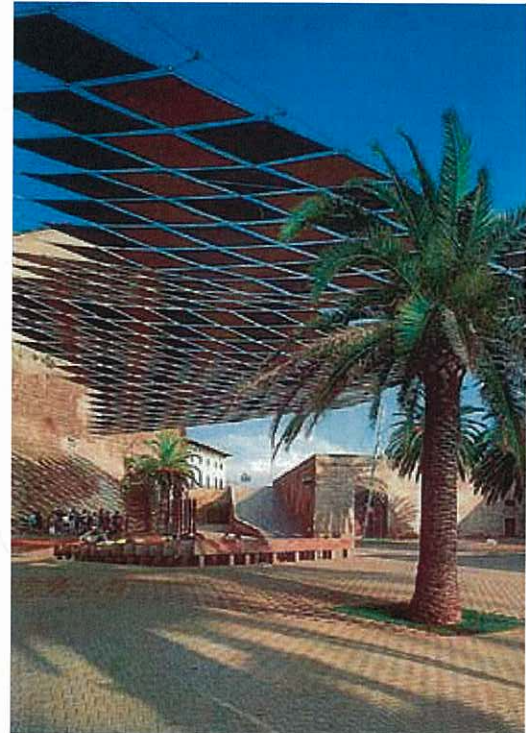
- For all residential units to have access to functional and useable private open space that is suitable for the purposes of relaxation and entertaining.
- Provide an appropriate balance between the requirement for privacy and optimisation of the views into the public realm.

#### Mandatory Development Controls:

- Every apartment shall have a balcony, terrace or courtyard with a minimum of 2.5m and 10sqm area, accessed from a main living area.
- Overlooking between balconies and adjoining residences should be carefully considered and privacy screening provided where necessary.

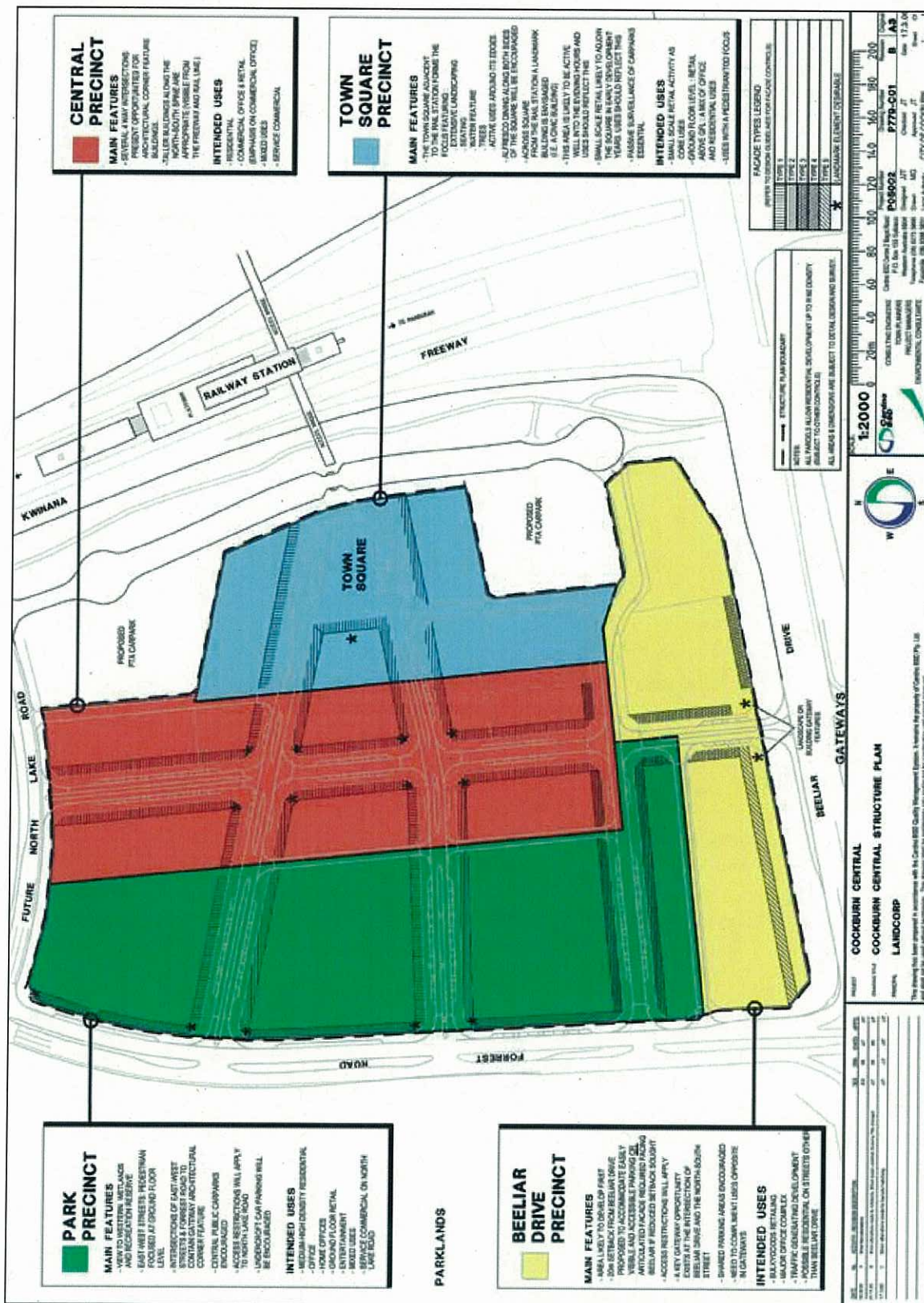
#### Design Guidance

- The location of private open space (including courtyards or gardens) is to consider adjacent, existing or proposed built form, wind, solar penetration and overlooking.
- Full height opening windows with balustrades (i.e. Juliet balconies) are encouraged as secondary balconies in place of standard windows.
- Consider the inclusion of roof decks and gardens, particularly in higher density housing developments where private outdoor space is limited.





## Appendix 1: Cockburn Central Town Centre Structure Plan





## Appendix 2: Regional Centre use Permissibility Table

Use Class	Zones Regional Centre	Use Class	Zones Regional Centre	Use Class	Zones Regional Centre
<b>RESIDENTIAL USES</b>		Fast Food Outlet	D	<b>INDUSTRIAL USES</b>	
Ancillary Accommodation	P	Hotel/Tavern	P	Cottage	D
Bed and Breakfast	P	Motel	D	Extractive	X
Child Care Premises	P	Public Amusement	D	General	X
Civic Use	P	Reception Centre	D	General (Licensed)	X
Dwelling: Aged or Dependent	P	Recreation – Private	P	Light	A
Dwelling: Caretakers	P	Restaurant	P	Noxious	X
Dwelling: Grouped (R-Code)	P	Consulting Rooms	P	Service	A
Dwelling: Multiple (R-Code)	P	Health Studio	P	Fuel Depot	X
Educational Establishment	P	Medical Centre	P	Storage Yard	A
Home Business	P	Hospital	D	Warehouse	D
Home Occupation	P	Convenience Store	P	Motor Vehicle Wrecking	X
Home Office	P	Lunch Bar	P	Transport Depot	A
House: Lodging	P	Shop	P	Marine Engineering	X
House: Single (R code)	P	Home Store	P	Motor Vehicle Repair	D
Institutional Building	A	Commercial Vehicle Parking	D	<b>AGRICULTURAL USES</b>	
Place of Worship	D	Motor Vehicle, Boat or Caravan Sales	D	Agriculture Extensive	X
Residential Building (R Code)	D	Motor Vehicle Hire Premises	D	Agriculture Intensive	X
Tourist Accommodation	D	Motor Vehicle Wash	D	Agro forestry	X
<b>COMMERCIAL USES</b>		Petrol Filling Station	D	Animal Husbandry - Intensive	X
Bank	P	Service Station	D	Farm Supply Centre	D
Garden Centre	D	Animal Establishment	A	Hobby Farm	X
Market	P	Cinema/Theatre	P	Rural – Industry	X
Nursery	D	Funeral Parlour	D	Rural - Pursuit	X
Office	P	Hardware Store	D	<b>USE NOT LISTED</b>	
Showroom	D	Night Club	P	Uses not listed	
Veterinary Consulting Rooms	P	Restricted Premises	P	In accordance with clause 4.4.2 of TPS 3.	
Veterinary Hospital	D	Trade Display	D		
Amusement Parlour	P	Veterinary Centre	P		
Betting Agency	P	Vehicle - Disused	X		
Club Premises	P				

Table 1 – Cockburn Central Town Centre Use Class Permissibility Table

Use class permissibility table is to be read in conjunction with the Cockburn Central Town Centre Structure Plan and City of Cockburn's Town Planning Scheme No. 3.

The symbols used in the cross reference in the Use Class Permissibility Table have the following meanings -

'P' means that the use is **permitted** by the Scheme providing the use complies with the relevant development standards and requirements of the Scheme.

'D' means that the use is **not permitted unless** the local government has exercised its discretion by granting planning approval.

'A' means that the use is **not permitted unless** the local government has exercised its discretion and has granted planning approval after giving special notice in accordance with clause 9.4.

'X' means a use that is **not permitted** by the Scheme.

See Schedule 1 of the City of Cockburn's TPS 3 for appropriate land use definitions.

The uses permitted in this table prevail over and modify the uses permitted in the base zone - Regional Centre.

An appropriate use does not guarantee development approval. Prior to any development on the site, a Development Application and appropriate Building Licence approval must be obtained.

### 6.4.2 Drying Areas

The provision of washing lines and outdoor drying areas are required as a way of minimising the use of mechanical clothes dryers within the town centre. Each dwelling is to be provided with an individual drying area or provided with easy access to a communal drying area.

#### Objectives:

- Provide occupants with the opportunity to passively dry washing.

#### Mandatory Development Controls:

- Clothes drying areas shall be concealed from public view but well ventilated.
- Clothes drying areas shall be located to minimise the impact on adjoining residences.

#### Design Guidance:

- Communal clothes drying areas should be located with access to winter sunshine and prevailing breezes.

### 6.4.3 Mechanical Services

#### Objectives:

- To provide efficient and effective building servicing while ensuring that the visual or acoustic impact of ancillary items is minimised.

#### Mandatory Development Controls:

- All services must be concealed from view on all elevations.
- All services must be located, to minimise visual, acoustic or any other impact on the public or private realm.
- Plant must not be visible from the street and must not be visible above the roof line of buildings with street facing elevations.
- Meters must be contained within development lots, screened and integrated into the overall development.
- Where it is appropriate to locate plant on or adjacent to balconies, for example in the provision of local hot water systems, this must be screened in such a way as to be integrated into the building form.
- Plants shall not be located on external walls that are visible from the adjacent public or private realm.
- Air conditioning condensers shall not be located on balconies.
- Storage areas, service areas and any ancillary equipment shall be screened from public view.

#### Design Guidance:

- Service doors and other utilitarian features should be located away from street frontage and treated to reduce their visual presence.
- Air conditioning systems shall have a minimum energy rating of 4 stars and be sized to match the conditioned space.
- Where applicable, inverter systems should be installed.

### 6.4.4 Storage

#### Objectives:

- To ensure that dwellings are provided with functional and accessible storage areas.

#### Mandatory Development Controls:

- Separate lockable storage for each dwelling must be provided with a minimum area of 4.0sqm.
- Storage areas at the rear of parking bays must not impede parking access and should contain a roller or sliding door.

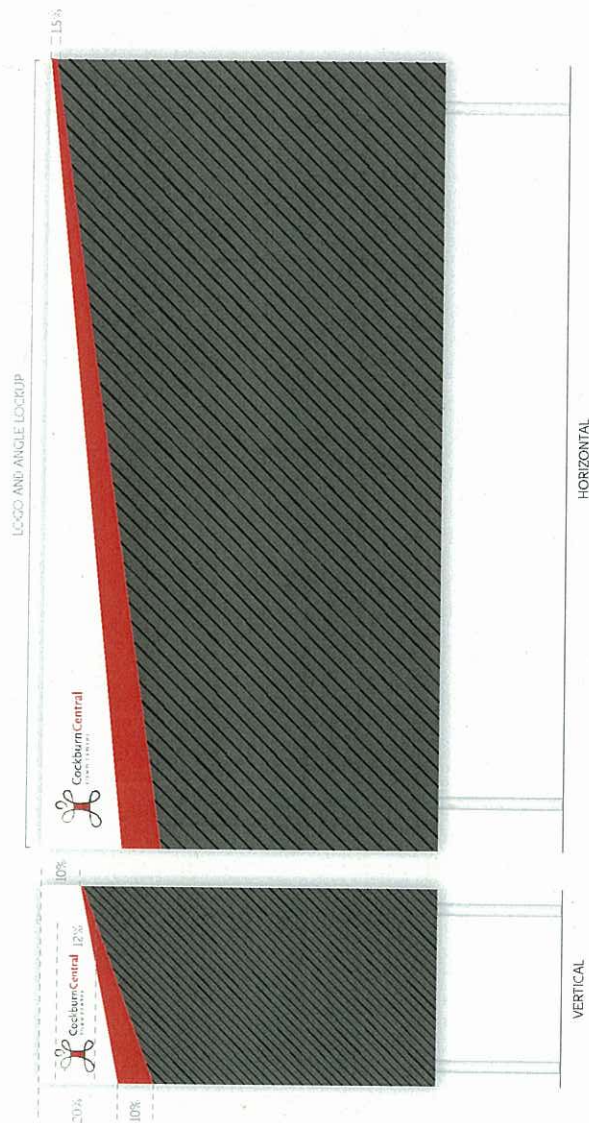


## Appendix 3: Activity Centres Signage Strategy

### Cockburn Central Town Centre Template

The Cockburn Central Town Centre 'logo and angle lockup' should always be applied according to the following guidelines.

The logo must sit on a solid white background. The secondary angle must be in the Cockburn Central Town Centre red (CO Y85 M100 K0) at 100% tint and opacity. The logo and angle configuration should not be overlapped or obstructed in any way.



# Cockburn Central Town Centre

## Vertical Signage

### Copy-only Execution

#### Headline

340pt Scala Sans Regular,  
380pt leading

#### Subhead and Website

160pt Scala Sans Regular,  
192pt leading

#### Contact Details

130pt Scala Sans Regular,  
144pt leading

#### Colour Palette

Red (C0 Y85 M100 K0)  
Grey (C10 Y20 M20 K85)

#### Colin Pattern

15% opacity or less

#### Secondary Angle

Please refer to the  
Cockburn Central Town  
Centre Brand Manual for  
application guidelines



COPY-ONLY

### Image Execution

#### Headline

160pt Scala Sans Regular,  
160pt leading, 20mm  
paragraph space after

#### Subhead and Website

120pt Scala Sans Regular,  
144pt leading

#### Contact Details

100pt Scala Sans Regular,  
120pt leading

#### Colour Palette

Red (C0 Y85 M100 K0)  
Grey (C10 Y20 M20 K85)

#### Background Box

20mm from top left  
of text



IMAGE

# Cockburn Central Town Centre

## Horizontal Signage

### Copy-only Execution

#### Headline

1200pt Scala Sans Regular,  
1200pt leading

#### Subhead and Website

500pt Scala Sans Regular,  
600pt leading

#### Contact Details

380pt Scala Sans Regular,  
420pt leading

#### Colour Palette

Red (C0 Y85 M100 K0)  
Grey (C10 Y20 M20 K85)

#### Colin Pattern

15% opacity or less





# Cockburn Central Town Centre

## Horizontal Signage

### Image Execution

#### Headline

840pt Scala Sans Regular,  
800pt leading

#### Subhead and Website

420pt Scala Sans Regular,  
450pt leading, 50mm paragraph  
space after

#### Contact Details

340pt Scala Sans Regular,  
410pt leading

#### Colour Palette

Red (C0 Y85 M100 K0)  
Grey (C10 Y20 M20 K85)

#### Background Box

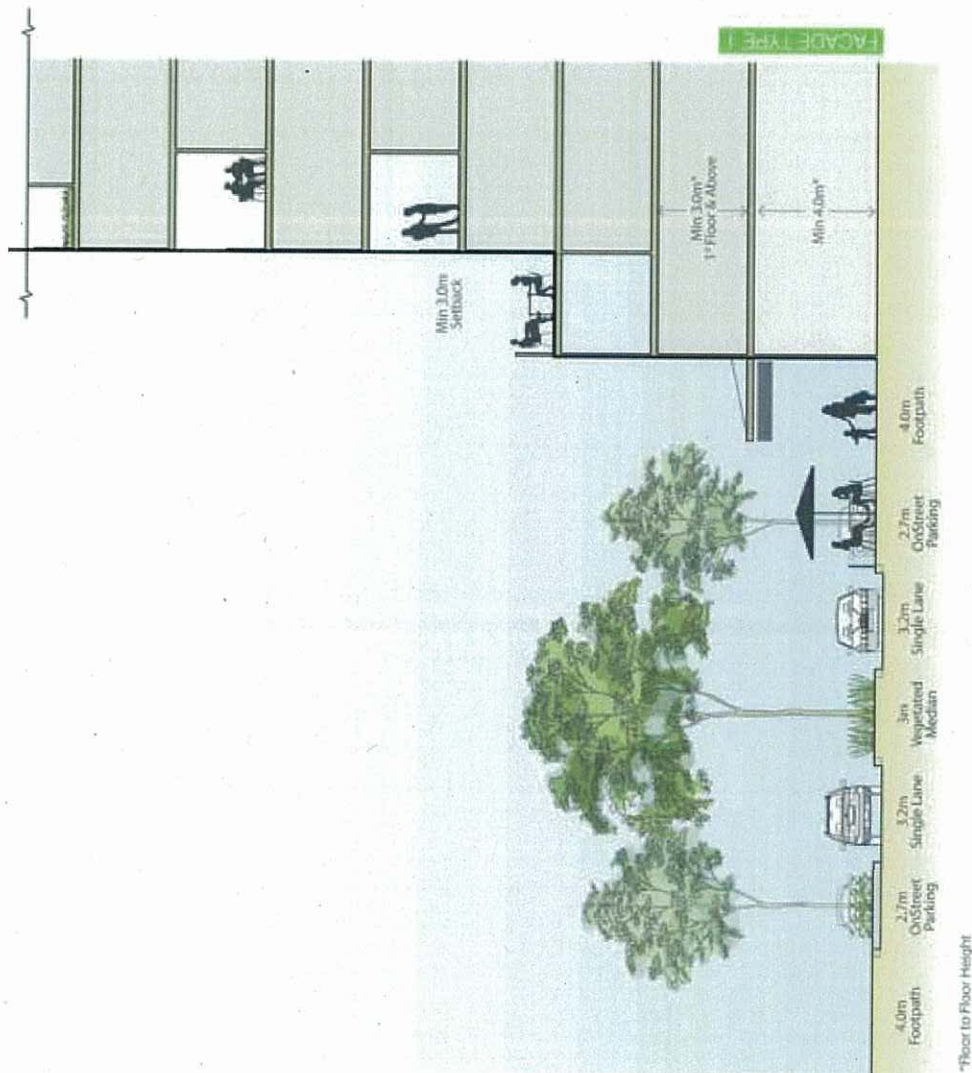
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of text



## Appendix 4: Facade Type Masterplan







**FACADE TYPE 1**

COCKBURN CENTRAL TOWN CENTRE

SCALE: MTS

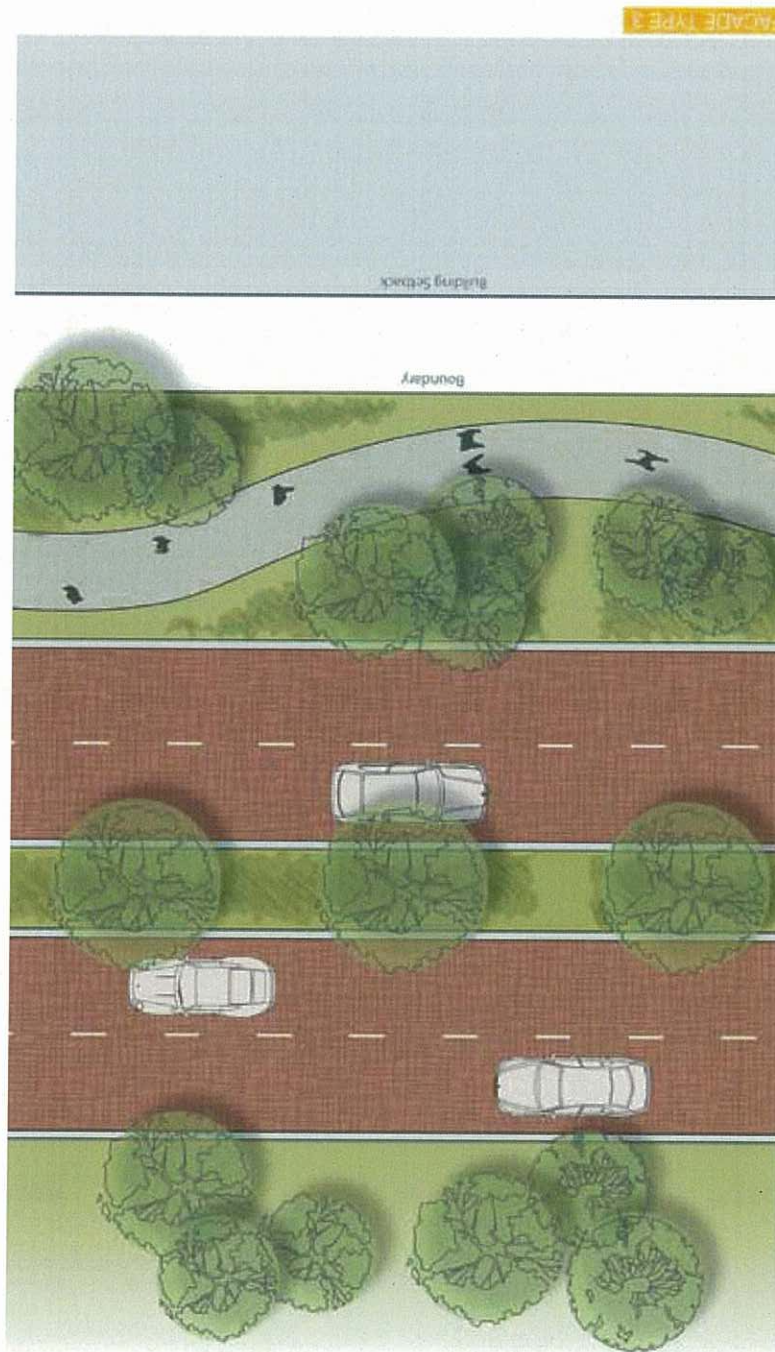
DATE: 03.10.2012

DWG NO: 100X

REV: X

Level 1, 65-85 George St, Perth, WA 6005 Australia  
Tel: +618 2546 0500 Fax: +618 2546 1779  
info@urbis.com.au www.urbis.com.au  
Urban Pty Ltd ABN 50 306 296 288  
Australia Asia Middle East



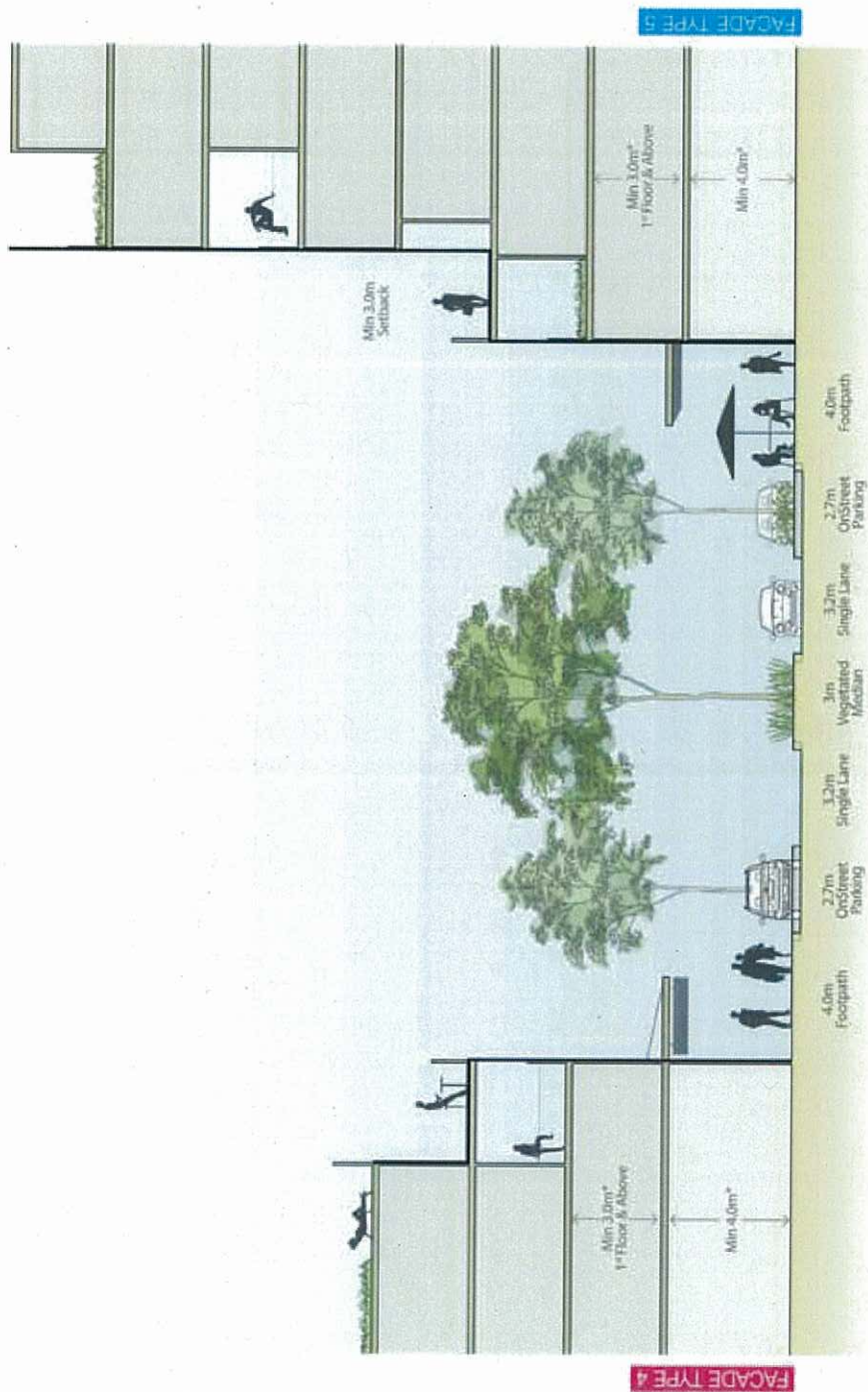


**FACADE TYPE 3 - PLAN VIEW**  
 COCKBURN CENTRAL TOWN CENTRE

DATE 03.10.2012  
 Level 1, 88-92 Georgian Tce,  
 Perth, WA 6000 Australia  
 Tel: +618 9446 0000  
 Fax: +618 9251 1779  
 DWG NO 000x  
 REV x  
 SCALE NTS  
 Urban Pty Ltd ABN 69 199 256 266  
 Architects / ASH / MARCH 2012

urbis





\*Floor to Floor Height

**FACADE TYPE 4 + 5**  
COCKBURN CENTRAL TOWN CENTRE

SCALE: 1/15

REV: X

DWG NO: 600X

DATE: 03-10-2012

Lead: I. 05-09-2009

Perth, WA 6000, Australia

Tel: +61 8 9394 0000

Fax: +61 8 9201 1779

www.urbis.com.au

Urbis Pty Ltd ABN 61 106 506 285

Australia Asia Middle East

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## MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF066305	11865	VALMA LUCY OLIVER MONTHLY COUNCILLOR ALLOWANCE	7/09/2012	583.33
EF066306	11867	KEVIN JOHN ALLEN MONTHLY COUNCILLOR ALLOWANCE	7/09/2012	1,833.33
EF066307	12740	MAYOR LOGAN HOWLETT MONTHLY COUNCILLOR ALLOWANCE	7/09/2012	6,166.67
EF066308	15883	TONY ROMANO - COUNCILLOR MONTHLY COUNCILLOR ALLOWANCE	7/09/2012	583.33
EF066309	19059	CAROL REEVE-FOWKES MONTHLY COUNCILLOR ALLOWANCE	7/09/2012	583.33
EF066310	20634	LEE-ANNE SMITH MONTHLY COUNCILLOR ALLOWANCE	7/09/2012	583.33
EF066311	21185	BART HOUWEN MONTHLY COUNCILLOR ALLOWANCE	7/09/2012	583.33
EF066312	23338	STEVE PORTELLI MONTHLY COUNCILLOR ALLOWANCE	7/09/2012	583.33
EF066313	23339	STEPHEN PRATT MONTHLY COUNCILLOR ALLOWANCE	7/09/2012	583.33
EF066314	23340	SHAHYAZ MUBARAKAI MONTHLY COUNCILLOR ALLOWANCE	7/09/2012	583.33
EF066315	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	6/09/2012	59,520.00
EF066316	10588	FINANCIAL COUNSELLORS ASSOC OF WA INC MEMBERSHIP RENEWAL	6/09/2012	340.00
EF066317	10788	JANDAKOT VOLUNTEER BUSH FIRE BRIGADE EXPENSE REIMBURSEMENTS	6/09/2012	250.00
EF066318	11447	SPEARWOOD DALMATINAC CLUB INC COMMUNITY GRANT	6/09/2012	59,300.00
EF066319	12060	WBHO CIVIL PTY LTD TRADING AS: CECK PTY LTD CONSTRUCTION SERVICES - HWRP CELL 7	6/09/2012	1,170,564.73
EF066320	15363	JONES LANG LASALLE (WA) PTY LTD SHOP RENT - GATEWAY SHOPPING CENTRE	6/09/2012	21,216.00
EF066321	17555	ALLEASING PTY LTD LEASE REPAYMENTS	6/09/2012	7,854.96
EF066322	18946	ISIS CAPITAL LTD LEASE PAYMENTS	6/09/2012	13,930.61
EF066323	20304	SOCIETY GENERALE AUSTRALIA BRANCH LEASE FINANCING SERVICES	6/09/2012	2,717.63
EF066324	21463	CAPITAL FINANCE AUSTRALIA LTD FINANCIAL SERVICES - LEASE FINANCES	6/09/2012	25,321.07
EF066325	22005	BEN TANOAA EXPENSES REIMBURSEMENT	6/09/2012	360.05
EF066326	22751	WORKFORCE CLOTHING PTY LTD CLOTHING - INDUSTRIAL	6/09/2012	91.08
EF066327	23558	ANDRE DIAS DA SILVA DANCE CLASSES	6/09/2012	1,000.00
EF066328	24177	JADE GLASSON REIMBURSEMENT	6/09/2012	261.05
EF066329	24178	MELANIE CARTER STUDY FEES	6/09/2012	1,935.00
EF066330	24179	LINDSEY ALISON DYER CONTRIBUTION	6/09/2012	200.00
EF066331	10152	AUST SERVICES UNION PAYROLL DEDUCTIONS	5/09/2012	3,116.86

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EF066332	10305	CHILD SUPPORT AGENCY PAYROLL DEDUCTIONS	5/09/2012	4,226.54
EF066333	10733	HOSPITAL BENEFIT FUND PAYROLL DEDUCTIONS	5/09/2012	2,082.05
EF066334	11001	MUNICIPAL EMPLOYEES UNION PAYROLL DEDUCTIONS	5/09/2012	931.20
EF066335	11856	WA LOCAL GOVERNMENT SUPER PLAN PAYROLL DEDUCTIONS	5/09/2012	304,204.89
EF066336	11857	CHAMPAGNE SOCIAL CLUB PAYROLL DEDUCTIONS	5/09/2012	1,169.20
EF066337	11859	STAFF SOCIAL CLUB PAYROLL DEDUCTIONS	5/09/2012	57.20
EF066338	11860	455 CLUB PAYROLL DEDUCTIONS	5/09/2012	52.00
EF066339	18005	COLONIAL FIRST STATE PAYROLL DEDUCTIONS	5/09/2012	342.36
EF066340	18247	ELLIOTT SUPERANNUATION FUND PAYROLL DEDUCTIONS	5/09/2012	257.44
EF066341	18432	HESTA SUPER FUND PAYROLL DEDUCTIONS	5/09/2012	2,177.09
EF066342	18718	HEALTH SUPER FUND PAYROLL DEDUCTIONS	5/09/2012	923.88
EF066343	18719	COLONIAL FIRST STATE - DAVID GIBSON PAYROLL DEDUCTIONS	5/09/2012	189.98
EF066344	18795	SUPERWRAP PAYROLL DEDUCTIONS	5/09/2012	390.52
EF066345	19010	SUMMIT PERSONAL SUPER PLAN PAYROLL DEDUCTIONS	5/09/2012	353.71
EF066346	19193	REST SUPERANNUATION PAYROLL DEDUCTIONS	5/09/2012	35.28
EF066347	19343	WATSON SUPERANNUATION FUND PAYROLL DEDUCTIONS	5/09/2012	418.97
EF066348	19726	HEALTH INSURANCE FUND OF WA PAYROLL DEDUCTIONS	5/09/2012	2,973.32
EF066349	19727	MTAA SUPER FUND PAYROLL DEDUCTIONS	5/09/2012	166.95
EF066350	19997	AUSTRALIANSUPER PAYROLL DEDUCTIONS	5/09/2012	10,832.69
EF066351	20056	CBUS PAYROLL DEDUCTIONS	5/09/2012	786.29
EF066352	20217	DOWNING SUPERANNUATION FUND PAYROLL DEDUCTIONS	5/09/2012	2,835.63
EF066353	20300	CATHOLIC SUPER & RETIREMENT FUND PAYROLL DEDUCTIONS	5/09/2012	597.95
EF066354	20337	THE LLOYDS SUPERANNUATION FUND PAYROLL DEDUCTIONS	5/09/2012	2,576.85
EF066355	21365	ING LIFE - ONEANSWER PERSONAL SUPER PAYROLL DEDUCTIONS	5/09/2012	98.01
EF066356	21526	TASPLAN SUPER PAYROLL DEDUCTIONS	5/09/2012	96.17
EF066357	21921	MAURICIO FAMILY SELF MANAGED SUPER FUND PAYROLL DEDUCTIONS	5/09/2012	1,664.16
EF066358	21996	ANZ ONEANSWER PERSONAL SUPER PAYROLL DEDUCTIONS	5/09/2012	353.85

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EF066359	22067	<b>STEPHENS SUPERANNUATION FUND</b> PAYROLL DEDUCTIONS	5/09/2012	671.30
EF066360	22901	<b>FONTANA SUPER PLAN</b> PAYROLL DEDUCTIONS	5/09/2012	589.24
EF066361	23552	<b>AGEST SUPER</b> PAYROLL DEDUCTIONS	5/09/2012	217.14
EF066362	23695	<b>NETWEALTH INVESTMENT &amp; SUPERANNUATION</b> PAYROLL DEDUCTIONS	5/09/2012	1,001.86
EF066363	23993	<b>ONEPATH LIFE LIMITED</b> PAYROLL DEDUCTIONS	5/09/2012	424.36
EF066364	11794	<b>SYNERGY</b> ELECTRICITY USAGE/SUPPLIES	6/09/2012	605,865.92
EF066365	12025	<b>TELSTRA CORPORATION</b> COMMUNICATIONS SERVICES	6/09/2012	69,856.27
EF066366	10118	<b>AUSTRALIA POST</b> POSTAGE CHARGES	17/09/2012	7,774.00
EF066367	10154	<b>AUST TAXATION DEPT</b> PAYROLL DEDUCTIONS	17/09/2012	211,756.00
EF066368	10409	<b>COOLBELLUP SPORTING ASSOC INC</b> SECURITY GROUND FEES REIMBURSEMENTS	17/09/2012	1,855.47
EF066369	10788	<b>JANDAKOT VOLUNTEER BUSH FIRE BRIGADE</b> EXPENSE REIMBURSEMENTS	17/09/2012	2,713.52
EF066370	10888	<b>LJ CATERERS</b> CATERING SERVICES	17/09/2012	3,328.50
EF066371	10944	<b>MCLEODS</b> LEGAL SERVICES	17/09/2012	3,543.54
EF066372	12540	<b>COCKBURN CRICKET CLUB</b> SPORTING EQUIPMENT GRANT	17/09/2012	1,000.00
EF066373	12541	<b>COCKBURN JUNIOR CRICKET CLUB</b> SPORTING EQUIPMENT GRANT	17/09/2012	1,000.00
EF066374	18553	<b>SELECTUS PTY LTD</b> PAYROLL DEDUCTIONS	17/09/2012	6,988.53
EF066375	21933	<b>SPIRAL WORKS PRODUCTIONS</b> MULTIMEDIA SERVICES	17/09/2012	810.00
EF066376	22572	<b>IRONBARK ENVIRONMENTAL &amp; SUSTAINABLE DEVELOPMENT</b> CONSULTING SERVICES - ENVIRONMENTAL	17/09/2012	2,761.00
EF066377	22805	<b>COVS PARTS PTY LTD</b> MOTOR PARTS	17/09/2012	1,074.94
EF066378	23338	<b>STEVE PORTELLI</b> MILEAGE CLAIM REIMBURSEMENT	17/09/2012	649.25
EF066379	24190	<b>ALLYSON KUNDID</b> VEHICLE DAMAGE REIMBURSEMENT	17/09/2012	830.50
EF066380	24194	<b>TERRY GREEN</b> EXPENSES REIMBURSEMENT	17/09/2012	65.00
EF066381	10102	<b>ATWELL PRIMARY SCHOOL</b> COMMUNITY GRANT	21/09/2012	462.00
EF066382	10154	<b>AUST TAXATION DEPT</b> PAYROLL DEDUCTIONS	21/09/2012	57,930.00
EF066383	10176	<b>BEEILIAR PRIMARY SCHOOL</b> COMMUNITY/SUSTAINABILITY GRANT	21/09/2012	50.00
EF066384	10349	<b>COCKBURN BASKETBALL ASSOC INC</b> ELECTRICITY REIMBURSEMENTS	21/09/2012	6,950.26
EF066385	10405	<b>COOLBELLUP COMMUNITY ASSOCIATION</b> COUNCIL CONTRIBUTION - NEWSLETTER	21/09/2012	578.30

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EF066386	10590	<b>FIRE &amp; EMERGENCY SERVICES AUTH OF WA</b> COST SHARING - COMMUNITY FIRE MANAGER	21/09/2012	3,021,323.40
EF066387	10694	<b>HAMILTON SENIOR HIGH SCHOOL</b> CULTURAL / SUSTAINABILITY GRANT	21/09/2012	200.00
EF066388	10788	<b>JANDAKOT VOLUNTEER BUSH FIRE BRIGADE</b> EXPENSE REIMBURSEMENTS	21/09/2012	58.08
EF066389	10944	<b>MCLEODS</b> LEGAL SERVICES	21/09/2012	5,446.56
EF066390	11030	<b>NEWTON PRIMARY SCHOOL</b> SUSTAINABILITY GRANT	21/09/2012	100.00
EF066391	11144	<b>PHOENIX PRIMARY SCHOOL</b> SCHOOL GRADUATION AWARDS 2012	21/09/2012	100.00
EF066392	11399	<b>SOUTH COOGEE VOLUNTEER BUSHFIRE BRIGADE</b> EXPENSE REIMBURSEMENTS	21/09/2012	360.00
EF066393	11408	<b>SOUTH LAKE PRIMARY SCHOOL</b> COMMUNITY/SUSTAINABILITY GRANT	21/09/2012	100.00
EF066394	11436	<b>SOUTHWELL PRIMARY SCHOOL</b> SCHOOL GRADUATION AWARDS 2012	21/09/2012	100.00
EF066395	11481	<b>ST JEROME'S PRIMARY SCHOOL</b> SCHOOL GRADUATION AWARDS 2012	21/09/2012	50.00
EF066396	12565	<b>SOUTHERN METRO REGIONAL COUNCIL -LOANS</b> LOAN REPAYMENT	21/09/2012	337,505.40
EF066397	12656	<b>COOGEE BEACH SURF LIFESAVING CLUB INC</b> POOR GROVE SLSC DEVELOPMENT COSTS	21/09/2012	12,186.78
EF066398	13690	<b>PORT COMMUNITY HIGH SCHOOL</b> DONATION	21/09/2012	200.00
EF066399	13910	<b>ATO - DEPUTY COMMISSIONER OF TAXATION</b> FBT RETURN	21/09/2012	127,589.00
EF066400	15455	<b>PHOENIX PARK LITTLE ATHLETICS CLUB</b> SPORTS FEES	21/09/2012	1,000.00
EF066401	17213	<b>COCKBURN CITY SOCCER CLUB INC</b> SPORT EQUIPMENT GRANT	21/09/2012	1,000.00
EF066402	17806	<b>COOLBELLUP LEARNING CENTRE</b> SCHOOL GRADUATION AWARDS 2012	21/09/2012	50.00
EF066403	17807	<b>DIVINE MERCY COLLEGE</b> COUNCIL CONTRIBUTION	21/09/2012	100.00
EF066404	21143	<b>ATWELL COLLEGE</b> COMMUNITY GRANT	21/09/2012	100.00
EF066405	21144	<b>LAKELAND SENIOR HIGH SCHOOL</b> SCHOOL GRADUATION AWARDS 2012	21/09/2012	200.00
EF066406	21375	<b>MELISSA HARRISON</b> REFUND - YOUTH GROUP FEES	21/09/2012	72.00
EF066407	22487	<b>AMANDA SYMONS</b> EXPENSES REIMBURSEMENT	21/09/2012	119.45
EF066408	22701	<b>AUBIN GROVE PRIMARY SCHOOL P &amp; C</b> SCHOOL GRADUATION AWARDS 2012	21/09/2012	100.00
EF066409	22803	<b>TRANEN PTY LTD</b> PAYMENT RELEASED FROM FUNDS IN TRUST	21/09/2012	55,621.51
EF066410	23961	<b>SANDRA SWANN</b> STUDY FEES REIMBURSEMENT	21/09/2012	530.80
EF066411	24004	<b>ANTHONY BEEDHAM</b> RATES REFUND	21/09/2012	54.83
EF066412	24019	<b>J. E. BOOKER</b> RATES REFUND	21/09/2012	268.61



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EF066413	24194	<b>TERRY GREEN</b> EXPENSES REIMBURSEMENT	21/09/2012	1,962.95
EF066414	24200	<b>BEYOND BLUE LIMITED</b> CHARITY FUNDRAISER	21/09/2012	2,174.40
EF066415	24201	<b>ROSALIND ADEY</b> REPAIR REIMBURSEMENT	21/09/2012	195.00
EF066416	24202	<b>AUSTRALIAN SPORTS COMMISSION</b> RESIDUAL FUNDS	21/09/2012	776.20
EF066417	24203	<b>TERESITA BEEDHAM</b> RATES REFUND	21/09/2012	54.84
EF066418	24204	<b>KAREN BILLINGHAM</b> REFUND - YOUTH GROUP FEES	21/09/2012	60.00
EF066419	24246	<b>BEST FLIGHTS PTY LTD</b> AIR TRAVEL SERVICES - INTERNATIONAL	25/09/2012	28,892.00
EF066420	10032	<b>ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD</b> CONTROLLERS AND SIGNS	28/09/2012	6,116.83
EF066421	10058	<b>ALSCO PTY LTD</b> HYGIENE SERVICES/SUPPLIES	28/09/2012	691.97
EF066422	10084	<b>ARRB GROUP</b> ROAD MANAGEMENT	28/09/2012	1,358.50
EF066423	10086	<b>ARTEIL WA PTY LTD</b> ERGONOMIC CHAIRS	28/09/2012	929.50
EF066424	10091	<b>ASLAB PTY LTD</b> ASPHALTING SERVICES/SUPPLIES	28/09/2012	3,986.17
EF066425	10110	<b>AUSRECORD</b> STATIONERY SUPPLIES	28/09/2012	64.05
EF066426	10135	<b>ENVIRONMENTAL HEALTH AUSTRALIA</b> TRAINING SERVICES - HEALTH	28/09/2012	125.00
EF066427	10160	<b>DORMA AUTOMATICS</b> AUTOMATIC DOOR SERVICES	28/09/2012	5,929.00
EF066428	10207	<b>BOC GASES</b> GAS SUPPLIES	28/09/2012	1,938.80
EF066429	10220	<b>BOYA EQUIPMENT</b> EQUIPMENT SUPPLIES	28/09/2012	331.65
EF066430	10221	<b>BP AUSTRALIA LIMITED</b> DIESEL/PETROL SUPPLIES	28/09/2012	11,226.13
EF066431	10226	<b>BRIDGESTONE AUSTRALIA LTD</b> TYRE SERVICES	28/09/2012	20,634.67
EF066432	10231	<b>BROOKS HIRE</b> HIRE SERVICES - EQUIPMENT	28/09/2012	1,756.70
EF066433	10236	<b>BG &amp; E PTY LTD</b> CONSULTANCY SERVICES	28/09/2012	6,190.25
EF066434	10239	<b>BUDGET RENT A CAR - PERTH</b> MOTOR VEHICLE HIRE	28/09/2012	855.45
EF066435	10246	<b>BUNNINGS BUILDING SUPPLIES PTY LTD</b> HARDWARE SUPPLIES	28/09/2012	931.63
EF066436	10247	<b>BUNZL AUSTRALIA LTD</b> PAPER/PLASTIC/CLEANING SUPPLIES	28/09/2012	1,274.06
EF066437	10255	<b>CABCHARGE AUSTRALIA PTY LTD</b> CABCHARGES	28/09/2012	249.57
EF066438	10256	<b>CABLE LOCATES &amp; CONSULTING</b> LOCATING SERVICES	28/09/2012	723.80
EF066439	10348	<b>COCA COLA AMATIL</b> SOFT DRINK SUPPLIES	28/09/2012	3,903.16

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EF066440	10349	COCKBURN BASKETBALL ASSOC INC ELECTRICITY REIMBURSEMENTS	28/09/2012	905.45
EF066441	10353	COCKBURN CEMENT LTD RATES REFUND	28/09/2012	331.41
EF066442	10358	COCKBURN LIQUOR CENTRE LIQUOR SUPPLIES	28/09/2012	278.73
EF066443	10359	COCKBURN PAINTING SERVICE PAINTING SUPPLIES/SERVICES	28/09/2012	7,513.00
EF066444	10371	COLIN LOCKLEY TRANSPORT SERVICES	28/09/2012	4,290.00
EF066445	10384	COMMUNICATIONS AUSTRALIA PTY LTD COMMUNICATION SERVICES	28/09/2012	9,592.00
EF066446	10386	COMMUNITY NEWSPAPER GROUP ADVERTISING SERVICES	28/09/2012	2,296.14
EF066447	10394	CD'S CONFECTIONERY WHOLESALERS CONFECTIONERY	28/09/2012	817.55
EF066448	10422	REITSEMA PACKAGING ROAD LITTER BAGS	28/09/2012	718.41
EF066449	10483	LANDGATE MAPPING/LAND TITLE SEARCHES	28/09/2012	11,386.21
EF066450	10486	DEPARTMENT FOR PLANNING AND INFRASTRUCTURE SEARCH FEES & LICENCES	28/09/2012	34.95
EF066451	10498	DIGITAL MAPPING SOLUTIONS COMPUTER SOFTWARE	28/09/2012	13,376.00
EF066452	10501	DIRECT NATIONAL BUSINESS MACHINES OFFICE EQUIPMENT/MACHINES	28/09/2012	537.90
EF066453	10522	DYMOCKS HAY ST BOOKS	28/09/2012	987.36
EF066454	10526	E & MJ ROSHER PTY LTD MOWER PARTS	28/09/2012	374.40
EF066455	10535	ECOSYSTEM MANAGEMENT SERVICES PLANTS	28/09/2012	30,122.24
EF066456	10557	ENVAR SERVICE PTY LTD PREVENTATIVE MAINTENANCE SERVICES	28/09/2012	5,591.67
EF066457	10580	FC COURIERS COURIER SERVICES	28/09/2012	1,849.35
EF066458	10597	FLEXI STAFF PTY LTD EMPLOYMENT SERVICES	28/09/2012	155,357.49
EF066459	10601	ISS HYGIENE SERVICES HYGIENE SERVICES	28/09/2012	275.41
EF066460	10609	FORESTVALE TREES P/L PLANTS - TREES/SHRUBS	28/09/2012	5,522.00
EF066461	10636	FUJI XEROX AUSTRALIA PTY LTD PHOTOCOPY CHARGES	28/09/2012	23,909.94
EF066462	10641	GALVINS PLUMBING PLUS PLUMBING SERVICES	28/09/2012	3,436.81
EF066463	10655	GHD PTY LTD CONSULTANCY SERVICES	28/09/2012	9,707.50
EF066464	10666	GOLDNET SECURITY SECURITY SERVICES/PRODUCTS	28/09/2012	100.00
EF066465	10668	GOODCHILD ENTERPRISES BATTERY SUPPLIES	28/09/2012	227.70
EF066466	10679	GRASSTREES AUSTRALIA PLANTS & PLANTING SERVICES	28/09/2012	145,310.00

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EF066467	10683	<b>GRONBEK SECURITY</b> LOCKSMITH SERVICES	28/09/2012	4,553.48
EF066468	10691	<b>KELLOG BROWN &amp; ROOT PTY LTD</b> CONSULTANCY SERVICES	28/09/2012	1,644.50
EF066469	10692	<b>AECOM AUSTRALIA PTY LTD</b> CONSULTANCY SERVICES	28/09/2012	9,350.00
EF066470	10697	<b>HARDWARE DISTRIBUTORS WA</b> HARDWARE SUPPLIES	28/09/2012	650.29
EF066471	10708	<b>HEAVY AUTOMATICS PTY LTD</b> EQUIPMENT MAINTENANCE SERVICES	28/09/2012	371.25
EF066472	10709	<b>HECS FIRE</b> FIRE SYSTEM MAINTENANCE	28/09/2012	837.10
EF066473	10711	<b>HERALD PUBLISHING COMPANY PTY LTD</b> ADVERTISING SERVICES	28/09/2012	457.60
EF066474	10726	<b>HOLTON CONNOR ARCHITECTS &amp; PLANNERS</b> ARCHITECTURAL SERVICES	28/09/2012	6,600.00
EF066475	10737	<b>RAIN SCAPE WATERWISE SOLUTIONS</b> RETICULATION/IRRIGATION SUPPLIES	28/09/2012	98.52
EF066476	10739	<b>HYDRAMET PTY LTD</b> POOL PARTS/EQUIPMENT	28/09/2012	146.30
EF066477	10741	<b>HYDROJET</b> GRAFFITI REMOVAL SERVICES/PRODUCTS	28/09/2012	2,975.50
EF066478	10743	<b>ICON-SEPTECH PTY LTD</b> DRAINAGE PRODUCTS	28/09/2012	22,708.45
EF066479	10768	<b>INST OF PUBLIC WORKS ENG AUST - WA</b> MEMBERSHIP FEES	28/09/2012	1,320.00
EF066480	10771	<b>INTERLEC PTY LTD</b> ELECTRICAL SERVICES	28/09/2012	48,728.26
EF066481	10774	<b>IT VISION</b> ANNUAL SOFTWARE SUPPORT FEE	28/09/2012	6,424.00
EF066482	10779	<b>J F COVICH &amp; CO PTY LTD</b> ELECTRICAL SERVICES	28/09/2012	34,931.98
EF066483	10781	<b>JANDAKOT EARTHMOVING &amp; RURAL CONTRACTORS</b> FIREBREAK CONSTRUCTION	28/09/2012	528.00
EF066484	10787	<b>JANDAKOT ACCIDENT REPAIR CENTRE</b> PANEL BEATING SERVICES	28/09/2012	2,568.16
EF066485	10792	<b>JASOL AUSTRALIA</b> CLEANING PRODUCTS	28/09/2012	218.61
EF066486	10794	<b>JASON SIGNMAKERS</b> SIGNS	28/09/2012	2,786.58
EF066487	10803	<b>GECKO CONTRACTING TURF &amp; LANDSCAPE MTNCE</b> MOWING/LANDSCAPING SERVICES	28/09/2012	54,480.20
EF066488	10814	<b>JR &amp; A HERSEY PTY LTD</b> SAFETY CLOTHING SUPPLIES	28/09/2012	2,141.70
EF066489	10824	<b>KCI INDUSTRIES PTY LTD</b> REPAIRS/MAINTENANCE SERVICES	28/09/2012	374.10
EF066490	10836	<b>KERB DOCTOR</b> SUPPLY & LAY KERBING	28/09/2012	6,075.30
EF066491	10862	<b>LAKESIDE MOWERS AND MOTORCYCLES</b> REPAIRS/MAINTENANCE SERVICES	28/09/2012	800.00
EF066492	10879	<b>LES MILLS AEROBICS</b> INSTRUCTION/TRAINING SERVICES	28/09/2012	1,034.26
EF066493	10892	<b>LOCAL GOVT MANAGERS AUSTRALIA</b> SUBSCRIPTION	28/09/2012	1,680.00

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EF066494	10897	<b>LOCK JOINT AUSTRALIA</b> ROAD CONSTRUCTION MATERIALS	28/09/2012	2,618.00
EF066495	10903	<b>LOVEGROVE TURF SERVICES PTY LTD</b> TURF MAINTENANCE SERVICES	28/09/2012	4,970.00
EF066496	10913	<b>MACDONALD JOHNSTON ENGINEERING CORP</b> REPAIR SERVICES	28/09/2012	2,561.47
EF066497	10923	<b>MAJOR MOTORS PTY LTD</b> REPAIRS/MAINTENANCE SERVICES	28/09/2012	238.35
EF066498	10938	<b>MAXWELL ROBINSON &amp; PHELPS</b> PEST & WEED MANAGEMENT	28/09/2012	34,102.52
EF066499	10939	<b>LINFOX ARMAGUARD</b> BANKING SECURITY SERVICES	28/09/2012	1,762.49
EF066500	10942	<b>MCGEES PROPERTY</b> PROPERTY CONSULTANCY SERVICES	28/09/2012	6,050.00
EF066501	10944	<b>MCLEODS</b> LEGAL SERVICES	28/09/2012	19,763.29
EF066502	10946	<b>MEDIA ON MARS</b> GRAPHIC DESIGN SERVICES	28/09/2012	2,480.20
EF066503	10950	<b>MELVILLE MITSUBISHI</b> MOTOR VEHICLES & PARTS	28/09/2012	613.07
EF066504	10959	<b>AUSTRAL BRICK</b> BRICK PALLETS	28/09/2012	4,004.00
EF066505	10960	<b>METRO FILTERS</b> FILTER SUPPLIES	28/09/2012	375.00
EF066506	10968	<b>MINIQUIP</b> HIRING SERVICES	28/09/2012	792.55
EF066507	10972	<b>MIRACLE RECREATION EQUIPMENT</b> PLAYGROUND/PARK EQUIPMENT	28/09/2012	2,084.50
EF066508	10981	<b>MOBILE MASTERS</b> COMMUNICATIONS EQUIPMENT/SERVICES	28/09/2012	1,735.27
EF066509	10997	<b>WILSON PARKING AUSTRALIA</b> SECURITY SERVICES	28/09/2012	149,022.03
EF066510	11002	<b>LGIS LIABILITY</b> INSURANCE PREMIUMS	28/09/2012	1,000.00
EF066511	11003	<b>LGIS WORKCARE</b> INSURANCE PREMIUMS	28/09/2012	79.20
EF066512	11026	<b>NESTLE FOOD SERVICES</b> CATERING SUPPLIES	28/09/2012	791.20
EF066513	11028	<b>NEVERFAIL SPRINGWATER LIMITED</b> BOTTLED WATER SUPPLIES	28/09/2012	1,107.75
EF066514	11036	<b>NORTH LAKE ELECTRICAL</b> ELECTRICAL SERVICES	28/09/2012	18,498.41
EF066515	11070	<b>OTIS ELEVATOR COMPANY</b> ELEVATOR REPAIRS/MAINTENANCE	28/09/2012	1,750.29
EF066516	11077	<b>P &amp; G BODY BUILDERS PTY LTD</b> PLANT BODY BUILDING SERVICES	28/09/2012	418.00
EF066517	11105	<b>PEERLESS JAL PTY LTD</b> CLEANING SUPPLIES/EQUIPMENT	28/09/2012	158.00
EF066518	11136	<b>DONEGAN ENTERPRISES</b> FENCING REPAIRS/MAINTENANCE	28/09/2012	18,755.00
EF066519	11182	<b>PREMIUM BRAKE &amp; CLUTCH SERVICE</b> BRAKE SERVICES	28/09/2012	6,699.88
EF066520	11208	<b>QUICK CORPORATE AUSTRALIA PTY LTD</b> STATIONERY/CONSUMABLES	28/09/2012	4,694.55

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EF066521	11210	<b>SOUNDPACK SOLUTIONS</b> AUDIO SUPPLIES/SERVICES	28/09/2012	806.85
EF066522	11214	<b>RAECO INTERNATIONAL PTY LTD</b> STATIONERY SUPPLIES	28/09/2012	1,902.05
EF066523	11235	<b>REINFORCED CONCRETE PIPES PTY LTD</b> CONCRETE PIPE SUPPLIES	28/09/2012	12,450.12
EF066524	11240	<b>PINK HYGIENE SOLUTIONS</b> SANITARY SERVICES	28/09/2012	457.39
EF066525	11257	<b>RNR CONTRACTING PTY LTD</b> SUPPLY & DELIVER EMULSION	28/09/2012	1,122.00
EF066526	11284	<b>ROYAL LIFE SAVING SOCIETY AUSTRALIA</b> TRAINING SERVICES	28/09/2012	1,205.50
EF066527	11294	<b>SAFEMAN (WA) PTY LTD</b> PROTECTIVE CLOTHING/EQUIPMENT	28/09/2012	701.88
EF066528	11307	<b>SATELLITE SECURITY SERVICES PTY LTD</b> SECURITY SERVICES	28/09/2012	18,350.02
EF066529	11308	<b>SBA SUPPLIES</b> HARDWARE SUPPLIES	28/09/2012	7,413.54
EF066530	11337	<b>SHERIDANS FOR BADGES</b> NAME BADGES & ENGRAVING	28/09/2012	400.00
EF066531	11361	<b>SIGMA CHEMICALS PTY LTD</b> CHEMICAL SUPPLIES	28/09/2012	8,185.09
EF066532	11380	<b>SNAP PRINTING FREMANTLE</b> PRINTING SERVICES	28/09/2012	1,025.85
EF066533	11387	<b>BIBRA LAKE SOILS</b> SOIL & LIMESTONE SUPPLIES	28/09/2012	150.00
EF066534	11425	<b>SOUTHERN METROPOLITAN REGIONAL COUNCIL</b> WASTE DISPOSAL GATE FEES	28/09/2012	604,227.88
EF066535	11453	<b>SPEARWOOD NEWSROUND</b> NEWSPAPER SUPPLIES	28/09/2012	1,408.21
EF066536	11459	<b>SPEARWOOD VETERINARY HOSPITAL</b> VETERINARY SERVICES	28/09/2012	2,100.00
EF066537	11469	<b>SPORTS TURF TECHNOLOGY</b> TURF CONSULTANCY SERVICES	28/09/2012	1,716.00
EF066538	11470	<b>SPORTSWORLD OF WA</b> SPORT SUPPLIES	28/09/2012	686.40
EF066539	11482	<b>ST JOHN AMBULANCE AUSTRALIA</b> FIRST AID TRAINING & SUPPLIES	28/09/2012	356.00
EF066540	11493	<b>SAI GLOBAL LTD</b> PUBLICATIONS - STANDARDS	28/09/2012	3,226.91
EF066541	11496	<b>STANLEE WA LTD</b> CATERING EQUIPMENT/SUPPLIES	28/09/2012	207.90
EF066542	11505	<b>STATE LIBRARY OF WESTERN AUSTRALIA</b> BOOK SUPPLIES	28/09/2012	2,743.40
EF066543	11511	<b>STATEWIDE BEARINGS</b> BEARING SUPPLIES	28/09/2012	261.68
EF066544	11512	<b>STATEWIDE CLEANING SUPPLIES PTY LTD</b> CLEANING SUPPLIES/SERVICE	28/09/2012	110.42
EF066545	11525	<b>STRACHAN RA &amp; TD</b> PLUMBING SERVICES	28/09/2012	11,451.00
EF066546	11546	<b>T FAULKNER &amp; CO</b> INSTALLATIONS/SUPPLY OF HAND RAILS	28/09/2012	8,756.00
EF066547	11557	<b>TECHNOLOGY ONE LTD</b> IT CONSULTANCY SERVICES	28/09/2012	18,513.00



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EF066548	11611	<b>THRIFTY CAR RENTAL</b> RENTAL SERVICES - MOTOR VEHICLES	28/09/2012	5,068.59
EF066549	11625	<b>TOTAL EDEN PTY LTD</b> RETICULATION SUPPLIES	28/09/2012	6,942.93
EF066550	11642	<b>TRAILER PARTS PTY LTD</b> TRAILER PARTS	28/09/2012	953.57
EF066551	11651	<b>TREE WATERING SERVICES</b> TREE WATERING SERVICES	28/09/2012	1,441.00
EF066552	11652	<b>TRENCHBUSTERS</b> HIRING SERVICES	28/09/2012	7,374.95
EF066553	11657	<b>TRUCKLINE PARTS CENTRES</b> AUTOMOTIVE SPARE PARTS	28/09/2012	2,777.87
EF066554	11667	<b>TURFMASTER FACILITY MANAGEMENT</b> TURFING SERVICES	28/09/2012	21,239.75
EF066555	11669	<b>TYCO SERVICES</b> FIRE ALARM SYSTEM REPAIRS	28/09/2012	685.36
EF066556	11684	<b>UNIVERSITY OF WESTERN AUSTRALIA</b> EDUCATIONAL/RESEARCH SERVICES	28/09/2012	5,500.00
EF066557	11697	<b>VAT MAN-FAT FILTERING SYSTEMS</b> FILTER CLEANING SERVICES	28/09/2012	386.00
EF066558	11699	<b>VERNON DESIGN GROUP</b> ARCHITECTURAL SERVICES	28/09/2012	2,223.37
EF066559	11708	<b>VITAL PACKAGING PTY LTD</b> PACKAGING SUPPLIES	28/09/2012	3,817.00
EF066560	11715	<b>WA BLUEMETAL</b> ROADBASE SUPPLIES	28/09/2012	4,856.73
EF066561	11722	<b>WA HINO SALES &amp; SERVICE</b> REPAIRS/MAINTENANCE SERVICES	28/09/2012	9,794.64
EF066562	11738	<b>WA RANGERS ASSOCIATION INC</b> CONFERENCES/SEMINARS	28/09/2012	1,040.00
EF066563	11742	<b>WACKER NEUSON PTY LTD</b> HARDWARE/EQUIPMENT SUPPLIES	28/09/2012	1,690.15
EF066564	11773	<b>WESFARMERS LANDMARK LIMITED</b> CHEMICAL SUPPLIES	28/09/2012	2,734.46
EF066565	11787	<b>DEPT OF TRANSPORT (WA GOVT)</b> WA GOVT DEPARTMENT	28/09/2012	238.70
EF066566	11789	<b>WALGA</b> ADVERTISING/TRAINING SERVICES	28/09/2012	102,373.34
EF066567	11793	<b>WESTERN IRRIGATION PTY LTD</b> IRRIGATION SERVICES/SUPPLIES	28/09/2012	11,730.24
EF066568	11795	<b>WESTERN POWER</b> ELECTRICAL SERVICES	28/09/2012	1,500.00
EF066569	11806	<b>WESTRAC PTY LTD</b> REPAIRS/MTNCE - EARTHMOVING EQUIPMENT	28/09/2012	604.67
EF066570	11810	<b>ABAXA PREVIOUSLY WH LOCATIONS</b> LOCATING SERVICES	28/09/2012	2,025.65
EF066571	11813	<b>WHELANS (WA) PTY LTD</b> SURVEYING	28/09/2012	5,005.00
EF066572	11828	<b>WORLDWIDE ONLINE PRINTING - O'CONNOR</b> PRINTING SERVICES	28/09/2012	2,023.12
EF066573	11854	<b>ZIPFORM</b> PRINTING SERVICES	28/09/2012	1,254.70
EF066574	11972	<b>COBEY MAINTENANCE SERVICES</b> TURF MANAGEMENT	28/09/2012	55,666.32

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EF066575	11974	<b>GREENWASTE SERVICES</b> MULCHING/SHREDDING SERVICES	28/09/2012	12,180.30
EF066576	11990	<b>EARTHCARE (AUSTRALIA) P/L</b> LANDSCAPING SERVICES	28/09/2012	1,161.60
EF066577	12007	<b>SHANE MCMASTER SURVEYS</b> SURVEYING SERVICES	28/09/2012	15,950.00
EF066578	12014	<b>TUTT BRYANT EQUIPMENT BT EQUIPMENT PTY LTD T/AS</b> EXCAVATING/EARTHMOVING EQUIPMENT	28/09/2012	1,629.16
EF066579	12018	<b>O'CONNOR LAWMOWER &amp; CHAINSAW CENTRE</b> MOWING EQUIPMENT/PARTS/SERVICES	28/09/2012	684.00
EF066580	12065	<b>ROMERI MOTOR TRIMMERS</b> AUTOMOTIVE UPHOLSTERY SERVICES	28/09/2012	88.00
EF066581	12153	<b>HAYS PERSONNEL SERVICES PTY LTD</b> EMPLOYMENT SERVICES	28/09/2012	24,451.97
EF066582	12415	<b>FACE PAINTING FUN AND GAMES</b> ENTERTAINMENT SERVICES	28/09/2012	380.00
EF066583	12542	<b>SEALIN GARLETT</b> CEREMONIAL SERVICES	28/09/2012	800.00
EF066584	12589	<b>AUSTRALIAN INSTITUTE OF MANAGEMENT</b> TRAINING SERVICES	28/09/2012	2,970.00
EF066585	12656	<b>COOGEE BEACH SURF LIFESAVING CLUB INC</b> POOR GROVE SLSC DEVELOPMENT COSTS	28/09/2012	654,643.83
EF066586	12694	<b>SPECIALISED LIFTING SERVICE</b> LIFTING EQUIPMENT & SERVICES	28/09/2012	564.78
EF066587	12779	<b>WESTERN RESOURCE RECOVERY PTY LTD</b> WASTE DISPOSAL SERVICES	28/09/2012	1,973.18
EF066588	12796	<b>MEDIA MONITORS AUSTRALIA PTY LTD</b> MEDIA MONITORING SERVICES	28/09/2012	1,421.90
EF066589	12820	<b>MONTELEONE FENCING</b> FENCING SERVICES/MAINTENANCE	28/09/2012	16,739.80
EF066590	12849	<b>GIUDICE SURVEYS</b> SURVEYING SERVICES	28/09/2012	4,850.00
EF066591	12882	<b>ALLFLOW INDUSTRIAL</b> WASTE DISPOSAL SERVICES	28/09/2012	185.85
EF066592	12883	<b>CONSERVATION VOLUNTEERS AUSTRALIA</b> ENVIRONMENTAL SERVICES	28/09/2012	660.00
EF066593	12924	<b>AUSTRALIAN RED CROSS</b> DONATION	28/09/2012	124.50
EF066594	12999	<b>SV GLASS</b> GLAZING SERVICES	28/09/2012	8,284.10
EF066595	13111	<b>OCE-AUSTRALIA LIMITED</b> COPIERS/PRINTERS	28/09/2012	359.12
EF066596	13165	<b>SEBEL FURNITURE LTD</b> FURNITURE SUPPLIES	28/09/2012	236.32
EF066597	13373	<b>THE HIRE GUYS</b> HIRING SERVICES	28/09/2012	2,790.00
EF066598	13393	<b>SOUTH WEST GROUP</b> CONTRIBUTIONS	28/09/2012	40,150.00
EF066599	13409	<b>KLEENIT</b> CLEANING SERVICES	28/09/2012	26,322.50
EF066600	13462	<b>ATI-MIRAGE PTY LTD</b> TRAINING SERVICES	28/09/2012	4,180.15
EF066601	13492	<b>CHIVERS MARINE</b> MARINE EQUIPMENT	28/09/2012	238.70

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EF066602	13563	<b>ECOJOBS ENVIRONMENTAL PERSONNEL</b> EMPLOYMENT SERVICES	28/09/2012	9,265.85
EF066603	13582	<b>DBS FENCING</b> FENCING SERVICES	28/09/2012	2,310.00
EF066604	13671	<b>CORPORATE EXPRESS AUSTRALIA LTD</b> OFFICE/STATIONERY SUPPLIES	28/09/2012	2,063.99
EF066605	13693	<b>MAYNE PUBLISHING</b> PUBLISHING SERVICES	28/09/2012	77.00
EF066606	13767	<b>ELLIOTTS IRRIGATION PTY LTD</b> IRRIGATION SERVICES	28/09/2012	205.70
EF066607	13832	<b>INSIGHT CALL CENTRE SERVICES</b> COMMUNICATION SERVICES	28/09/2012	3,531.17
EF066608	13937	<b>HIND'S TRANSPORT SERVICES</b> TRANSPORT SERVICES	28/09/2012	955.30
EF066609	13984	<b>AUSTRALIAN ASPHALT PAVEMENT ASSOCIATION</b> TRAINING SERVICES	28/09/2012	1,364.00
EF066610	14195	<b>PIONEER CREDIT MANAGEMENT SERVICES</b> DEBT COLLECTION SERVICES	28/09/2012	38.83
EF066611	14258	<b>WARP GROUP PTY LTD</b> ROAD CONSTRUCTION MATERIALS	28/09/2012	1,309.22
EF066612	14447	<b>ANDOVER DETAILERS</b> DETAILING SERVICES	28/09/2012	892.00
EF066613	14459	<b>BIDVEST (WA) PTY LTD</b> FOOD/CATERING SUPPLIES	28/09/2012	240.74
EF066614	14615	<b>GEON PRINTING &amp; COMMUNICATIONS</b> PRINTING SERVICES	28/09/2012	5,126.00
EF066615	14686	<b>WATTLE GROVE PLANT FARM</b> PLANT SUPPLY	28/09/2012	2,475.00
EF066616	14908	<b>OAKVALE CAPITAL LIMITED</b> CONSULTANCY SERVICES	28/09/2012	4,274.14
EF066617	15267	<b>CHEMSEARCH</b> CHEMICAL SUPPLIES	28/09/2012	6,703.80
EF066618	15327	<b>LKL CONTRACTING</b> BOBCAT HIRE / LANDSCAPING SERVICES	28/09/2012	19,577.88
EF066619	15337	<b>CHUBB SECURITY SERVICES LTD</b> SECURITY SERVICES	28/09/2012	879.75
EF066620	15393	<b>GREENWAY ENTERPRISES</b> HARDWARE SUPPLIES	28/09/2012	2,167.03
EF066621	15455	<b>PHOENIX PARK LITTLE ATHLETICS CLUB</b> SPORTS FEES	28/09/2012	195.00
EF066622	15462	<b>GREENSLADES &amp; CO P/L</b> PET FOOD SUPPLIES	28/09/2012	89.85
EF066623	15473	<b>BARTLETT, FRED</b> EVENT ASSISTANT	28/09/2012	175.00
EF066624	15507	<b>HART SPORT</b> SPORTING GOODS	28/09/2012	437.90
EF066625	15513	<b>NATIONAL IN HOME CHILD CARE ASSOCIATION</b> MEMBERSHIP	28/09/2012	200.00
EF066626	15515	<b>ANYBODY'S FITNESS</b> WATER AEROBICS	28/09/2012	320.00
EF066627	15541	<b>JANDAKOT NEWS</b> NEWSPAPER SUPPLIERS	28/09/2012	171.96
EF066628	15544	<b>NNT</b> CLOTHING - UNIFORMS	28/09/2012	279.00

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EF066629	15550	<b>APACE AID</b> PLANTS & LANDSCAPING SERVICES	28/09/2012	500.50
EF066630	15574	<b>BEARDS SECURITY DOORS &amp; AWNINGS</b> DOORS/DOOR EQUIPMENT	28/09/2012	200.00
EF066631	15588	<b>NATURAL AREA MANAGEMENT &amp; SERVICES</b> WEED SPRAYING	28/09/2012	81,130.52
EF066632	15625	<b>OPUS INTERNATIONAL CONSULTANTS (PCA) LTD</b> CONSULTANCY SERVICES	28/09/2012	1,595.00
EF066633	15678	<b>A2Z PEST CONTROL</b> PEST CONTROL	28/09/2012	1,518.00
EF066634	15786	<b>AD ENGINEERING INTERNATIONAL PTY LTD</b> SIGNS - ELECTRONIC	28/09/2012	132.00
EF066635	15862	<b>FREMANTLE MILK DISTRIBUTORS</b> MILK DELIVERY	28/09/2012	1,548.65
EF066636	15914	<b>T-QUIP</b> MOWING EQUIPMENT	28/09/2012	225.95
EF066637	16050	<b>SOUTH METROPOLITAN PERSONNEL</b> EMPLOYMENT SERVICES	28/09/2012	107.05
EF066638	16064	<b>CMS ENGINEERING PTY LTD</b> AIRCONDITIONING SERVICES	28/09/2012	7,345.25
EF066639	16107	<b>WREN OIL</b> WASTE DISPOSAL	28/09/2012	36.30
EF066640	16291	<b>WA PROFILING</b> ROAD PROFILING SERVICES	28/09/2012	1,336.50
EF066641	16369	<b>STREET FURNITURE AUSTRALIA</b> OUTDOOR FURNITURE	28/09/2012	12,210.00
EF066642	16396	<b>MAYDAY EARTHMOVING</b> GRADER HIRE	28/09/2012	14,322.00
EF066643	16403	<b>ROBINSON BUILDTECH</b> BUILDING SERVICES - ALTERATIONS	28/09/2012	4,011.70
EF066644	16533	<b>TOTAL PACKAGING</b> PACKAGING	28/09/2012	338.80
EF066645	16568	<b>BIOWISE</b> SOIL SUPPLIES	28/09/2012	3,036.00
EF066646	16572	<b>CUMMINS ENGINE COMPANY</b> MOTOR PARTS	28/09/2012	6,532.35
EF066647	16648	<b>YOUTH AFFAIRS COUNCIL OF WA INC</b> MEMBERSHIP	28/09/2012	350.00
EF066648	16675	<b>FREMANTLE PLUMBING SERVICE PTY LTD</b> PLUMBING SERVICES	28/09/2012	1,006.50
EF066649	16698	<b>TIDY UP RUBBISH BAG SERVICE</b> RUBBISH BAG SERVICE	28/09/2012	278.00
EF066650	16894	<b>TREBLEX INDUSTRIAL PTY LTD</b> CHEMICALS - AUTOMOTIVE	28/09/2012	1,905.20
EF066651	16985	<b>WA PREMIX</b> CONCRETE SUPPLIES	28/09/2012	45,383.14
EF066652	16997	<b>AUS SECURE</b> SECURITY SERVICES/PRODUCTS	28/09/2012	140.00
EF066653	17040	<b>DEPARTMENT OF PREMIER AND CABINET</b> PUBLICATIONS	28/09/2012	628.16
EF066654	17178	<b>THE CLEAN UP COMPANY</b> WASTE DISPOSAL SERVICES	28/09/2012	2,090.00
EF066655	17268	<b>FREMANTLE SOCCER CLUB INC</b> YOUTH ACTIVE PROGRAM REGISTRATION FEES	28/09/2012	1,390.00

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EF066656	17272	<b>SOUTH COOGEE JUNIOR FOOTBALL CLUB</b> REGISTRATION FEES	28/09/2012	425.00
EF066657	17275	<b>MAGIC TOUCH LANDSCAPING</b> LANDSCAPING	28/09/2012	968.00
EF066658	17316	<b>RICHARD L HILL</b> CONSULTANCY SERVICES	28/09/2012	300.00
EF066659	17471	<b>PIRTEK (FREMANTLE) PTY LTD</b> HOSES & FITTINGS	28/09/2012	1,796.11
EF066660	17481	<b>ADS AUTOMATION PTY LTD</b> DOOR/GATE REPAIRS	28/09/2012	566.50
EF066661	17511	<b>CSR GYPROCK</b> GYPROCK SUPPLIES	28/09/2012	680.00
EF066662	17555	<b>ALLEASING PTY LTD</b> LEASE REPAYMENTS	28/09/2012	44,607.39
EF066663	17587	<b>WEST COAST SHADE</b> SHADE STRUCTURES	28/09/2012	3,894.00
EF066664	17912	<b>AEC GROUP LTD</b> CONSULTANT	28/09/2012	32,115.60
EF066665	17942	<b>MRS MAC'S</b> FOOD SUPPLIES	28/09/2012	464.55
EF066666	17992	<b>JANELLE MUNRO</b> DISABILITY CONSULTANCY SERVICES	28/09/2012	1,716.00
EF066667	18084	<b>VIZCOM TECHNOLOGIES PTY LTD</b> AUDIO VISUAL EQUIPMENT	28/09/2012	1,001.00
EF066668	18100	<b>DAVIS LANGDON AUSTRALIA</b> COST MANAGEMENT SERVICES	28/09/2012	9,538.10
EF066669	18122	<b>SIGNMAN</b> SIGNAGE	28/09/2012	1,393.70
EF066670	18128	<b>BESAM AUSTRALIA PTY LTD</b> REPAIRS/MAINTENANCE SERVICES	28/09/2012	2,566.30
EF066671	18135	<b>SUPERYACHT BASE</b> SUBSCRIPTION	28/09/2012	5,775.00
EF066672	18147	<b>AURECON AUSTRALIA PTY LTD</b> CONSULTANCY - CIVIL ENGINEERING	28/09/2012	3,294.50
EF066673	18203	<b>NATSYNC ENVIRONMENTAL</b> PEST CONTROL	28/09/2012	815.00
EF066674	18217	<b>METROPOLITAN OMNIBUS COMPANY</b> BUS HIRE	28/09/2012	440.00
EF066675	18265	<b>FREMANTLE CITY DOCKERS</b> FOOTBALL CLUB	28/09/2012	1,000.00
EF066676	18272	<b>AUSTRACLEAR LIMITED</b> INVESTMENT SERVICES	28/09/2012	72.38
EF066677	18295	<b>FREMANTLE UNITED SOCCER &amp; RECREATIONAL CLUB INC</b> REGISTRATION FEES	28/09/2012	2,000.00
EF066678	18303	<b>BIBRA LAKE JUNIOR FOOTBALL CLUB</b> REGISTRATION FEES	28/09/2012	400.00
EF066679	18389	<b>GAVIN CONSTRUCTION</b> BUILDING CONSTRUCTION SERVICES - VARIOUS PROJECTS	28/09/2012	1,033,288.96
EF066680	18508	<b>JOHN TURNER</b> BRICK LAYING SERVICES	28/09/2012	7,102.50
EF066681	18510	<b>YANGEBUP NETBALL CLUB</b> YOUTH ACTIVE PROGRAM REGISTRATION FEES	28/09/2012	170.00
EF066682	18613	<b>ECO-HIRE</b> EQUIPMENT HIRE	28/09/2012	4,463.25



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EF066683	18614	<b>BOWMAN &amp; ASSOCIATES PTY LTD</b> CONSULTANCY SERVICES - PROJECT MANAGEMENT	28/09/2012	3,960.00
EF066684	18628	<b>UNILEVER AUSTRALIA LTD</b> BEVERAGES	28/09/2012	117.91
EF066685	18639	<b>HAMILTON HILL DELIVERY ROUND</b> NEWSPAPER DELIVERY SERVICE	28/09/2012	41.20
EF066686	18695	<b>MYAREE CRANE HIRE</b> CRANE HIRE	28/09/2012	379.50
EF066687	18764	<b>AFFIRMATIVE PAVING</b> BRICK PAVING SERVICES	28/09/2012	916.80
EF066688	18884	<b>SILICH ENTERPRISES PTY LTD</b> BOLLARDS	28/09/2012	10,553.40
EF066689	18962	<b>SEALANES (1985) P/L</b> CATERING SUPPLIES	28/09/2012	1,880.62
EF066690	19038	<b>DOWSING CONCRETE</b> CONCRETING SERVICES	28/09/2012	86,821.35
EF066691	19107	<b>FOREVER SHINING</b> MONUMENT	28/09/2012	466.14
EF066692	19155	<b>WE LIKE TO PARTY</b> BALLOONS & PARTY SUPPLIES	28/09/2012	374.20
EF066693	19288	<b>ROTARY CLUB OF COCKBURN INC</b> DONATION	28/09/2012	5,000.00
EF066694	19396	<b>ACP EVENTS</b> PARTY EQUIPMENT HIRE	28/09/2012	2,015.00
EF066695	19512	<b>SHAKERZ BAKERZ</b> CATERING	28/09/2012	175.00
EF066696	19533	<b>WOOLWORTHS LTD</b> GROCERIES	28/09/2012	1,763.66
EF066697	19545	<b>GRASSWEST</b> BUILDING & GARDEN MAINTENANCE	28/09/2012	3,937.50
EF066698	19619	<b>SKIPPER TRUCKS</b> TRUCKS	28/09/2012	2,770.78
EF066699	19628	<b>PAPERBARK TECHNOLOGIES</b> ARBORICULTURAL CONSULTANCY SERVICES	28/09/2012	4,270.50
EF066700	19657	<b>BIGMATE MONITORING SERVICES PTY LTD</b> COMPUTER HARDWARE/SOFTWARE	28/09/2012	2,449.70
EF066701	19718	<b>SIFTING SANDS</b> SAND SUPPLIES	28/09/2012	572.88
EF066702	19755	<b>EMBROIDME MYAREE</b> EMBROIDERY	28/09/2012	211.20
EF066703	19795	<b>FREMANTLE RUGBY LEAGUE CLUB INC</b> REGISTRATION FEES	28/09/2012	140.00
EF066704	19821	<b>STRUTTERRE CONSULTING GROUP</b> STRUCTURAL DESIGN CONSULTANCY SERVICES	28/09/2012	1,166.00
EF066705	19847	<b>PFD FOOD SERVICES PTY LTD</b> CATERING SERVICES	28/09/2012	1,888.10
EF066706	19856	<b>WESTERN TREE RECYCLERS</b> SHREDDING SERVICES	28/09/2012	13,420.00
EF066707	19885	<b>SAFEGUARD INDUSTRIES</b> SECURITY SCREENS/DOORS	28/09/2012	740.00
EF066708	19967	<b>FINGER FOOD CATERING</b> CATERING SERVICES	28/09/2012	762.00
EF066709	20000	<b>AUST WEST AUTO ELECTRICAL P/L</b> AUTO ELECTRICAL SERVICES	28/09/2012	5,894.05

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EF066710	20112	<b>PENNANT HOUSE</b> FLAGS AND BANNERS	28/09/2012	3,520.00
EF066711	20135	<b>SCP CONSERVATION</b> MAINTENANCE SERVICES - BUSHLAND	28/09/2012	5,400.00
EF066712	20149	<b>BUS &amp; COACH INTERNATIONAL PTY LTD</b> BUSES	28/09/2012	54.45
EF066713	20247	<b>CHRISTIE PARKSAFE</b> PARKS & RECREATIONAL PRODUCTS	28/09/2012	1,496.00
EF066714	20318	<b>LASERMAN TECHNOLOGIES</b> SURVEYING EQUIPMENT	28/09/2012	522.50
EF066715	20322	<b>PLANTRITE</b> PLANT SUPPLIES	28/09/2012	21,697.50
EF066716	20341	<b>WILHELMINA MARIA HOUWEN</b> GARDENING SERVICES	28/09/2012	1,200.00
EF066717	20539	<b>THE COX GROUP PTY LTD</b> CONCEPT DESIGNING	28/09/2012	10,890.00
EF066718	20549	<b>A1 CARPET, TILE &amp; GROUT CLEANING</b> CLEANING SERVICES - TILES/CARPET	28/09/2012	1,573.00
EF066719	20748	<b>CRANEWORKS AUSTRALASIA</b> HYDRAULIC REPAIR SERVICES	28/09/2012	2,507.67
EF066720	20833	<b>BOOMERS PLUMBING &amp; GAS</b> PLUMBING SERVICES	28/09/2012	379.50
EF066721	20857	<b>DOCKSIDE SIGNS</b> SIGN MAKERS	28/09/2012	489.50
EF066722	20882	<b>BELL-VISTA FRUIT &amp; VEGETABLE</b> FRUIT & VEGETABLE	28/09/2012	809.20
EF066723	20889	<b>MACQUARIE EQUIPMENT FINANCE P/L</b> LEASE FINANCING SERVICES	28/09/2012	41,749.34
EF066724	20890	<b>SUBARU &amp; VW OSBORNE PARK</b> PURCHASE OF NEW VEHICLE - 1DYV034	28/09/2012	35,067.80
EF066725	20924	<b>INDIGO PERSONAL TRAINING</b> PERSONAL TRAINING	28/09/2012	7,030.00
EF066726	20934	<b>GREENLINE AG P/L</b> AGRICULTURAL EQUIPMENT	28/09/2012	341.22
EF066727	20940	<b>ROBERT HALF AUSTRALIA PTY LTD</b> EMPLOYMENT SERVICES	28/09/2012	11,341.70
EF066728	20951	<b>ELECTROFEN PTY LTD</b> FENCING SERVICES	28/09/2012	1,408.78
EF066729	21120	<b>SHOREWATER MARINE PTY LTD</b> MARINE CONSTRUCTION SERVICES	28/09/2012	5,694.94
EF066730	21127	<b>JOANNA AYCKBOURN</b> INSTRUCTION - SINGING	28/09/2012	750.00
EF066731	21180	<b>BLANCOA PTY LTD T/AS PACEWAY MITSUBISHI</b> PURCHASE OF NEW VEHICLE - 1DYO136	28/09/2012	17,846.67
EF066732	21193	<b>SPM CONSULTANTS PTY LTD</b> CONSULTANCY SERVICES	28/09/2012	1,844.37
EF066733	21198	<b>STUDIO KRAZE</b> VIDEO PRODUCTIONS	28/09/2012	215.00
EF066734	21287	<b>T.J.DEPIAZZI &amp; SONS</b> SOIL & MULCH SUPPLIES	28/09/2012	1,084.88
EF066735	21294	<b>CAT HAVEN</b> ANIMAL SERVICES	28/09/2012	165.00
EF066736	21363	<b>TENDERLINK.COM PTY LTD</b> COMPUTER SOFTWARE	28/09/2012	550.00

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EF066737	21371	<b>SANPOINT PTY LTD</b> KERBING SERVICES	28/09/2012	52,150.83
EF066738	21581	<b>COASTAL ZONE MANAGEMENT PTY LTD</b> CONSULTANCY SERVICES	28/09/2012	16,830.00
EF066739	21587	<b>URBAN MODELLING SOLUTIONS</b> TRAFFIC FORECASTING	28/09/2012	38,500.00
EF066740	21594	<b>GREENSENSE PTY LTD</b> CONSULTANCY - CLIMATE	28/09/2012	10,780.00
EF066741	21696	<b>TRANSPACIFIC SUPERIOR PAK PTY LTD</b> SIGNAGE SERVICES	28/09/2012	534.60
EF066742	21748	<b>SUPER A-MART PTY LTD</b> SUPPLY OF FURNITURE	28/09/2012	424.95
EF066743	21796	<b>GREEN LEAF GARDENS</b> LANDSCAPING SERVICES	28/09/2012	2,800.00
EF066744	21873	<b>A BALLOON &amp; PARTY CENTRE - PIPS</b> BALLOONS & PARTY SUPPLIES	28/09/2012	200.30
EF066745	21915	<b>ECOWATER SERVICES PTY LTD</b> MAINTENANCE SERVICES - WASTE SYSTEMS	28/09/2012	75.00
EF066746	21916	<b>DAVIES FIRST NATIONAL REAL ESTATE</b> CONSULTANCY SERVICES - REAL ESTATE	28/09/2012	22,259.21
EF066747	21946	<b>RYAN'S QUALITY MEATS</b> MEAT SUPPLIES	28/09/2012	1,185.51
EF066748	21990	<b>MEDIBANK HEALTH SOLUTIONS PTY LTD</b> MEDICAL SERVICES	28/09/2012	3,252.15
EF066749	22069	<b>POTHOLE MASTERS PTY LTD</b> BITUMEN/ASPHALTING SERVICES	28/09/2012	3,402.00
EF066750	22122	<b>PLATTERS 'R' US</b> CATERING SERVICES	28/09/2012	505.00
EF066751	22126	<b>HAPPY VALLEY RESOURCES P/L MOLTONI</b> WASTE DISPOSAL	28/09/2012	16,698.00
EF066752	22169	<b>GREENSTAR GROUP WA PTY LTD GREENSTAR GROUP WA</b> AIR CONDITIONING SERVICES	28/09/2012	3,283.40
EF066753	22242	<b>ASPHALT SURFACES PTY LTD</b> ASPHALTING SERVICES	28/09/2012	18,428.67
EF066754	22306	<b>Z &amp; A TRANSPORT</b> TRANSPORT SERVICES	28/09/2012	23,034.00
EF066755	22332	<b>MACQUARIE EQUIPMENT RENTALS PTY LTD</b> LEASE RENTAL	28/09/2012	1,659.68
EF066756	22388	<b>CARRINGTON'S TRAFFIC SERVICES</b> TRAFFIC MANAGEMENT SERVICES	28/09/2012	28,128.93
EF066757	22400	<b>FIRE &amp; SAFETY WA PTY LTD</b> FIRE SAFETY EQUIPMENT	28/09/2012	542.74
EF066758	22441	<b>MIKE GILL TENNIS ACADEMY</b> SPORTING ACTIVITIES	28/09/2012	200.00
EF066759	22448	<b>CAKES WEST PTY LTD</b> CATERING	28/09/2012	110.75
EF066760	22481	<b>THE BANK VISUAL INDUSTRIES</b> FILMING & EDITING - AUDIO/VISUAL	28/09/2012	1,155.00
EF066761	22505	<b>LEXAN CORPORATION PTY LTD</b> TYRE RECYCLING	28/09/2012	117.35
EF066762	22553	<b>BROWNES FOOD OPERATIONS</b> CATERING SUPPLIES	28/09/2012	1,403.89
EF066763	22569	<b>KINETIC HEALTH GROUP PTY LTD</b> MEDICAL SERVICES	28/09/2012	754.60

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EF066764	22576	MAYTRONICS AUSTRALIA POOL EQUIPMENT	28/09/2012	25.57
EF066765	22607	ACURE TECHNOLOGY PTY LTD INTERNET ACCESS	28/09/2012	3,762.00
EF066766	22619	KSC TRAINING TRAINING SERVICES	28/09/2012	2,636.00
EF066767	22653	PCYC FREMANTLE SPONSORSHIP	28/09/2012	200.00
EF066768	22681	ABBEY BLINDS PTY LTD BLINDS	28/09/2012	2,307.80
EF066769	22682	BEAVER TREE SERVICES PTY LTD TREE PRUNING SERVICES	28/09/2012	126,775.00
EF066770	22716	PHOENIX LACROSSE CLUB SPONSORSHIP / SPORTS EQUIPMENT GRANT	28/09/2012	200.00
EF066771	22737	CJS LIMESTONE CONTRACTORS PTY LTD LIMESTONE WORKS	28/09/2012	29,524.00
EF066772	22803	TRANEN PTY LTD PAYMENT RELEASED FROM FUNDS IN TRUST	28/09/2012	103,474.40
EF066773	22805	COVS PARTS PTY LTD MOTOR PARTS	28/09/2012	1,754.27
EF066774	22806	AUSTRALIAN FUEL DISTRIBUTORS PTY LTD FUEL SUPPLIES	28/09/2012	144,440.09
EF066775	22848	SOLAR ASPECTS CONSULTANCY SERVICES - ENVIRONMENT	28/09/2012	3,500.00
EF066776	22854	LGISWA INSURANCE POLICIES	28/09/2012	411.95
EF066777	22859	TOP OF THE LADDER GUTTER CLEANING GUTTER CLEANING SERVICES	28/09/2012	1,684.00
EF066778	22911	KASEA SUPERANNUATION FUND WATER TRUCK HIRE	28/09/2012	1,848.00
EF066779	22914	LADY LATTE CATERING SERVICES	28/09/2012	149.00
EF066780	22970	WASHPOD CONSOLIDATED PTY LTD CLEANING - EQUIPMENT	28/09/2012	297.00
EF066781	23038	RAINBOW GYM SPORT - GYMNASTICS	28/09/2012	800.00
EF066782	23213	SPOTLESS FACILITY SERVICES PTY LTD LAUNDRY SERVICES	28/09/2012	360.54
EF066783	23214	OLD BRIDGE CELLARS PLEASE USE 23557 LIQUOR SUPPLIES	28/09/2012	1,006.20
EF066784	23298	THERAPY FOCUS ENTERTAINMENT SERVICES	28/09/2012	200.00
EF066785	23309	FUN IN TRAINING AUSTRALIA PTY LTD FITNESS CLASSES-INSTRUCTIONS	28/09/2012	836.00
EF066786	23341	UNIQUE WASTE MANAGEMENT PLANT HIRE	28/09/2012	1,045.00
EF066787	23348	ZUMBA WITH HONEY FITNESS CLASSES	28/09/2012	836.00
EF066788	23358	ROB PARTINGTON CATERING FOOD SUPPLIES	28/09/2012	182.14
EF066789	23442	PRICEWATERHOUSECOOPERS LEGAL PROFESSIONAL/LEGAL SERVICES	28/09/2012	8,206.00
EF066790	23549	WEST OZ WILDLIFE AMUSEMENT PARK ENTRY FEES	28/09/2012	370.00

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EF066791	23570	<b>A PROUD LANDMARK PTY LTD</b> LANDSCAPE CONTRUCTION SERVICES	28/09/2012	2,392.50
EF066792	23683	<b>ASTRON SOIL &amp; WATER PTY LTD</b> CONSULTANCY-ENVIRONMENTAL	28/09/2012	5,096.58
EF066793	23690	<b>ICS TRAINING GROUP</b> TRAINING/INSTRUCTION SERVICES	28/09/2012	990.00
EF066794	23728	<b>LAUREN ANDERSON CONTRACTING</b> PHYSIOLOGY-EXERCISE	28/09/2012	500.00
EF066795	23764	<b>ARMADALE CHRISTIAN SOCCER CLUB</b> REGISTRATION FEES	28/09/2012	200.00
EF066796	23806	<b>PAVY RESOURCES (AUST) PTY LTD</b> CONSULTANCY - COMPUTER	28/09/2012	16,757.40
EF066797	23814	<b>WANDI HORSE &amp; PONY CLUB INC</b> REGISTRATION FEES-KIDSPORT	28/09/2012	200.00
EF066798	23817	<b>ARUP PTY LTD</b> CONSULTANCY-ENG,PLANNING,DESIGN	28/09/2012	19,026.70
EF066799	23822	<b>URIMAT AUSTRALIA</b> PLUMBING SUPPLIES	28/09/2012	875.60
EF066800	23840	<b>PRIMARY WORKS</b> ART WORKS	28/09/2012	4,500.00
EF066801	23848	<b>GREENBASE PTY LTD</b> ENVIROMENTAL CONSULTANCY	28/09/2012	1,936.00
EF066802	23872	<b>ASB MARKETING PTY LTD</b> PROMOTIONAL PRODUCTS	28/09/2012	839.85
EF066803	23971	<b>FIND WISE LOCATION SERVICES</b> LOCATING SERVICES - UNDERGROUND	28/09/2012	3,146.00
EF066804	23975	<b>EAT DRINK COOK</b> KITCHEN/CROCKERY-CATERING	28/09/2012	1,641.87
EF066805	23978	<b>INTEGRA WATER TREATMENT SOLUTIONS</b> WATER TREATMENT-LANDFILL	28/09/2012	2,235.00
EF066806	24035	<b>NEXT POWER</b> RENEWABLE ENERGY	28/09/2012	5,395.50
EF066807	24038	<b>ASHLEY GROUP PTY LTD</b> CCTV	28/09/2012	15,202.88
EF066808	24040	<b>SKYTUNE INVESTMENTS PTY LTD</b> ROCK BREAKING	28/09/2012	5,850.00
EF066809	24056	<b>KATHERINE DONEGAN</b> EXERCISE PHYSIOLOGY	28/09/2012	1,100.00
EF066810	24126	<b>WA TEMPORARY FENCING SUPPLIES</b> FENCING SERVICES	28/09/2012	495.00
EF066811	24131	<b>GLASSRENU WA</b> GLASS CLEANING	28/09/2012	1,331.00
EF066812	24144	<b>MELVILLE CITY HOCKEY CLUB INC</b> YOUTH ACTIVE PROGRAM REGISTRATION FEES	28/09/2012	200.00
EF066813	24151	<b>WARRENS ULTRA FAST KARTS</b> ENTRY FEES	28/09/2012	1,400.00
EF066814	24152	<b>FUSION COMMUNICATION SERVICES PTY LTD</b> REPAIR SERVICES	28/09/2012	2,180.46
EF066815	24154	<b>UTS SOILTEC PTY LTD</b> GROUND TESTING SERVICES	28/09/2012	396.00
EF066816	24155	<b>DS AGENCIES</b> IRRIGATION SUPPLIES	28/09/2012	1,606.00
EF066817	24157	<b>PERTH FACE PAINTING COMPANY</b> FACE PAINTING SERVICES	28/09/2012	572.00



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EF066818	24171	KARDINYA NETBALL CLUB REGISTRATION FEES	28/09/2012	177.00
EF066819	24175	JS ROADSIDE PRODUCTS PTY LTD GUIDE POSTS	28/09/2012	5,654.00
EF066820	24176	V & C SEMENIUK RESEARCH GROUP CONSULTANCY SERVICES	28/09/2012	11,715.00
EF066821	24180	KARDINYA JUNIOR FOOTBALL CLUB REGISTRATION FEES	28/09/2012	645.00
EF066822	24181	FORRESTDALE JUNIOR FOOTBALL CLUB REGISTRATION FEES	28/09/2012	80.00
EF066823	24188	BUSINESS INSIGHTS AUSTRALIA PTY LTD CONFERENCE ATTENDANCE	28/09/2012	3,283.50
EF066824	24191	ALEX FORD GRAPHIC DESIGN	28/09/2012	480.00
EF066825	24193	AVANTGARDE TECHNOLOGIES PTY LTD CONSULTANCY SERVICES	28/09/2012	8,800.00
EF066826	12403	DW & TM BALAAM RATES REFUND	28/09/2012	355.00
EF066827	14187	COCKBURN COUGARS SOFTBALL CLUB INC REGISTRATION FEES	28/09/2012	200.00
EF066828	16692	WEI TATT CHUAH CROSSOVER CONTRIBUTION	28/09/2012	300.00
EF066829	19922	JOYCE PROPERTY INVESTMENTS RATES REFUND	28/09/2012	1,170.00
EF066830	21610	G I BRAITHWAITE CAT STERILISATION CONTRIBUTION	28/09/2012	50.00
EF066831	22313	FOCAS CAT STERILISATION CONTRIBUTION	28/09/2012	150.00
EF066832	22725	S & M PENDLETON CROSSOVER CONTRIBUTION	28/09/2012	300.00
EF066833	22814	A TOMLINSON CROSSOVER CONTRIBUTION	28/09/2012	300.00
EF066834	23436	RAYMOND C COOLING DOG REGISTRATION REFUND	28/09/2012	25.00
EF066835	23603	AUSTRALIAN CIVIL HAULAGE SOIL/SAND SUPPLIES	28/09/2012	3,861.00
EF066836	23612	ORIX AUSTRALIA CORPORATION LIMITED LEASING SERVICES - FLEET	28/09/2012	6,325.74
EF066837	24208	PAMELA PURSER CROSSOVER CONTRIBUTION	28/09/2012	300.00
EF066838	24209	KIERON CLAUSNITZER CROSSOVER CONTRIBUTION	28/09/2012	300.00
EF066839	24210	TRACEY WHITE CROSSOVER CONTRIBUTION	28/09/2012	600.00
EF066840	24211	BERNADETTE WRIGHT CROSSOVER CONTRIBUTION	28/09/2012	300.00
EF066841	24212	SAMANTHA LING CROSSOVER CONTRIBUTION	28/09/2012	300.00
EF066842	24213	KEVIN ALVES & AMY COELHO CROSSOVER CONTRIBUTION	28/09/2012	300.00
EF066843	24214	LIANNE CLARK CROSSOVER CONTRIBUTION	28/09/2012	300.00
EF066844	24215	ERIN FYNN CROSSOVER CONTRIBUTION	28/09/2012	300.00

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EF066845	24216	JENEAN HUNTLEY CROSSOVER CONTRIBUTION	28/09/2012	300.00
EF066846	24217	ANNA KARTASKI CROSSOVER CONTRIBUTION	28/09/2012	300.00
EF066847	24218	IRIS S. LAPAZ CROSSOVER CONTRIBUTION	28/09/2012	300.00
EF066848	24219	STEPHEN EVANS DOG REGISTRATION REFUND	28/09/2012	6.00
EF066849	24221	JASMINA KARAHODZIC DOG REGISTRATION REFUND	28/09/2012	50.00
EF066850	24222	STEFANIE WEBB DOG REGISTRATION REFUND	28/09/2012	6.00
EF066851	24223	MIRCALLA KOLINAC DOG REGISTRATION REFUND	28/09/2012	12.00
EF066852	24224	REBECCA GRANT DOG REGISTRATION REFUND	28/09/2012	12.00
EF066853	24225	GORAN BJELAN DOG REGISTRATION REFUND	28/09/2012	12.00
EF066854	24226	NATALIE WHINCUP CAT STERILISATION CONTRIBUTION	28/09/2012	100.00
EF066855	24227	DEBBIE UCICH CAT STERILISATION CONTRIBUTION	28/09/2012	100.00
EF066856	24228	JEMMA TURNER CAT STERILISATION CONTRIBUTION	28/09/2012	50.00
EF066857	24229	NATALIE SALKILLD CAT STERILISATION CONTRIBUTION	28/09/2012	50.00
EF066858	24230	SHARON REA CAT STERILISATION CONTRIBUTION	28/09/2012	50.00
EF066859	24231	S. MARSELLA CAT STERILISATION CONTRIBUTION	28/09/2012	50.00
EF066860	24232	ALISON MCALEER CAT STERILISATION CONTRIBUTION	28/09/2012	50.00
EF066861	24233	DENNISE KING CAT STERILISATION CONTRIBUTION	28/09/2012	50.00
EF066862	24234	JOANNE HODGSON CAT STERILISATION CONTRIBUTION	28/09/2012	50.00
EF066863	24235	KYLIE HEARN DEN CAT STERILISATION CONTRIBUTION	28/09/2012	50.00
EF066864	24236	JO FUHRMANN CAT STERILISATION CONTRIBUTION	28/09/2012	50.00
EF066865	24237	LUCY BROWNE CAT STERILISATION CONTRIBUTION	28/09/2012	50.00
EF066866	24238	MAYRA G. CAT STERILISATION CONTRIBUTION	28/09/2012	50.00
EF066867	24239	JODIE HARD CAT STERILISATION CONTRIBUTION	28/09/2012	100.00
EF066868	24247	ROMA & LUKA PAVLOVICH PENSIONER REBATE	28/09/2012	353.74
EF066869	24248	ELENI & DRINKO NIZICH OVERPAYMENT	28/09/2012	989.53
EF066870	24249	MIKE & DEBORAH K GILLESPIE RATES REFUND - OVERPAYMENT	28/09/2012	2,614.16
EF066871	24250	GIAN TROLIO RATES REFUND - OVERPAYMENT	28/09/2012	361.21

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EF066872	11794	<b>SYNERGY</b> ELECTRICITY USAGE/SUPPLIES	28/09/2012	218,443.25
EF066873	12025	<b>TELSTRA CORPORATION</b> COMMUNICATIONS SERVICES	28/09/2012	22,878.10
EF066874	10551	<b>EMMANUEL CATHOLIC COLLEGE</b> SCHOOL GRADUATION AWARDS 2012	28/09/2012	100.00
EF066875	13609	<b>COOLBELLUP COMMUNITY SCHOOL</b> SCHOOL GRADUATION AWARDS 2012	28/09/2012	100.00
EF066876	13671	<b>CORPORATE EXPRESS AUSTRALIA LTD</b> OFFICE/STATIONERY SUPPLIES	28/09/2012	562.08
EF066877	14426	<b>HARMONY PRIMARY SCHOOL</b> SCHOOL GRADUATION AWARDS 2012	28/09/2012	100.00
EF066878	14640	<b>LANDMARK ENGINEERING &amp; DESIGN</b> OUTDOOR FURNITURE - PARKS/RESERVES	28/09/2012	528.00
EF066879	15363	<b>JONES LANG LASALLE (WA) PTY LTD</b> SHOP RENT - GATEWAY SHOPPING CENTRE	28/09/2012	21,216.00
EF066880	18553	<b>SELECTUS PTY LTD</b> PAYROLL DEDUCTIONS	28/09/2012	7,891.58
EF066881	20251	<b>GLADSTONE HEALTH &amp; LEISURE</b> COMPUTER SOFTWARE	28/09/2012	3,850.00
EF066882	21054	<b>KATE HOLT</b> BIBRA LAKE FUN RUN WINNER	28/09/2012	150.00
EF066883	21301	<b>SIMON MORGAN</b> REIMBURSEMENT - TAFE FEES	28/09/2012	408.00
EF066884	22075	<b>PAUL MACKAY</b> BIBRA LAKE FUN RUN WINNER	28/09/2012	300.00
EF066885	23242	<b>JUSTIN GHOSH</b> BIBRA LAKE FUN RUN WINNER	28/09/2012	100.00
EF066886	23526	<b>NEIL ALLEN</b> EXPENSES REIMBURSEMENT	28/09/2012	185.50
EF066887	24252	<b>RACHEL SMITH</b> BIBRA LAKE FUN RUN WINNER	28/09/2012	300.00
EF066888	24253	<b>SARAH CORREIA</b> BIBRA LAKE FUN RUN WINNER	28/09/2012	200.00
EF066889	24254	<b>JACKIE SEARIES</b> BIBRA LAKE FUN RUN WINNER	28/09/2012	100.00
EF066890	24255	<b>JESSE THYER</b> BIBRA LAKE FUN RUN WINNER	28/09/2012	200.00
EF066891	24256	<b>JENNIFER DAVIES</b> BIBRA LAKE FUN RUN WINNER	28/09/2012	50.00
EF066892	24257	<b>KURT WESLEY</b> BIBRA LAKE FUN RUN WINNER	28/09/2012	150.00
EF066893	24258	<b>LEIGHTON COOK</b> BIBRA LAKE FUN RUN WINNER	28/09/2012	100.00
EF066894	24259	<b>CHARLES NICHOLLS</b> BIBRA LAKE FUN RUN WINNER	28/09/2012	50.00
EF066895	24260	<b>MELANY SMART</b> BIBRA LAKE FUN RUN WINNER	28/09/2012	150.00
EF066896	24261	<b>ALEX FRASER</b> BIBRA LAKE FUN RUN WINNER	28/09/2012	100.00
EF066897	24262	<b>JASMINE PUGH</b> BIBRA LAKE FUN RUN WINNER	28/09/2012	50.00
EF066898	24263	<b>LUKE HEATHCOTE</b> BIBRA LAKE FUN RUN WINNER	28/09/2012	150.00

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF066899	24264	<b>DANIEL KEMPSON</b> BIBRA LAKE FUN RUN WINNER	28/09/2012	100.00
EF066900	24265	<b>MITCH THOMAS</b> BIBRA LAKE FUN RUN WINNER	28/09/2012	50.00
EF066901	24266	<b>LISA ZUMACH</b> SALARY PACKAGED LAPTOP REIMBURSEMENT	28/09/2012	1,835.95
EF066902	24267	<b>TERESA SEARLE</b> SALARY PACKAGED LAPTOP REIMBURSEMENT	28/09/2012	525.00
EF066903	24268	<b>ANGELA GIBB</b> REIMBURSEMENT F ENDORSEMENT	28/09/2012	130.00
EF066904	24269	<b>EMILY HADWIGER</b> BIBRA LAKE FUN RUN	28/09/2012	100.00
025023	13932	<b>ARMAGUARD</b> BANKING SERVICES	5/09/2012	3,252.05
025024	13932	<b>ARMAGUARD</b> BANKING SERVICES	12/09/2012	2,473.80
025025	13981	<b>SOUTH LAKE LEISURE CENTRE</b> PETTY CASH REIMBURSEMENT	12/09/2012	878.90
025026	10047	<b>ALINTA ENERGY</b> GAS SUPPLIES	6/09/2012	2,614.25
025027	11758	<b>WATER CORP</b> WATER USAGE SUPPLIES	6/09/2012	30,869.50
025028	11760	<b>WATER CORPORATION</b> SEWER EASEMENT	6/09/2012	80,812.25
025029	19968	<b>JEANS FOR GENES</b> DONATIONS	17/09/2012	438.90
025030	23250	<b>DEPARTMENT OF PLANNING</b> DAP APPLICATIONS & DAP FEES	17/09/2012	5,672.00
025031	15402	<b>ZURICH AUSTRALIA</b> MOTOR VEHICLE INSURANCE CLAIM	17/09/2012	2,000.00
025032	19968	<b>JEANS FOR GENES</b> DONATIONS	17/09/2012	438.90
025033	23250	<b>DEPARTMENT OF PLANNING</b> DAP APPLICATIONS & DAP FEES	17/09/2012	5,672.00
025034	13932	<b>ARMAGUARD</b> BANKING SERVICES	19/09/2012	1,730.30
025035	13932	<b>ARMAGUARD</b> BANKING SERVICES	19/09/2012	3,592.10
025036	10747	<b>IINET LIMITED</b> INTERNET SERVICES	27/09/2012	629.45
025037	12257	<b>SENSIS PTY LTD</b> ADVERTISING SERVICES	27/09/2012	123.53
025038	16940	<b>RAC SECURITY SERVICES</b> SECURITY SERVICES	27/09/2012	200.00
025039	17798	<b>WESTERN DIAGNOSTIC PATHOLOGY</b> ANALYTICAL SERVICES	27/09/2012	175.18
025040	18496	<b>LAKESIDE JUNIOR BASKETBALL CLUB</b> SPORTING ORGANISATION	27/09/2012	200.00
025041	22903	<b>UNIQUE INTERNATIONAL RECOVERIES LLC</b> DEBT COLLECTORS	27/09/2012	832.00
025042	24182	<b>FREMANTLE PORT SWIMMING CLUB</b> REGISTRATION FEES	27/09/2012	180.00
025043	24185	<b>HIPPY BELLY DANCE</b> TRAINING SERVICES - DANCE CLASSES	27/09/2012	260.00

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
025044	20679	OFFICE OF STATE REVENUE RATES REFUND	27/09/2012	363.72
025045	22408	HOMESWEST RATES REFUND	27/09/2012	967.24
025046	24240	MICHAEL JOHN & MARY WINIFRED RENOUF RATES REFUND	27/09/2012	244.62
025047	24241	RICHARD HAYWARD & MAUREEN OLIVE GOODBODY RATES REFUND	27/09/2012	557.00
025048	24242	BRIAN ALEXANDER & LINDA WRIGHT RATES REFUND	27/09/2012	413.99
025049	24243	WILLIAM JAMES & SARAH ANN WILSON RATES REFUND	27/09/2012	218.29
025050	24244	TANYA HAGEN RATES REFUND	27/09/2012	272.80
025051	24245	GORDON ALLAN & JOAN PALMER RATES REFUND	27/09/2012	436.56
025054	10244	BUILDING & CONST INDUSTRY TRAINING FUND LEVY PAYMENT ADD RETENTION HELD NIL LESS PRIOR PERIOD CANCELLED CHEQUES/EFTS	28/09/2012	108,408.20
024902	24004	ANTHONY AND TERESITA BEEDHAM	20/09/2012	-109.67
024910	24019	U. E. BOOKER	20/09/2012	-268.61
025029	19968	CHILDREN'S MEDICAL RESEARCH INSTITUTE	17/09/2012	-438.90
025030	23250	DEPARTMENT OF PLANNING OPERATING ACCOUNT	17/09/2012	-5,672.00
CHEQUE LIST TOTAL				12,218,854.78
TOTAL AS PER AP SOURCE 13GLACT9991000				12,218,854.78
TOTAL AS PER TR SOURCE 13GLACT9991000				12,218,854.78
ADDITIONAL DIRECT PAYMENTS				
BANK FEES				
MERCHANT FEES COC				21,023.20
MERCHANT FEES SLLC				3,102.39
MERCHANT FEES VARIOUS OUT CENTRES				721.98
FLEXIPHONE FEE NATIONAL BPAY CHARGE				6,106.68
RTGS/ACLR FEE				87.00
NAB TRANSACT FEE				10,490.27
				41,531.52
FAMILY DAY CARE AND IN HOME CARE PAYMENTS				
FDC PAYMENTS				51,761.01
IHC PAYMENTS				99,386.10
				151,147.11
PAYROLL TRANSACTIONS				
COC 03/09/12 CITY OF COCKBURN 042958				3,454.70
COC 04/09/12 CITY OF COCKBURN 042958				232,515.60
COC 07/09/12 CITY OF COCKBURN 042958 REBANK				1,737.43
COC 11/09/12 CITY OF COCKBURN 042958				701,150.10
COC 13/09/12 CITY OF COCKBURN 042958				877.62
COC 18/09/12 CITY OF COCKBURN 042958				232,302.72
COC 21/09/12 CITY OF COCKBURN 042958				8,211.94



CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
		COC 25/09/12 CITY OF COCKBURN 042958		712,705.78
		COC 27/09/12 CITY OF COCKBURN 042958		673.51
		COC 28/08/12 CITY OF COCKBURN 042958		4,506.63
		COC 29/08/12 CITY OF COCKBURN 042958		2,630.16
		COC 31/08/12 CITY OF COCKBURN 042958		249.65
		COC 31/08/12 CITY OF COCKBURN 042958		35,737.50
				<b>1,936,753.34</b>
		<b>CREDIT CARD PAYMENTS</b>		
		CBA CREDIT CARD PAYMENT		64,625.37
				<b>64,625.37</b>
		<b>TOTAL PAYMENTS FOR SEPTEMBER</b>		<b>14,412,912.12</b>

## **PAYMENT SUMMARY**

### **CHEQUE PAYMENTS**

025023 - 025054

### **CANCELLED PAYMENTS**

024902; 024910; 025029; 025030

### **ELECTRONIC FUNDS TRANSFER PAYMENT**

EF066305 – EF066904

# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 30 September 2012

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget		Revised Budget	Adopted Budget
	\$	\$	%	\$		\$	\$
<b>Operating Revenue</b>							
Governance	58,499,718	58,063,830	1%	435,888 ✓		64,039,340	64,033,597
Financial Services	266,765	123,274	116%	143,491 ✓		581,100	581,100
Information Services	120	909	-87%	(789)		3,627	3,627
Human Resource Management	57,806	54,327	6%	3,479		159,768	130,340
Library Services	19,975	15,315	30%	4,660		47,601	44,791
Community Services	3,131,419	3,266,954	-4%	(135,536) X		6,418,593	6,303,706
Human Services	2,229,382	1,701,918	31%	527,463 ✓		6,406,512	6,221,506
Development Services	1,246,242	1,177,697	6%	68,545		3,271,092	3,126,770
Planning Services	626,058	756,435	-17%	(130,377) X		1,236,715	1,236,715
Waste Services	20,204,487	18,398,635	10%	1,805,852 ✓		32,020,792	31,994,738
Parks & Environmental Services	244,514	178,951	37%	65,563		184,022	6,760
Engineering Services	122,026	147,761	-17%	(25,735)		280,183	176,560
Infrastructure Services	218,575	219,630	0%	(1,056)		225,750	8,150
	86,867,085	84,105,636	3%	2,761,449		114,875,096	113,868,360
Less: Restricted Grants & Contributions b/fwd	(2,911,520)	(2,739,963)	6%	(171,557)		(2,739,963)	-
<b>Total Operating Revenue</b>	<b>83,955,565</b>	<b>81,365,674</b>	<b>3%</b>	<b>2,589,891</b>		<b>112,135,133</b>	<b>113,868,360</b>
<b>Operating Expenditure</b>							
Governance	(846,129)	(893,351)	-5%	47,221		(3,670,502)	(3,456,151)
Financial Services	(1,587,045)	(2,100,448)	-24%	513,403 ✓		(4,462,879)	(4,471,879)
Information Services	(1,027,256)	(1,003,908)	2%	(23,348)		(3,881,598)	(3,881,598)
Human Resource Management	(529,375)	(620,755)	-15%	91,380		(2,219,167)	(2,189,739)
Library Services	(660,028)	(712,563)	-7%	52,535		(2,831,632)	(2,783,692)
Community Services	(2,157,005)	(2,614,215)	-17%	457,211 ✓		(10,834,871)	(10,746,769)
Human Services	(1,753,700)	(1,960,410)	-11%	206,709 ✓		(7,552,082)	(7,350,808)
Development Services	(1,040,983)	(1,114,846)	-7%	73,864		(4,373,626)	(4,232,525)
Planning Services	(294,334)	(475,652)	-38%	181,318 ✓		(1,852,816)	(1,774,180)
Waste Services	(5,304,574)	(4,697,153)	13%	(607,421) X		(17,930,946)	(17,902,061)
Parks & Environmental Services	(2,047,986)	(2,721,824)	-25%	673,838 ✓		(10,659,031)	(10,406,522)
Engineering Services	(1,616,891)	(1,896,770)	-15%	279,880 ✓		(7,557,494)	(7,553,872)
Infrastructure Services	(1,529,336)	(1,995,665)	-23%	466,330 ✓		(7,721,211)	(7,448,857)
	(20,394,642)	(22,807,561)	-11%	2,412,918		(85,547,855)	(84,198,652)

# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 30 September 2012

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget		Revised Budget	Adopted Budget
	\$	\$	%	\$		\$	\$
Less: Net Internal Recharging	972,532	779,385	25%	193,147 ✓		3,117,425	3,115,859
Add: Reverse Impairment Charge - Investments	-	-	0%	-		-	-
Add: Depreciation on Non-Current Assets							
Computer & Electronic Equip	(69,184)	(51,696)	34%	(17,488)		(206,784)	(206,784)
Furniture & Equipment	(47,067)	(45,294)	4%	(1,773)		(181,143)	(181,143)
Plant & Machinery	(739,307)	(814,023)	-9%	74,716		(3,256,091)	(3,256,091)
Buildings	(792,638)	(846,507)	-6%	53,869		(3,386,022)	(3,386,022)
Roads	(2,216,212)	(2,625,000)	-16%	408,788 ✓		(10,500,000)	(10,500,000)
Drainage	(536,420)	(570,000)	-6%	33,580		(2,280,000)	(2,280,000)
Footpaths	(267,614)	(219,318)	22%	(48,296)		(877,274)	(877,274)
Parks Equipment	(476,730)	(370,002)	29%	(106,728) X		(1,480,000)	(1,480,000)
	(5,145,172)	(5,541,840)	-7%	396,668		(22,167,314)	(22,167,314)
<b>Total Operating Expenditure</b>	<b>(24,567,282)</b>	<b>(27,570,016)</b>	<b>-11%</b>	<b>3,002,734</b>		<b>(104,597,745)</b>	<b>(103,250,107)</b>
<b>Change in Net Assets Resulting from Operations</b>	<b>59,388,283</b>	<b>53,795,658</b>	<b>10%</b>	<b>5,592,625</b>		<b>7,537,388</b>	<b>10,618,253</b>
<b>Non-Operating Activities</b>							
<b>Profit/(Loss) on Assets Disposal</b>							
Plant & Machinery	103,827	173,390	-40%	(69,563)		(121,364)	(315,364)
Freehold Land	2,974,909	13,536,935	-78%	(10,562,026) X		15,072,727	1,175,000
Furniture & Office Equipment	-	-	0%	-		-	-
Buildings	-	-	0%	-		15,000	15,000
	3,078,736	13,710,325	-78%	(10,631,588)		14,966,363	874,636
Less: Underground Power Infrastructure Contribution	-	(600,000)	-100%	600,000		(5,025,000)	(5,025,000)
<b>Asset Acquisitions</b>							
Land and Buildings	(3,489,609)	(11,511,812)	-70%	8,022,203 ✓		(43,918,104)	(35,818,923)
Infrastructure Assets	(5,918,218)	(10,104,760)	-41%	4,186,542 ✓		(25,667,434)	(17,259,411)
Plant and Machinery	(465,291)	(2,168,491)	-79%	1,703,200 ✓		(5,556,491)	(3,627,000)
Furniture and Equipment	-	-	0%	-		(40,000)	(40,000)
Computer Equipment	(225,248)	(787,884)	-71%	562,637 ✓		(3,014,150)	(1,167,500)
Note 1.	(10,098,366)	(24,572,947)	-59%	14,474,581		(78,196,179)	(57,912,834)
Add: Transfer to Reserves	(4,612,473)	(19,621,829)	-76%	15,009,356 ✓		(45,301,959)	(31,392,984)
	47,756,180	22,711,206	110%	25,044,974		(106,019,387)	(82,837,928)



# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 30 September 2012

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
<b>Add Funding from</b>						
Grants & Contributions - Asset Development	2,930,533	4,160,211	-30%	(1,229,678) X	12,533,504	10,936,929
Less: held in restricted funds from prior years	(236,916)	(326,655)	-27%	89,739	(439,655)	(219,500)
Proceeds on Sale of Assets	3,125,736	18,811,435	-83%	(15,685,699) X	21,197,727	7,106,000
Reserves	6,523,460	17,281,264	-62%	(10,757,804) X	55,096,153	38,638,204
Loan Funds Raised	-	750,000	-100%	(750,000) X	4,865,000	4,865,000
Contributed Developer Assets	-	-	0%	-	-	-
	<b>60,098,993</b>	<b>63,387,461</b>	<b>-5%</b>	<b>(3,288,468)</b>	<b>(12,766,658)</b>	<b>(21,511,296)</b>
<b>Less: Transfer from Reserves - Impaired Investments</b>	-	-	0%	-	-	-
<b>Non-Cash/Non-Current Item Adjustments</b>						
Depreciation on Assets	5,145,172	5,541,840	-7%	(396,668) X	22,167,314	22,167,314
Profit/(Loss) on Assets Disposal	(3,078,736)	(13,710,325)	-78%	10,631,588 ✓	(14,966,363)	(874,636)
Non-Current Accrued Debtors	-	-	0%	-	-	-
Non-Current Leave Provisions	213,277	-	0%	213,277 ✓	-	-
Net Change in Restricted/Committed Cash	3,148,436	3,066,618	3%	81,818	3,179,618	219,500
Deferred Pensioners Adjustment	-	-	0%	-	-	-
	<b>65,527,142</b>	<b>58,285,595</b>	<b>12%</b>	<b>7,241,548</b>	<b>(2,386,089)</b>	<b>882</b>
Opening Funds	6,355,912	2,520,044	152%	3,835,868	2,520,044	-
Closing Funds	<b>71,883,055</b>	<b>60,805,639</b>	<b>18%</b>	<b>11,077,416</b>	<b>133,955</b>	<b>882</b>
	-	-		-	-	-

Note 2, 3.



## Notes to Statement of Financial Activity

### Note 1.

Additional information on the capital works program including committed orders at end of month:

Assets Classification	Actuals	Commitments at Month End	Commitments & Actuals YTD	YTD Revised Budget	Full Year Revised Budget	Uncommitted at Month End
	\$	\$			\$	\$
Land and Buildings	(3,489,609)	(27,058,064)	(30,547,673)	(11,511,812)	(43,918,104)	13,370,431
Infrastructure Assets	(5,918,218)	(2,460,549)	(8,378,766)	(10,104,760)	(25,667,434)	17,288,668
Plant and Machinery	(465,291)	(1,061,587)	(1,526,878)	(2,168,491)	(5,556,491)	4,029,613
Furniture and Equipment	-	-	-	-	(40,000)	40,000
Computer Equipment	(225,248)	(652,188)	(877,435)	(787,884)	(3,014,150)	2,136,715
	(10,098,366)	(31,232,387)	(41,330,752)	(24,572,947)	(78,196,179)	36,865,427

### Note 2.

Closing Funds in the Financial Activity Statement are represented by:

	Actuals	YTD Revised Budget	Full Year Revised Budget	Adopted Budget
	\$	\$	\$	\$
<b>Current Assets</b>				
Cash & Investments	106,136,768	85,490,400	41,506,765	56,957,676
Rates Outstanding	30,394,428	28,116,637	1	-
Rubbish Charges Outstanding	4,161,213	4,161,213	(1)	-
Sundry Debtors	7,491,021	6,912,263	1	-
GST Receivable	848,578	-	-	-
Prepayments	(387)	-	-	-
Accrued Debtors	401,047	-	-	-
Stock on Hand	24,100	-	-	-
	149,456,769	124,680,514	41,506,766	56,957,676
<b>Current Liabilities</b>				
Creditors	(14,698,387)	(10,319,879)	0	-
Income Received in Advance	(784,545)	-	-	-
GST Payable	(277,918)	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(2,585,133)	-	-	-
Provision for Long Service Leave	(1,940,955)	-	-	-
	(20,286,938)	(10,319,879)	0	-
<b>Net Current Assets</b>	129,169,831	114,360,635	41,506,766	56,957,676
<b>Add: Non Current Investments</b>	7,020,490	-	-	-
	136,190,321	114,360,635	41,506,766	56,957,676
<b>Less: Restricted/Committed Assets</b>				
Cash Backed Reserves #	(58,881,993)	(51,121,614)	(39,052,429)	(51,676,294)
Deposits & Bonds Liability *	(2,993,327)	-	-	-
Grants & Contributions Unspent *	(2,431,947)	(2,433,382)	(2,320,382)	(5,280,500)
	71,883,055	60,805,639	133,955	882
<b>Closing Funds (as per Financial Activity Statement)</b>	<b>71,883,055</b>	<b>60,805,639</b>	<b>133,955</b>	<b>882</b>

# 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
					\$	\$	\$	\$
		<b>Budget Adoption</b>		<b>Closing Funds Surplus(Deficit)</b>				<b>882</b>
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,							
GL	162, 175	Rounding adjustments to FESA budget		Operating Income		53		33,955
OP	8579	Income from developer for private work at Beeliar Drive		Operating Income		100,000		133,955
				<b>Closing Funds Surplus (Deficit)</b>	<b>0</b>	<b>312,124</b>	<b>179,050</b>	<b>133,955</b>

**Statement of Comprehensive Income *by Nature and Type***  
for the period ended 30 September 2012

	Actual	Amended YTD Budget	\$ Variance to YTD Budget	Forecast	Amended Budget	Adopted Budget
	\$	\$	\$	\$	\$	\$
<b>OPERATING REVENUE</b>						
01 Rates	53,916,876	53,791,000	125,877	54,354,877	54,229,000	54,229,000
05 Fees and Charges	26,613,017	24,796,083	1,816,933	47,093,568	45,276,634	45,176,634
10 Grants and Subsidies	1,919,884	1,450,671	469,213	6,933,861	6,464,648	8,456,698
15 Contributions, Donations and Reimbursements	225,349	259,382	(34,033)	553,499	587,533	431,710
20 Interest Earnings	1,270,688	1,064,546	206,143	5,767,485	5,561,342	5,561,342
25 Other revenue and Income	9,751	3,992	5,759	21,735	15,976	12,976
<b>Total Operating Revenue</b>	<b>83,955,565</b>	<b>81,365,674</b>	<b>2,589,891</b>	<b>114,725,024</b>	<b>112,135,133</b>	<b>113,868,360</b>
<b>OPERATING EXPENDITURE</b>						
50 Employee Costs - Salaries & Direct Oncosts	(8,918,037)	(9,449,806)	531,768	(37,342,613)	(37,874,381)	(37,798,025)
51 Employee Costs - Indirect Oncosts	(170,255)	(189,505)	19,250	(902,587)	(921,837)	(898,818)
55 Materials and Contracts	(6,813,586)	(8,340,529)	1,526,942	(30,853,648)	(32,380,590)	(31,355,338)
65 Utilities	(845,514)	(1,141,378)	295,864	(4,193,055)	(4,488,919)	(4,484,950)
70 Interest Expenses	-	-	-	-	-	-
75 Insurances	(1,003,488)	(1,470,065)	466,576	(1,400,124)	(1,866,700)	(1,866,700)
80 Other Expenses	(2,643,761)	(2,216,279)	(427,482)	(8,442,911)	(8,015,429)	(7,794,821)
85 Depreciation on Non Current Assets	(5,145,172)	(5,541,840)	396,668	(21,770,646)	(22,167,314)	(22,167,314)
Add Back: Indirect Costs Allocated to Capital Works	972,532	779,385	193,147	3,310,572	3,117,425	3,115,859
<b>Total Operating Expenditure</b>	<b>(24,567,282)</b>	<b>(27,570,016)</b>	<b>3,002,734</b>	<b>(101,595,011)</b>	<b>(104,597,745)</b>	<b>(103,250,107)</b>
<b>CHANGE IN NET ASSETS RESULTING FROM OPERATING ACTIVITIES</b>	<b>59,388,283</b>	<b>53,795,658</b>	<b>5,592,625</b>	<b>13,130,013</b>	<b>7,537,388</b>	<b>10,618,253</b>
<b>NON-OPERATING ACTIVITIES</b>						
11 Capital Grants & Subsidies	2,132,815	3,291,600	(1,158,785)	7,277,783	8,436,568	6,939,454
16 Contributions - Asset Development	797,718	868,611	(70,894)	4,026,043	4,096,936	3,997,475
95 Profit/(Loss) on Sale of Assets	3,078,736	13,710,325	(10,631,588)	4,334,775	14,966,363	874,636
57 Acquisition of Crown Land for Roads	-	-	-	-	-	-
58 Underground Power Scheme	-	(600,000)	600,000	-	(5,025,000)	(5,025,000)
<b>Total Non-Operating Activities</b>	<b>6,009,269</b>	<b>17,270,536</b>	<b>(11,261,267)</b>	<b>15,638,601</b>	<b>22,474,868</b>	<b>6,786,565</b>
<b>NET RESULT</b>	<b>65,397,552</b>	<b>71,066,194</b>	<b>(5,668,642)</b>	<b>28,768,614</b>	<b>30,012,256</b>	<b>17,404,818</b>



## 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
	\$	\$	\$	\$
<b><u>Community Services:</u></b>				
Recreational Services	63,937	113,367	532,245	532,245
South Lake Leisure Centre	588,958	590,556	2,765,549	2,765,549
Law and Public Safety	2,283,413	2,327,682	2,570,500	2,570,500
	2,936,307	3,031,606	5,868,294	5,868,294
<b><u>Waste Services:</u></b>				
Waste Collection Services	15,648,549	15,288,000	15,288,000	15,288,000
Waste Disposal Services	4,542,547	3,088,725	16,668,909	16,668,909
	20,191,096	18,376,725	31,956,909	31,956,909
	23,127,403	21,408,331	37,825,203	37,825,203

### Note 2.

Additional information on Salaries and Direct On-Costs by each Division.

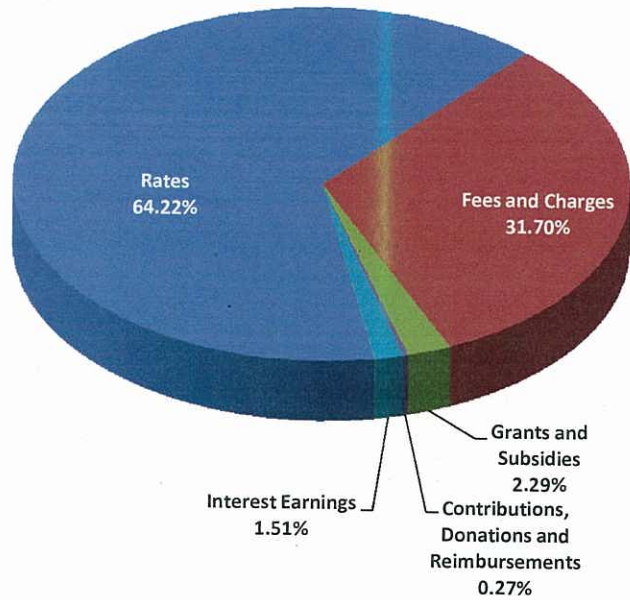
	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(405,477)	(418,172)	(1,715,193)	(1,715,193)
Finance & Corporate Services Division	(1,357,184)	(1,478,590)	(5,734,260)	(5,729,205)
Community Services Division	(2,765,405)	(2,876,372)	(11,586,219)	(11,553,496)
Planning & Development Division	(1,147,029)	(1,064,720)	(4,354,178)	(4,315,600)
Engineering & Works Division	(3,242,943)	(3,611,951)	(14,484,530)	(14,484,530)
	(8,918,037)	(9,449,806)	(37,874,381)	(37,798,025)

### Note 3

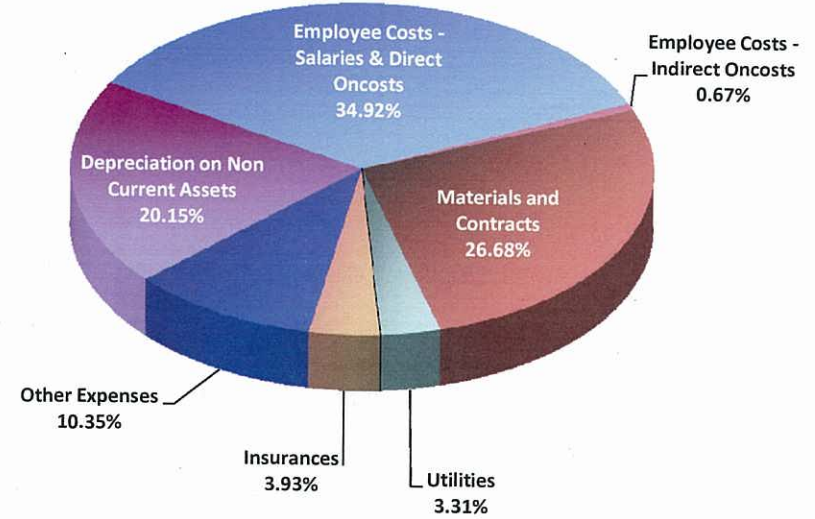
Additional information on Materials and Contracts by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(401,015)	(352,791)	(1,309,935)	(1,316,192)
Finance & Corporate Services Division	(614,984)	(643,970)	(2,579,541)	(2,588,541)
Community Services Division	(1,434,112)	(1,845,528)	(7,404,774)	(7,103,674)
Planning & Development Division	(184,161)	(515,885)	(1,760,294)	(1,578,255)
Engineering & Works Division	(4,179,314)	(4,982,355)	(19,326,047)	(18,768,676)
Not Applicable	0	0	0	0
	(6,813,586)	(8,340,529)	(32,380,590)	(31,355,338)

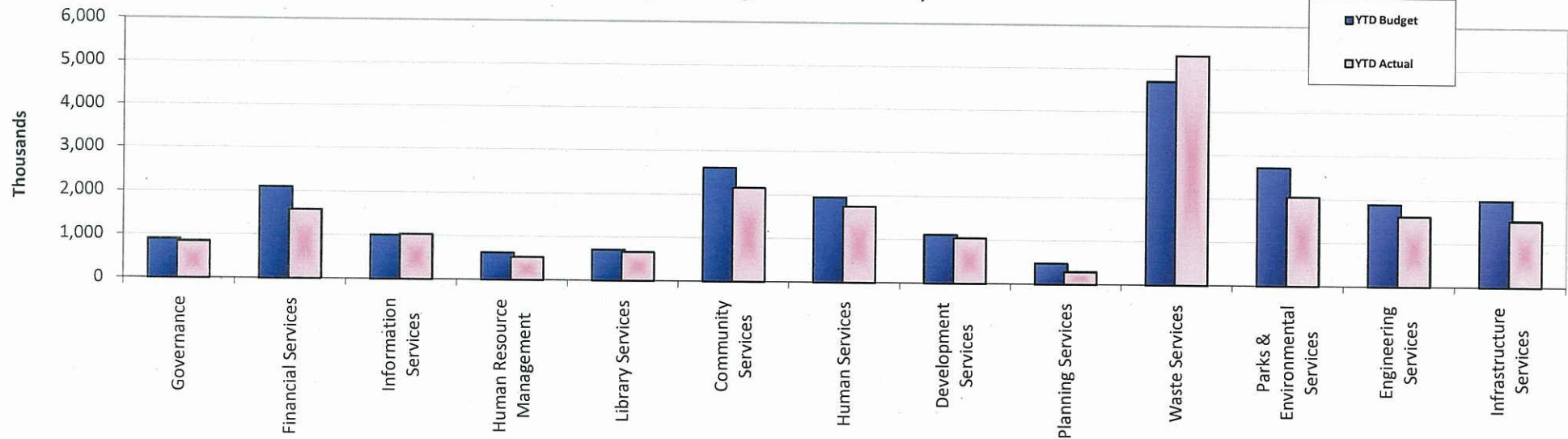
**Operating Income by Nature and Type**  
(YTD Actual)



**Operating Expenditure by Nature and Type**  
(YTD Actual)

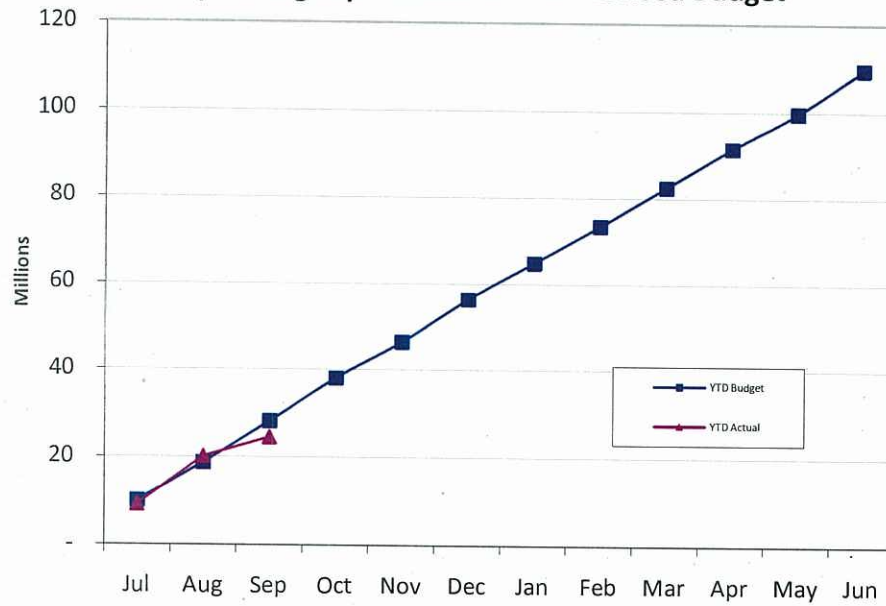


**Operating Expenditure by Business Unit**  
(YTD Budget vs YTD Actual)

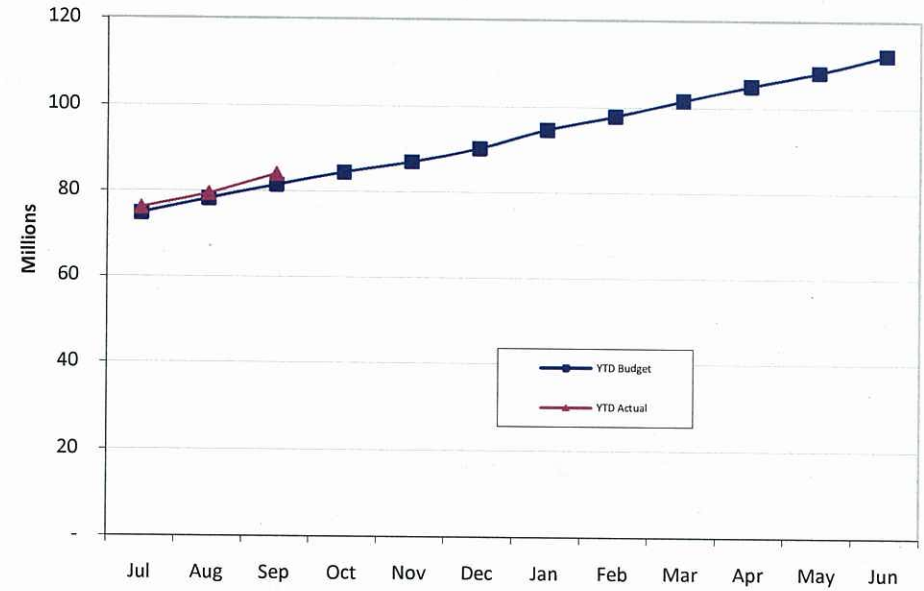




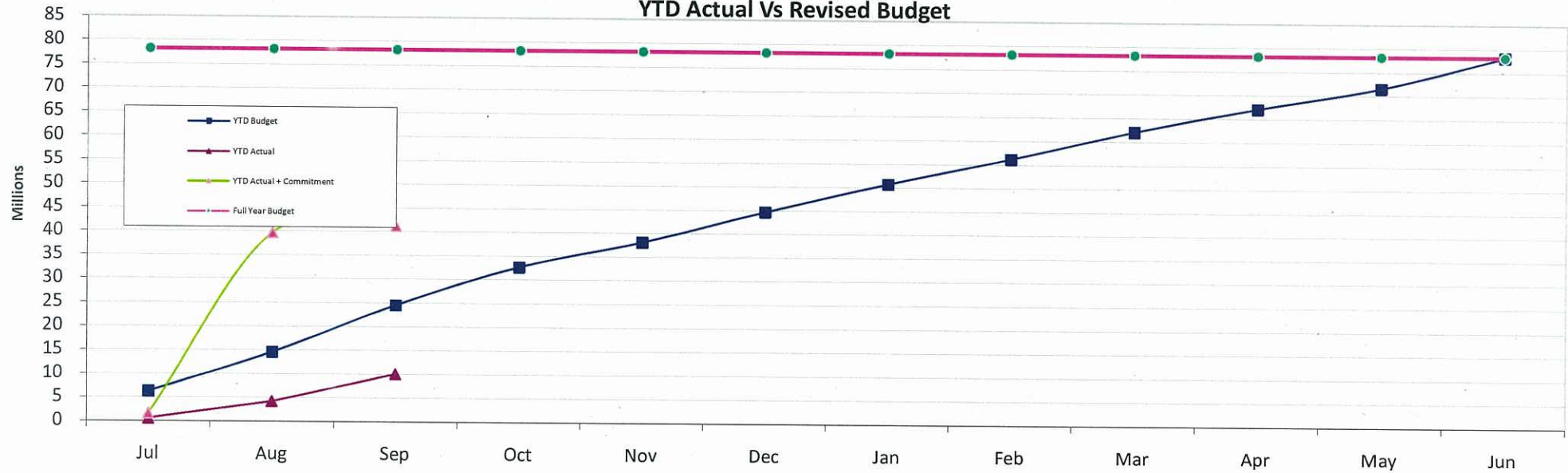
### YTD Operating Expenditure Vs YTD Revised Budget



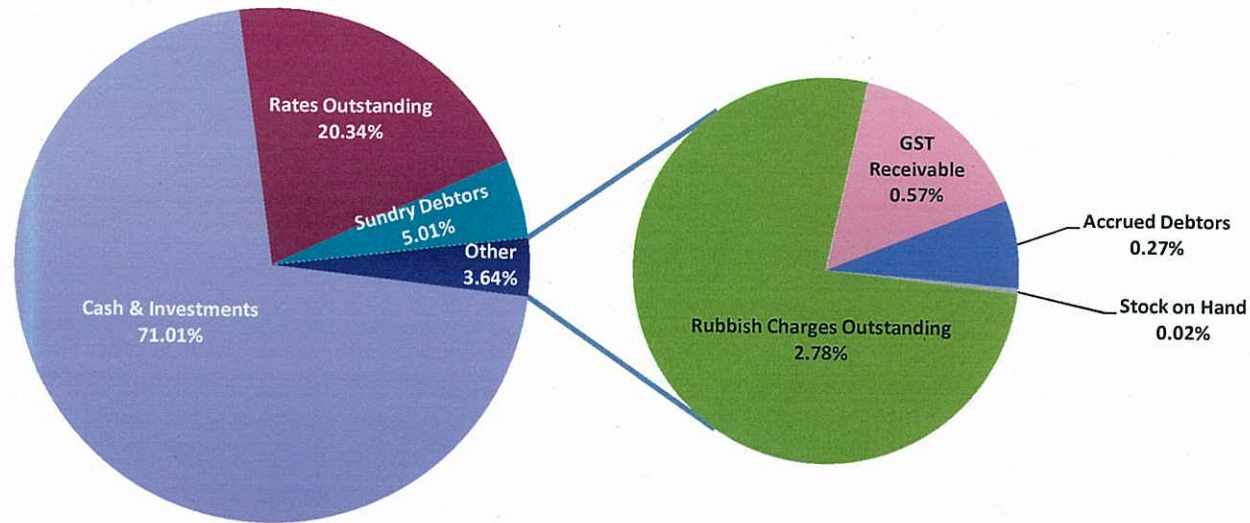
### YTD Operating Income Vs YTD Revised Budget



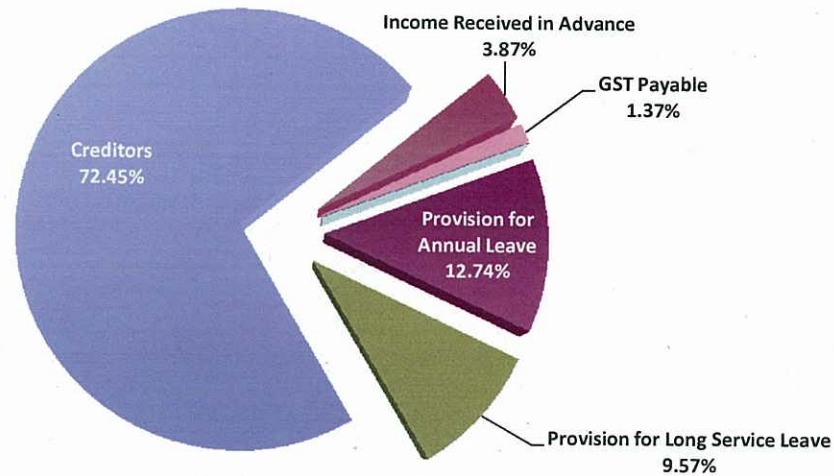
### Capital Expenditure YTD Actual Vs Revised Budget



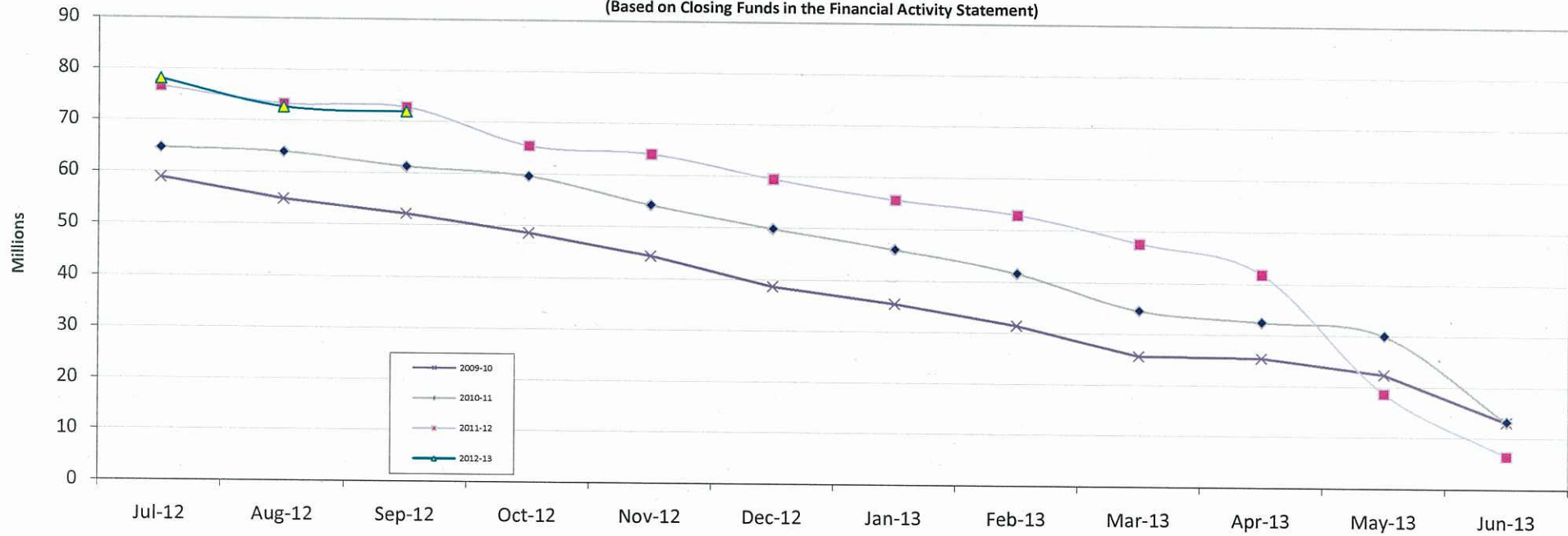
### Current Assets (YTD Actual)



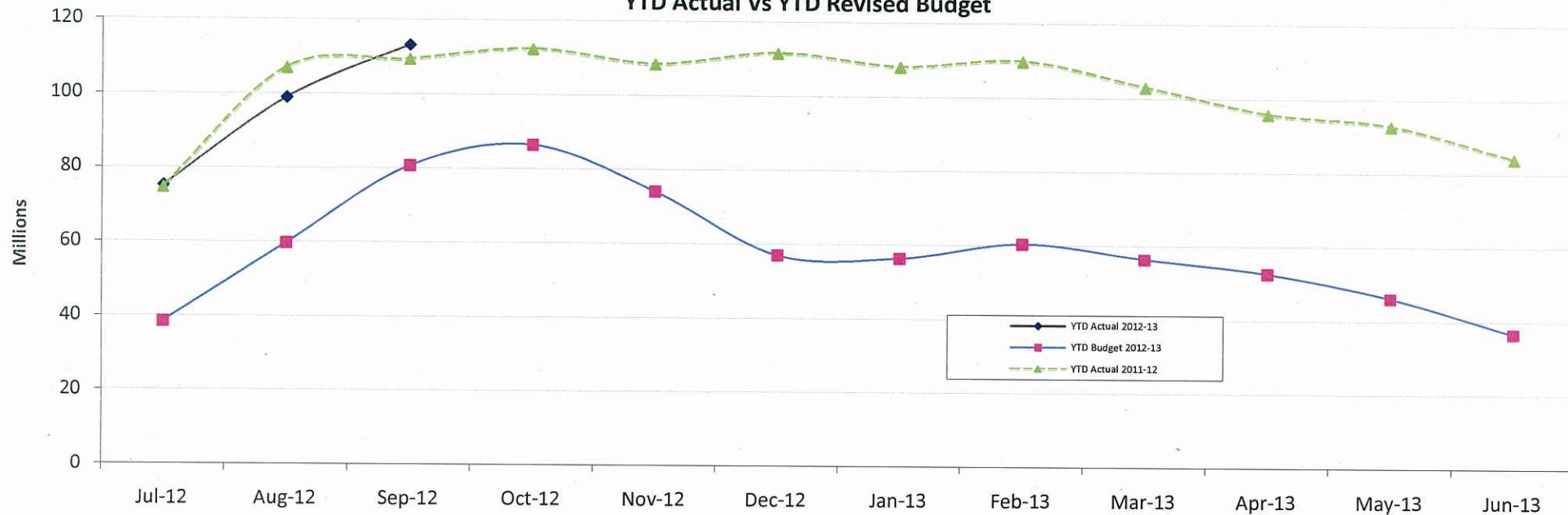
### Current Liabilities (YTD Actual)



**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 30 September 2012						
	YTD Actuals	YTD Revised Budget	Full Year Revised Budget	YTD Variance	√ = Favourable X = Unfavourable	Sep-12
	\$	\$	\$	\$		
<b>OPERATING REVENUE</b>						
Governance	58,499,718	58,063,830	64,039,340	435,888	√	Rate revenue is \$126k over ytd budget. Interest Earnings and underground power service charges received are \$195k and \$104k over ytd budget respectively.
Financial Services	266,765	123,274	581,100	143,491	√	Administration Fees received from Rates are \$161k over ytd budget.
Community Services	3,131,419	3,266,954	6,418,593	(135,536)	X	No material variances within this business unit.
Human Services	2,229,382	1,701,918	6,406,512	527,463	√	Hacc grant received is \$117k over ytd budget. Operating Grant received from State is \$135k over ytd budget.
Planning Services	626,058	756,435	1,236,715	(130,377)	X	Administration Fees of \$184k for DCA's not yet charged.
Waste Services	20,204,487	18,398,635	32,020,792	1,805,852	√	Landfill fees received are \$1.6m over ytd budget. MSW & Recycling Removal Levy received is \$361k more than ytd budget.
<b>OPERATING EXPENDITURE</b>						
Financial Services	1,587,045	2,100,448	4,462,879	513,403	√	Insurance Premiums is \$467k under ytd budget, due to the invoices for the second interim instalments have not received yet.
Community Services	2,157,005	2,614,215	10,834,871	457,211	√	Expenditure in Law & Public Safety, SLIC are underspent by \$111k and \$144k respectively. Council's donations are \$135k under ytd budget
Human Services	1,753,700	1,960,410	7,552,082	206,709	√	Materials & Contracts Expenditures for Human Services area are \$152k under ytd budget.
Planning Services	294,334	475,652	1,852,816	181,318	√	Development contribution plans expenditure has not come in yet, resulting in \$121k favourable variance.
Waste Services	5,304,574	4,697,153	17,930,946	(607,421)	X	Landfill levy has been accrued \$665k ahead of ytd budget.
Parks & Environmental Services	2,047,986	2,721,824	10,659,031	673,838	√	Environmental works operational projects and Sportsground operational projects are underspent by \$140k and \$108k respectively. Parks overhead salaries are underspent by \$135k. However, street trees project is overspent by \$101k.
Engineering Services	1,616,891	1,896,770	7,557,494	279,880	√	Street Lightning power expenses in roads maintenance operational projects are underspent by \$174k.
Infrastructure Services	1,529,336	1,995,665	7,721,211	466,330	√	Expenditure for Integrated Planning Asset management Plan has not come in yet, resulting in \$119k favourable variance. Expenditure in facilities maintenance operational projects are underspent by \$145k.
<b>ADDITIONAL FUNDING RECEIVED</b>						
Grants & Contributions - Asset Development	2,930,533	4,160,211	12,533,504	(1,229,678)	X	Grant for MRWA and Roads to Recovery received are \$2.0m and \$104k under ytd budget respectively. Grants received for DCA, Fawcett road reconstruction resurfacing and lotteries commission are ahead of ytd budget by \$1.2m, \$160k and \$375k respectively. Capital grant for Coogee Beach CCTV Pilot Program has not come in yet for \$119k. Grant for Footpaths has not come in yet for \$139k.
Proceeds on Sale of Assets	3,125,736	18,811,435	21,197,727	(15,685,699)	X	Lot9001 Ivankovich Avenue and L18Grandpre are not yet sold for \$11.9m and \$2.1m respectively. Sub div Lot702 Bellier Pl & Lot65 Erpingham Rd, Lot237 Dacre Court, Sub div Lots485 and 459 Bourbon Street, Lot61 Gumina Place are not yet sold for \$1.7m.

# Capital Expenditure

for the period ended 30 September 2012

	Actuals	YTD Revised Budget	Full Year Revised Budget	\$ Variance to YTD Budget	V = Favourable X = Unfavourable	Explanation
\$	\$	\$	\$	\$		
<b>SUMMARY</b>						
Purchase of Land and Buildings	3,489,609	11,511,812	43,918,104	8,022,203	✓	
Acquisition & Development of Infrastructure Assets	5,918,218	10,104,760	25,667,434	4,186,542	✓	
Purchase of Plant and Machinery	465,291	2,168,491	5,556,491	1,703,200	✓	
Purchase of Furniture and Equipment	0	0	40,000	0	X	
Purchase of Computer Equipment	225,248	787,884	3,014,150	562,637	✓	
	10,098,366	24,572,947	78,196,179	14,474,581		
<b>Material Variances Identified:</b>						
<b><u>Works in Progress - Roads Infrastructure</u></b>						
003 - Phoenix Rise Public Domain Works	216,419	79,777	79,777	(136,642)	X	Removal of footpaths and creation of improved footpaths not in original scope of project. Current expenditure linked to CW2718-Southwell crescent resurfacing account. Additional funding is required & will be sourced at Mid year budget review.
2718 - Southwell Crescent - Resurfacing	3,600	161,920	161,920	158,320	✓	Currently \$6k in committed orders. Works to be completed Oct -12.
2417 - Intersection of Hammond & Beeliar Dr Stage 1	5,553	204,142	2,394,950	198,589	✓	Major works scheduled to commence April-13. Cashflow to be adjusted accordingly.
2442 - Frankland Avenue construction Single carriageway Roper Boulevard	6,143	358,000	1,432,000	351,857	✓	Major works scheduled to commence Jan-13. Cashflow to be adjusted accordingly.
2365 - HAMMOND RD [Russell/Bartram] - Construct 2nd cwy/ upgrade ve	309,268	899,880	1,799,761	590,612	✓	Project divided into Stage 1 and Stage 2. Stage 1 works to commence Sep-12. Mar- 13 probable completion. Currently \$880k in committed orders.
2447 - Hammond Road duplication from Bartram Road to Russell Road	6,851	635,398	2,541,590	628,546	✓	Major works to begin Oct-12. Delay due to identifying services. Project to be adjusted in cashflow review.
2356 - BEELIAR DR [Hammond/Dunraven] - Construct 2nd cwy Stage 1	661,469	2,136,988	2,136,988	1,475,519	✓	Construction currently in progress, major works scheduled to be completed in Oct -12. Currently \$83k in committed orders. Outstanding street lighting and delays due to Ashfill company.
Sub Total	1,209,303	4,476,104	10,546,985	3,266,801		
<b><u>Works in Progress - Parks Hard Infrastuc</u></b>						
009 - Bibra Lake Management Plan	398,297	526,776	1,426,776	128,478	✓	Project to be adjusted in cashflow review.
Sub Total	398,297	526,776	1,426,776	128,478		
<b><u>Works in Progress - Landfill Site Infrastuc</u></b>						
1941 - Cel 7 Construction	2,590,644	2,359,076	2,359,076	(231,568)	X	Cell completed September 2012. Budget is over spent due to variations in the contract. Major variations include unanticipated clay lense of soil to be removed, 2 leachate pits caused additional engineering complications, leachate levels in cells 1,2 & 3 were high thus additional costs were incurred to keep leachate at an appropriate levels.
Sub Total	2,590,644	2,359,076	2,359,076	(231,568)		
<b><u>Freehold Land</u></b>						
1537 - L18Grandpre(Heal,Sykes,Plantagenet,Anjou,Rosetta) HH	50,462	162,888	162,888	112,426	✓	Project largely to be completed by October -12. Currently \$34k in committed orders.
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
1539 - Subdivision Lot 702 Bellier Pl & Lot 65 Erpingham Rd	4,972	151,175	604,700	146,203	✓	Works expected to begin Feb-13. Tender to be raised later this year. Currently \$36k in committed orders.
1554 - Purchase of portion of Koorilla School Site aged persons lan	0	150,000	150,000	150,000	✓	Still awaiting completion of crown survey. Funds to be used when land is purchased. Acquisition later this year.
Sub Total	55,434	584,063	1,397,588	528,629		
<b><u>Works in Progress - Buildings</u></b>						
006 - Coogee Surf Life Saving Club	1,075,354	1,249,942	4,999,765	174,588	✓	Cashflow to be adjusted in cashflow review. Stage 2 works well underway. Currently \$333k in committed orders.



# Capital Expenditure

for the period ended 30 September 2012

	Actuals	YTD Revised Budget	Full Year Revised Budget	\$ Variance to YTD Budget	V = Favourable X = Unfavourable	Explanation
007 - Operations Centre Upgrade	\$ 20,676	\$ 644,379	\$ 2,577,517	\$ 623,703	✓	Concept design stage delayed due to extensive consultation. Architect currently underway with design. Currently \$241k in committed orders. Project to be adjusted in cashflow review.
005 - Cockburn Integrated Health Facilities	1,445,024	7,317,365	29,269,466	5,872,341	✓	Total project approx 30% 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	693,778	810,360	1,241,446	116,582	✓	Project has reached practical completion. Currently awaiting payment of outstanding orders approx \$470k.
Sub Total	3,234,833	10,022,047	38,088,194	6,787,214		
<b>Computers</b>						
010 - CCTV	101,892	347,875	917,166	245,983	✓	Currently \$468k in outstanding committed orders. Project behind cashflow, to be adjusted in cashflow review.
Sub Total	101,892	347,875	917,166	245,983		
<b>Plant &amp; Machinery</b>						
7718 - Mits. Fk618 Tipper - Parks	0	154,070	154,070	154,070	✓	Outstanding committed order raised for \$154k. To be delivered October - 12.
7778 - Hooklift Truck	0	270,921	270,921	270,921	✓	To be delivered and paid Oct - 12.
7750 - Inter2350E Compactor Waste Collection	0	370,000	370,000	370,000	✓	Outstanding committed order \$372k. To be delivered Oct-12
7769 - Heavy Fleet Waste Truck Side Loader PL NEW	0	370,000	370,000	370,000	✓	Outstanding committed order of \$340k. To be delivered November -12.
Sub Total	0	1,164,991	1,164,991	1,164,991		

*City of Cockburn*  
***Restricted Funds - Infrastructure Contributions & Carry Forwards***  
***Financial Statement for the Period Ended 30 September 2012***

Particulars		Balance July 1st 2011	Add: Receipts/Jnls	Less: Payments/Jnls	Closing Balance
<b>INFRASTRUCTURE CONTRIBUTIONS</b>					
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
		<b>2,575,360.07</b>	<b>-</b>	<b>-</b>	<b>2,575,360.07</b>
<b>CARRIED FORWARDS</b>					
Prog 8	FUNDED SERVICES SURPLUSES C/FWD	494,601.52	17,600.08	514,641.27 -	2,439.67
	UNSPENT PROJECT FUNDING C/FWD	2,363,853.79		2,436,309.37 -	72,455.58
Prog 12	UNSPENT ROAD FUNDING	146,567.14		215,085.40 -	68,518.26
		<b>3,005,022.45</b>	<b>17,600.08</b>	<b>3,166,036.04 -</b>	<b>143,413.51</b>
<b>TOTAL</b>		<b>5,580,382.52</b>	<b>17,600.08</b>	<b>3,166,036.04</b>	<b>2,431,946.56</b>

*NB. Total Receipts and Payments of Contributions/CF Grants is the balance of Restricted Funds Activities (883-890):*

Receipts: -	17,600.08
Payments:	3,166,036.04
Balance of Restricted Funds:	3,148,435.96

# City of Cockburn - Reserve Funds

Financial Statement for Period Ending 30 September 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
<b>Council Funded</b>										
Bibra Lake Management Plan Reserve	1,596,772	1,596,772	-	14,034	-	-	(650,000)	(139,579)	946,772	1,471,227
Bibra Lake Nutrient Managment	295,924	295,924	11,000	2,671	-	-	-	-	306,924	298,595
Carbon Pollution Reduct Scheme Res CPRS	-	-	-	639	1,120,000	295,723	-	-	1,120,000	296,361
Community Infrastructure	11,978,516	11,978,516	220,000	106,975	2,879,013	-	(10,222,608)	(1,108,977)	4,854,921	10,976,515
Community Surveillance Levy Reserve	676,052	676,052	25,000	5,894	-	-	(599,600)	(68,308)	101,452	613,638
Contaminated Sites	1,413,335	1,413,335	51,000	12,352	500,000	-	(200,000)	(11,900)	1,764,335	1,413,787
DCD Redundancies Reserve	2,824	2,824	-	26	-	-	-	-	2,824	2,849
Environmental Offset Reserve	636,487	636,487	-	5,746	-	-	(388,300)	(78,571)	248,187	563,662
Green House Emissions Reductions	495,895	495,895	14,000	4,473	200,000	-	(450,000)	(7,952)	259,895	492,416
Information Technology	826,906	826,906	30,000	7,361	-	-	(786,700)	(59,168)	70,206	775,099
Land Development & Investment Fund Reserve	8,121,999	8,121,999	300,000	78,430	21,122,727	2,974,909	(21,958,103)	(1,033,138)	7,586,623	10,142,199
Major Buildings Refurbishment	877,121	877,121	35,000	7,918	1,500,000	-	-	-	2,412,121	885,039
Mobile Rubbish Bins	346,472	346,472	19,000	3,128	-	-	(170,000)	-	195,472	349,599
Municipal Elections	399,988	399,988	13,000	3,611	80,000	-	-	-	492,988	403,599
Naval Base Shacks	632,636	632,636	16,000	6,061	201,035	-	(248,621)	(6,730)	601,050	631,967
Plant & Vehicle Replacement	2,497,100	2,497,100	80,000	23,714	3,260,000	-	(2,509,070)	(18,250)	3,328,030	2,502,564
Port Coogee Special Maintenance Reserve	703,174	703,174	22,000	6,086	195,000	-	(146,250)	(56,653)	773,924	652,607
Roads & Drainage Infrastructure	2,945,141	2,945,141	85,000	24,745	1,000,000	-	(3,874,701)	(596,404)	155,440	2,373,483
Staff Payments & Entitlements	2,206,817	2,206,817	130,000	28,091	100,000	-	(160,000)	(89,900)	2,276,817	2,145,009
Waste & Recycling	9,927,820	9,927,820	550,000	89,395	6,355,000	-	(5,033,181)	(2,845,904)	11,799,640	7,171,311
Waste Collection Levy	-	(0)	2,000	-	-	-	-	-	2,000	(0)
Workers Compensation	386,820	386,820	14,000	3,492	-	-	-	-	400,820	390,312
POS Cash in Lieu (Restricted Funds)	3,903,626	3,903,624	123,000	35,238	-	-	(480,000)	-	3,546,626	3,938,862
	<b>50,871,425</b>	<b>50,871,424</b>	<b>1,740,000</b>	<b>470,079</b>	<b>38,512,775</b>	<b>3,270,632</b>	<b>(47,877,134)</b>	<b>(6,121,434)</b>	<b>43,247,067</b>	<b>48,490,700</b>
<b>Grant Funded</b>										
Aged & Disabled Vehicle Expenses	355,554	355,554	-	3,179	-	-	(10,000)	(10,000)	345,554	348,733
Cockburn Super Clinic Reserve	3,821,598	3,821,599	150,000	33,379	-	-	(4,016,524)	(368,786)	(44,925)	3,486,192
Family Day Care Accumulation Fund	39,432	39,432	5,000	402	15,000	15,000	-	-	59,432	54,834
Naval Base Shack Removal Reserve	219,532	219,532	5,000	1,982	53,700	-	(15,000)	-	263,232	221,513
UNDERGROUND POWER (Coolbellup East) SAR	156,959	156,959	-	(2)	1,160,000	-	(1,160,000)	-	156,959	156,957
Welfare Projects Employee Entitlements	394,144	394,144	26,519	3,945	10,000	14,341	(34,140)	(23,240)	396,523	389,190
	<b>4,987,220</b>	<b>4,987,219</b>	<b>186,519</b>	<b>42,885</b>	<b>1,238,700</b>	<b>29,341</b>	<b>(5,235,664)</b>	<b>(402,026)</b>	<b>1,176,775</b>	<b>4,657,419</b>
<b>Development Cont. Plans</b>										
Aubin Grove DCA	105,487	105,487	20,975	952	26,754	-	(5,871)	-	147,345	106,439
Community Infrastructure DCA 13	1,248,487	1,248,487	5,000	14,383	1,800,000	633,664	(83,173)	-	2,970,314	1,896,534
Gaebler Rd Development Cont. Plans	76,591	76,591	4,800	691	334,544	-	(5,871)	-	410,064	77,283
Hammond Park DCA	(4,548)	(4,548)	-	(41)	379,129	-	-	-	374,581	(4,589)
Munster Development	668,771	668,771	8,250	6,037	8,498	-	(8,292)	-	677,227	674,808
Muriel Court Development Contribution	(20,734)	(20,734)	-	(187)	200,000	-	(23,330)	-	155,936	(20,921)
Packham North - DCA 12	-	-	-	-	278,088	-	-	-	278,088	-
Solomon Road DCA	-	-	-	317	244,129	102,337	-	-	244,129	102,654
Success Lakes Development	1,974,288	1,974,289	64,000	17,890	65,920	-	(1,887,123)	-	217,085	1,992,178
Success Nth Development Cont. Plans	593,406	593,406	10,350	5,357	10,661	-	(6,644)	-	607,773	598,763
Thomas St Development Cont. Plans	11,404	11,404	-	103	-	-	-	-	11,404	11,507
Yangebup East Development Cont. Plans	21,371	21,371	3,870	1,143	55,486	7,766	(6,026)	-	74,701	30,280
Yangebup West Development Cont. Plans	259,813	259,813	10,400	2,345	93,112	6,780	(6,026)	-	357,299	268,939
	<b>4,934,336</b>	<b>4,934,337</b>	<b>127,645</b>	<b>48,990</b>	<b>3,496,320</b>	<b>750,547</b>	<b>(2,032,356)</b>	<b>-</b>	<b>6,525,945</b>	<b>5,733,874</b>
<b>Total Reserves</b>										
	<b>60,792,981</b>	<b>60,792,979</b>	<b>2,054,164</b>	<b>561,954</b>	<b>43,247,795</b>	<b>4,050,520</b>	<b>(55,145,153)</b>	<b>(6,523,460)</b>	<b>50,949,787</b>	<b>58,881,993</b>



# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 30 June 2012

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
<b>Operating Revenue</b>						
Governance	61,028,958	59,065,035	3%	1,963,923 ✓	59,065,035	56,844,860
Financial Services	555,613	479,750	16%	75,863	479,750	479,750
Information Services	630	3,627	-83%	(2,997)	3,627	3,627
Human Resource Management	202,475	156,709	29%	45,766	156,709	134,605
Library Services	61,986	44,043	41%	17,943	44,043	42,301
Community Services	6,081,236	5,788,170	5%	293,065 ✓	5,788,170	5,584,328
Human Services	6,556,397	6,159,556	6%	396,841 ✓	6,159,556	5,883,809
Development Services	3,009,562	3,453,296	-13%	(443,734) ✗	3,453,296	3,223,671
Planning Services	1,111,566	1,017,172	9%	94,394	1,017,172	961,287
Waste Services	30,568,192	29,636,081	3%	932,111 ✓	29,636,081	27,749,717
Parks & Environmental Services	397,812	493,632	-19%	(95,820)	493,632	21,332
Engineering Services	193,818	220,588	-12%	(26,770)	220,588	190,588
Infrastructure Services	61,700	129,355	-52%	(67,655)	129,355	9,355
	109,829,943	106,647,014	3%	3,182,929	106,647,014	101,129,231
Less: Restricted Grants & Contributions b/fwd	2,035,711	995,683	104%	1,040,029	995,683	-
Add: Developer Contributions	225,349	122,645	84%	102,704	122,645	122,645
<b>Total Operating Revenue</b>	<b>112,091,004</b>	<b>107,765,342</b>	<b>4%</b>	<b>4,325,662</b>	<b>107,765,342</b>	<b>101,251,876</b>

## Operating Expenditure

Governance	(3,427,167)	(3,818,791)	-10%	391,624 ✓	(3,818,791)	(3,710,613)
Financial Services	(3,989,111)	(4,054,288)	-2%	65,177	(4,054,288)	(4,039,410)
Information Services	(3,416,453)	(3,501,405)	-2%	84,952	(3,501,405)	(3,235,980)
Human Resource Management	(1,960,339)	(2,136,454)	-8%	176,115 ✓	(2,136,454)	(2,128,850)
Library Services	(2,417,051)	(2,503,058)	-3%	86,007	(2,503,058)	(2,492,507)
Community Services	(9,667,386)	(10,071,145)	-4%	403,760 ✓	(10,071,145)	(9,781,640)
Human Services	(7,739,398)	(7,361,404)	5%	(377,994) ✗	(7,361,404)	(7,055,022)
Development Services	(4,160,474)	(4,346,836)	-4%	186,363 ✓	(4,346,836)	(3,998,596)
Planning Services	(1,732,018)	(1,824,929)	-5%	92,911	(1,824,929)	(1,652,398)
Waste Services	(20,115,993)	(20,074,019)	0%	(41,974)	(20,074,019)	(18,825,221)
Parks & Environmental Services	(9,959,540)	(9,955,692)	0%	(3,848)	(9,955,692)	(9,670,388)
Engineering Services	(6,834,521)	(7,135,038)	-4%	300,516 ✓	(7,135,038)	(7,105,038)
Infrastructure Services	(6,807,148)	(6,780,016)	0%	(27,131)	(6,780,016)	(6,563,442)
	<b>(82,226,598)</b>	<b>(83,563,075)</b>	<b>-2%</b>	<b>1,336,477</b>	<b>(83,563,075)</b>	<b>(80,259,105)</b>

# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 30 June 2012

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Less: Net Internal Recharging	3,005,087	3,039,131	-1%	(34,045)	3,039,131	3,452,355
Add: Reverse Impairment Charge - Investments	-	1,575,000	-100%	(1,575,000) X	1,575,000	-
Add: Depreciation on Non-Current Assets						
Computer & Electronic Equip	(360,580)	(310,480)	16%	(50,100)	(310,480)	(310,480)
Furniture & Equipment	(185,436)	(184,024)	1%	(1,412)	(184,024)	(184,024)
Plant & Machinery	(2,626,815)	(2,358,832)	11%	(267,983) X	(2,358,832)	(2,354,432)
Buildings	(3,087,451)	(3,007,448)	3%	(80,003)	(3,007,448)	(3,007,448)
Roads	(10,729,549)	(10,809,079)	-1%	79,530	(10,809,079)	(8,933,610)
Drainage	(2,470,854)	(2,597,754)	-5%	126,900 ✓	(2,597,754)	(2,597,754)
Footpaths	(891,314)	(893,113)	0%	1,799	(893,113)	(893,113)
Parks Equipment	(1,660,968)	(1,480,949)	12%	(180,019) X	(1,480,949)	(1,480,949)
	(22,012,966)	(21,641,679)	2%	(371,287)	(21,641,679)	(19,761,810)
<b>Total Operating Expenditure</b>	<b>(101,234,477)</b>	<b>(100,590,623)</b>	<b>1%</b>	<b>(643,855)</b>	<b>(100,590,623)</b>	<b>(96,568,561)</b>
<b>Change in Net Assets Resulting from Operations</b>	<b>10,856,526</b>	<b>7,174,719</b>	<b>51%</b>	<b>3,681,807</b>	<b>7,174,719</b>	<b>4,683,316</b>
<b>Non-Operating Activities</b>						
Profit/(Loss) on Assets Disposal						
Plant & Machinery	379,441	24,246	1465%	355,195 ✓	24,246	(262,567)
Freehold Land	4,827,825	16,996,228	-72%	(12,168,403) X	16,996,228	1,589,090
Furniture & Office Equipment	(5,217)	-	0%	(5,217)	-	-
Buildings	-	-	0%	-	-	-
	5,202,050	17,020,474	-69%	(11,818,424)	17,020,474	1,326,523
Less: Underground Power Infrastructure Contribution	(1,823,373)	(1,821,485)	0%	(1,888)	(1,821,485)	(1,680,000)
Asset Acquisitions						
Land and Buildings	(13,655,465)	(21,999,950)	-38%	8,344,485 ✓	(21,999,950)	(25,494,334)
Infrastructure Assets	(39,810,755)	(30,018,326)	33%	(9,792,428) X	(30,018,326)	(15,139,696)
Plant and Machinery	(4,818,198)	(6,909,217)	-30%	2,091,018 ✓	(6,909,217)	(4,166,000)
Furniture and Equipment	60,011	(21,510)	-379%	81,521	(21,510)	(10,000)
Computer Equipment	(146,849)	(1,801,494)	-92%	1,654,646 ✓	(1,801,494)	(1,522,858)
Note 1.	(58,371,256)	(60,750,497)	-4%	2,379,241	(60,750,497)	(46,332,888)
Add: Transfer to Reserves	(37,090,513)	(48,039,052)	-23%	10,948,539 ✓	(48,039,052)	(21,152,573)
	(81,226,566)	(86,415,841)	-6%	5,189,274	(86,415,841)	(63,155,622)



# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 30 June 2012

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget		Revised Budget	Adopted Budget
	\$	\$	%	\$		\$	\$
<b>Add Funding from</b>							
Grants & Contributions - Asset Development	9,026,873	10,892,658	-17%	(1,865,784) X		10,892,658	6,228,264
Less: held in restricted funds from prior years	(826,039)	(2,144,839)	-61%	1,318,800 ✓		(2,144,839)	(40,000)
Proceeds on Sale of Assets	7,600,971	21,806,291	-65%	(14,205,320) X		21,806,291	6,112,340
Reserves	26,141,197	40,268,198	-35%	(14,127,001) X		40,268,198	22,909,732
Loan Funds Raised	-	-	0%	-		-	9,500,000
Contributed Developer Assets	17,014,732	-	0%	17,014,732 ✓		-	-
	<b>(22,268,833)</b>	<b>(15,593,533)</b>	<b>43%</b>	<b>(6,675,300)</b>		<b>(15,593,533)</b>	<b>(18,445,286)</b>
 <b>Less: Transfer from Reserves - Impaired Investments</b>	 -	 (1,575,000)	 -100%	 1,575,000 ✓		 (1,575,000)	 -
 <b>Non-Cash/Non-Current Item Adjustments</b>							
Depreciation on Assets	22,012,966	21,641,679	2%	371,287 ✓		21,641,679	19,761,810
Profit/(Loss) on Assets Disposal	(5,202,050)	(17,020,474)	-69%	11,818,424 ✓		(17,020,474)	(1,326,523)
Non-Current Accrued Debtors	(40,488)	-	0%	(40,488)		-	-
Non-Current Leave Provisions	109,781	-	0%	109,781 ✓		-	-
Net Change in Restricted/Committed Cash	(293,628)	1,149,156	-126%	(1,442,784) X		1,149,156	40,000
Deferred Pensioners Adjustment	(63,153)	-	0%	(63,153)		-	-
	<b>(5,745,406)</b>	<b>(11,398,172)</b>	<b>-50%</b>	<b>5,652,767</b>		<b>(11,398,172)</b>	<b>30,001</b>
 Opening Funds	 12,101,318	 12,112,479	 0%	 (11,162)		 12,112,479	 -
<b>Closing Funds</b>	<b>Note 2, 3.</b> <b>6,355,912</b>	<b>714,305</b>	<b>790%</b>	<b>5,641,607</b>		<b>714,306</b>	<b>30,000</b>
	-	-		-		-	-

## 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
	\$	\$			\$	\$
<b>Assets Classification</b>						
Land and Buildings	(13,655,465)	(13,830,178)	(27,485,643)	(21,999,950)	(21,999,950)	(5,485,693)
Infrastructure Assets	(39,810,755)	(8,388,177)	(48,198,932)	(30,018,326)	(30,018,326)	(18,180,606)
Plant and Machinery	(4,818,198)	(2,517,697)	(7,335,895)	(6,909,217)	(6,909,217)	(426,679)
Furniture and Equipment	60,011	(7,352)	52,659	(21,510)	(21,510)	74,169
Computer Equipment	(146,849)	(651,049)	(797,898)	(1,801,494)	(1,801,494)	1,003,596
	(58,371,256)	(25,394,453)	(83,765,709)	(60,750,497)	(60,750,497)	(23,015,213)

### Note 2.

Closing Funds in the Financial Activity Statement are represented by:

	Actuals	YTD Revised Budget	Full Year Revised Budget	Adopted Budget
	\$	\$	\$	\$
<b>Current Assets</b>				
Cash & Investments	75,949,969	65,283,019	65,283,019	46,918,494
Rates Outstanding	1,124,782	(0)	(0)	(0)
Rubbish Charges Outstanding	232,587	125,168	125,168	-
Sundry Debtors	6,632,377	6,209,619	6,209,619	0
GST Receivable	26,604	(10,872)	(10,872)	-
Prepayments	312,428	321,611	321,611	-
Accrued Debtors	1,120,107	883,100	883,100	-
Stock on Hand	41,804	49,662	49,662	-
	85,440,657	72,861,306	72,861,306	46,918,494
<b>Current Liabilities</b>				
Creditors	(11,685,406)	(3,492,247)	(3,492,247)	0
Income Received in Advance	(660,600)	(508,872)	(508,872)	-
GST Payable	(5,043)	24,077	24,077	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(2,535,512)	(2,337,886)	(2,337,886)	-
Provision for Long Service Leave	(1,940,955)	(1,750,150)	(1,750,150)	-
	(16,827,515)	(8,065,078)	(8,065,078)	0
<b>Net Current Assets</b>	68,613,143	64,796,228	64,796,228	46,918,494
<b>Add: Non Current Investments</b>	7,020,490	-	-	-
	75,633,633	64,796,228	64,796,228	46,918,494
<b>Less: Restricted/Committed Assets</b>				
Cash Backed Reserves #	(60,792,979)	(59,324,517)	(59,324,517)	(40,928,495)
Deposits & Bonds Liability *	(2,904,359)	(2,406,562)	(2,406,562)	(2,500,000)
Grants & Contributions Unspent *	(5,580,383)	(2,350,844)	(2,350,843)	(3,459,999)
	6,355,912	714,305	714,306	30,000
<b>Closing Funds (as per Financial Activity Statement)</b>	6,355,912	714,305	714,306	30,000

# 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
					\$	\$	\$	\$
		<b>Budget Adoption</b>		<b>Closing Funds Surplus(Deficit)</b>				<b>30,000</b>
GL	105	Increase in Financial Assistant Grants	-	Operating Revenue		96,002		<b>126,002</b>
CW	2039	Reduction in Road Design expenditure due to ABC adjustments to Assets Services and GIS salaries	-	Operating Expenditure		10,327		<b>136,329</b>
GL	200	Reimbursement of Health staff salaries from Naval Base Reserve	-	Operating Expenditure		5,563		<b>141,891</b>
OP	9589	Balancing Private Lesson Activity project to include both income and expenditure	-	Operating Expenditure			8,500	<b>133,391</b>
GL	323	Receive more lease revenue	-	Operating Revenue		7,410		<b>140,801</b>
OP	9353	Budget is no longer required	-	Operating Expenditure		15,000		<b>155,801</b>
Various		Mid-Year Budget Review movements	4709 OCM09/02/12			216,905		<b>372,706</b>
GL	475	New lease revenue	-	Operating Revenue		7,200		<b>379,906</b>
OP	9408	Error in adopted budget	-	Operating Expenditure		6,000		<b>385,906</b>
PL	5421	Depreciation allocation for Mayor's vehicle	4709 OCM09/02/12			4,400		<b>390,306</b>
OP	9114	Budget is no longer required	-	Operating Expenditure		3,000		<b>393,306</b>
GL	323	Signage error		Operating Income		11,000		<b>404,306</b>
OP	8574	Eliminate loan funding from Underground Power		Operating Expenditure		280,000		<b>684,306</b>
OP	9768	LGIS bonus pool		Operating Income		30,000		<b>714,306</b>
				<b>Closing Funds Surplus (Deficit)</b>	<b>0</b>	<b>692,806</b>	<b>8,500</b>	<b>714,306</b>

# Statement of Comprehensive Income *by Nature and Type*

for the period ended 30 June 2012

	Actual	Amended YTD Budget	\$ Variance to YTD Budget	Forecast	Amended Budget	Adopted Budget
	\$	\$	\$	\$	\$	\$
<b>OPERATING REVENUE</b>						
01 Rates	50,802,795	50,201,341	601,454	50,802,795	50,201,341	49,291,816
05 Fees and Charges	42,850,077	41,700,247	1,149,831	42,850,077	41,700,247	39,598,773
10 Grants and Subsidies	10,537,752	9,618,544	919,208	10,537,752	9,618,544	7,233,689
15 Contributions, Donations and Reimbursements	1,337,789	567,339	770,451	1,337,789	567,339	426,573
20 Interest Earnings	6,608,937	5,672,478	936,459	6,608,937	5,672,478	4,672,478
25 Other revenue and Income	(46,347)	5,394	(51,740)	(46,347)	5,394	28,548
<b>Total Operating Revenue</b>	<b>112,091,004</b>	<b>107,765,342</b>	<b>4,325,662</b>	<b>112,091,004</b>	<b>107,765,342</b>	<b>101,251,876</b>
<b>OPERATING EXPENDITURE</b>						
50 Employee Costs - Salaries & Direct Oncosts	(35,679,666)	(35,239,618)	(440,048)	(35,679,666)	(35,239,618)	(35,005,932)
51 Employee Costs - Indirect Oncosts	(1,194,056)	(1,166,207)	(27,849)	(1,194,056)	(1,166,207)	(1,134,290)
55 Materials and Contracts	(30,791,180)	(31,794,806)	1,003,626	(30,791,180)	(31,794,806)	(31,444,256)
65 Utilities	(3,474,596)	(4,080,049)	605,453	(3,474,596)	(4,080,049)	(4,027,549)
70 Interest Expenses	-	-	-	-	-	-
75 Insurances	(1,726,128)	(1,709,878)	(16,250)	(1,726,128)	(1,709,878)	(1,669,000)
80 Other Expenses	(9,360,972)	(7,997,518)	(1,363,454)	(9,360,972)	(7,997,518)	(6,978,078)
85 Depreciation on Non Current Assets	(22,012,966)	(21,641,679)	(371,287)	(22,012,966)	(21,641,679)	(19,761,810)
96 Internal Recharging (Unbalanced)	-	11,754	(11,754)	(10,327)	1,428	424,978
Add Back: Indirect Costs Allocated to Capital Works	3,005,087	3,027,377	(22,290)	3,015,413	3,037,704	3,027,377
<b>Total Operating Expenditure</b>	<b>(101,234,477)</b>	<b>(100,590,623)</b>	<b>(643,855)</b>	<b>(101,234,477)</b>	<b>(100,590,623)</b>	<b>(96,568,561)</b>
<b>CHANGE IN NET ASSETS RESULTING FROM OPERATING ACTIVITIES</b>	<b>10,856,526</b>	<b>7,174,719</b>	<b>3,681,807</b>	<b>10,856,526</b>	<b>7,174,719</b>	<b>4,683,316</b>
<b>NON-OPERATING ACTIVITIES</b>						
11 Capital Grants & Subsidies	6,720,679	8,308,535	(1,587,856)	6,720,679	8,308,535	3,549,764
16 Contributions - Asset Development	2,306,195	2,584,123	(277,928)	2,306,195	2,584,123	2,678,500
95 Profit/(Loss) on Sale of Assets	5,202,050	17,020,474	(11,818,424)	5,202,050	17,020,474	1,326,523
57 Acquisition of Crown Land for Roads	-	-	-	-	-	-
58 Underground Power Scheme	(1,823,373)	(1,821,485)	(1,888)	(1,823,373)	(1,821,485)	(1,680,000)
<b>Total Non-Operating Activities</b>	<b>12,405,551</b>	<b>26,091,646</b>	<b>(13,686,096)</b>	<b>12,405,551</b>	<b>26,091,646</b>	<b>5,874,787</b>
<b>NET RESULT</b>	<b>23,262,077</b>	<b>33,266,366</b>	<b>(10,004,289)</b>	<b>23,262,077</b>	<b>33,266,366</b>	<b>10,558,103</b>



## 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
	\$	\$	\$	\$
<b><u>Community Services:</u></b>				
Recreational Services	559,467	462,655	462,655	462,655
South Lake Leisure Centre	2,614,644	2,634,020	2,634,020	2,598,953
Law and Public Safety	2,350,668	2,207,000	2,207,000	2,148,950
	5,524,779	5,303,675	5,303,675	5,210,558
<b><u>Waste Services:</u></b>				
Waste Collection Services	14,510,108	14,435,000	14,435,000	14,235,000
Waste Disposal Services	16,017,252	15,133,000	15,133,000	13,465,000
	30,527,360	29,568,000	29,568,000	27,700,000
	36,052,139	34,871,675	34,871,675	32,910,558

### Note 2.

Additional information on Salaries and Direct On-Costs by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(1,717,829)	(1,606,104)	(1,606,104)	(1,606,104)
Finance & Corporate Services Division	(4,958,179)	(4,723,508)	(4,723,508)	(4,575,282)
Community Services Division	(11,011,143)	(10,852,927)	(10,852,927)	(10,709,004)
Planning & Development Division	(4,467,680)	(4,338,321)	(4,338,321)	(4,225,259)
Engineering & Works Division	(13,524,835)	(13,718,758)	(13,718,758)	(13,890,284)
	(35,679,666)	(35,239,618)	(35,239,618)	(35,005,932)

### Note 3

Additional information on Materials and Contracts by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(1,223,585)	(1,653,853)	(1,653,853)	(1,783,176)
Finance & Corporate Services Division	(1,948,711)	(2,629,737)	(2,629,737)	(2,550,338)
Community Services Division	(7,116,965)	(7,062,686)	(7,062,686)	(6,643,685)
Planning & Development Division	(1,325,043)	(1,722,960)	(1,722,960)	(1,316,082)
Engineering & Works Division	(19,176,876)	(18,725,570)	(18,725,570)	(19,150,975)
	(30,791,180)	(31,794,806)	(31,794,806)	(31,444,256)



# City of Cockburn - Reserve Funds

## Financial Statement for Period Ending 30 June 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
<b>Council Funded</b>										
Bibra Lake Management Plan Reserve	-	-	-	10,486	1,586,286	1,586,286	-	-	1,586,286	1,596,772
Bibra Lake Nutrient Managment	258,669	258,669	13,590	12,255	25,000	25,000	-	-	297,259	295,924
Community Infrastructure	5,095,663	5,095,663	256,875	251,687	10,212,966	11,536,986	(6,672,827)	(4,905,819)	8,892,677	11,978,516
Community Surveillance Levy Reserve	555,556	555,556	29,641	26,023	-	94,473	(299,600)	-	285,597	676,052
Contaminated Sites	1,227,852	1,227,852	64,607	56,636	300,000	300,000	(200,000)	(171,152)	1,392,459	1,413,335
DCD Redundancies Reserve	2,697	2,697	-	127	-	-	-	-	2,697	2,824
Environmental Offset Reserve	-	-	-	3,487	633,000	633,000	-	-	633,000	636,487
Green House Emissions Reductions	315,955	315,955	12,610	14,940	200,000	200,000	(35,000)	(35,000)	493,565	495,895
Information Technology	767,035	767,035	41,377	36,171	50,000	50,000	(783,000)	(26,300)	75,412	826,906
Land Development & Investment Fund Reserve	7,814,942	7,814,942	216,487	353,860	19,179,942	5,121,580	(6,634,530)	(5,168,382)	20,576,841	8,121,999
Major Buildings Refurbishment	898,317	898,317	29,340	31,818	500,000	500,000	(605,842)	(553,013)	821,815	877,121
Mobile Rubbish Bins	482,477	482,477	35,409	20,034	-	-	(160,000)	(156,040)	357,886	346,472
Municipal Elections	295,802	295,802	12,803	14,186	90,000	90,000	(155,000)	-	243,605	399,988
Naval Base Shacks	556,293	556,293	20,480	15,721	127,340	127,340	(55,563)	(66,718)	648,550	632,636
Plant & Vehicle Replacement	1,951,483	1,951,483	120,333	82,886	2,354,000	2,354,000	(2,757,499)	(1,891,269)	1,668,317	2,497,100
Port Coogee Special Maintenance Reserve	495,543	495,543	24,161	23,818	169,928	183,813	-	-	689,632	703,174
Roads & Drainage Infrastructure	3,044,358	3,044,358	116,815	125,755	1,000,000	1,000,000	(2,373,892)	(1,224,972)	1,787,281	2,945,141
Staff Payments & Entitlements	1,435,656	3,010,656	172,025	778,162	100,000	100,000	1,425,000	(1,682,000)	3,132,681	2,206,817
Waste & Recycling	11,510,359	11,510,359	509,197	484,404	6,088,195	5,585,550	(11,124,941)	(7,652,493)	6,982,810	9,927,820
Waste Collection Levy	44,560	44,560	23,440	2,186	200,000	200,000	-	(246,746)	268,000	(0)
Workers Compensation	318,633	318,633	18,114	15,002	-	94,062	(40,878)	(40,878)	295,869	386,820
POS Cash in Lieu (Restricted Funds)	2,853,180	2,853,180	162,204	134,400	-	916,044	(480,000)	-	2,535,384	3,903,624
	<b>39,925,029</b>	<b>41,500,029</b>	<b>1,879,508</b>	<b>2,494,044</b>	<b>42,816,657</b>	<b>30,698,133</b>	<b>(30,953,571)</b>	<b>(23,820,783)</b>	<b>53,667,623</b>	<b>50,871,424</b>
<b>Grant Funded</b>										
Aged & Disabled Vehicle Expenses	298,980	298,980	-	13,404	60,352	60,352	(17,182)	(17,182)	342,150	355,554
Cockburn Super Clinic Reserve	4,592,885	4,592,885	129,311	213,758	-	-	(3,230,000)	(985,044)	1,492,196	3,821,599
Family Day Care Accumulation Fund	37,658	37,658	5,000	1,774	-	-	-	-	42,658	39,432
Naval Base Shack Removal Reserve	106,800	106,800	1,309	5,332	107,400	107,400	-	-	215,509	219,532
UNDERGROUND POWER (Coolbellup East) SAR	-	-	-	(557)	786,845	944,001	(786,485)	(786,485)	360	156,959
Welfare Projects Employee Entitlements	455,454	455,454	26,519	20,528	-	-	(92,898)	(81,838)	389,075	394,144
	<b>5,491,777</b>	<b>5,491,777</b>	<b>162,139</b>	<b>254,239</b>	<b>954,597</b>	<b>1,111,753</b>	<b>(4,126,565)</b>	<b>(1,870,550)</b>	<b>2,481,949</b>	<b>4,987,219</b>
<b>Development Cont. Plans</b>										
Aubin Grove DCA	722,609	722,609	20,975	33,799	5,000	-	(650,200)	(650,921)	98,384	105,487
Community Infrastructure DCA 13	-	-	1,906	16,146	19,250	1,833,660	(321,000)	(601,319)	(299,844)	1,248,487
Gaebler Rd Development Cont. Plans	88,891	88,891	4,800	3,948	320,000	-	(15,200)	(16,247)	398,491	76,591
Hammond Park DCA	(4,380)	(4,380)	-	(168)	-	-	-	-	(4,380)	(4,548)
Munster Development	352,162	352,162	8,250	20,637	-	307,244	(10,550)	(11,271)	349,862	668,771
Muriel Court Development Contribution	-	-	-	(764)	1,577,350	2,680	-	(22,650)	1,577,350	(20,734)
Solomon Road DCA	-	-	-	-	50,000	-	-	-	50,000	-
Success Lakes Development	2,444,709	2,444,709	64,000	112,292	-	-	(2,455,461)	(582,713)	53,248	1,974,289
Success Nth Development Cont. Plans	576,206	576,206	10,350	26,871	-	-	(8,950)	(9,671)	577,606	593,406
Thomas St Development Cont. Plans	10,891	10,891	-	513	-	-	-	-	10,891	11,404
Yangebup East Development Cont. Plans	17,649	17,649	3,870	931	50,000	123,790	(8,350)	(120,999)	63,169	21,371
Yangebup West Development Cont. Plans	218,119	218,119	10,400	11,144	80,000	39,622	(8,350)	(9,071)	300,169	259,813
	<b>4,426,856</b>	<b>4,426,856</b>	<b>124,551</b>	<b>225,349</b>	<b>2,101,600</b>	<b>2,306,996</b>	<b>(3,478,061)</b>	<b>(2,024,864)</b>	<b>3,174,946</b>	<b>4,934,337</b>
<b>Total Reserves</b>										
	<b>49,843,662</b>	<b>51,418,662</b>	<b>2,166,198</b>	<b>2,973,631</b>	<b>45,872,854</b>	<b>34,116,882</b>	<b>(38,558,198)</b>	<b>(27,716,197)</b>	<b>59,324,517</b>	<b>60,792,979</b>



## 2011/12 CARRIED FORWARDS INFORMATION

Service Unit	Project Description	Expenditure/TF to Reserves	Income Source				
			Reserves	External	Restricted	Proceeds of Sale	Municipal
311 - Management_Libraries	OP9293 - OverDrive eBooks & Digital Media Project	12,000					(12,000)
311 - Management_Libraries	OP9295 - YourTutor Online Delivery	9,500					(9,500)
311 - Management_Libraries	OP9289 - 360 Search	7,497					(7,497)
311 - Management_Libraries	CW1373 - Print Management Solution	24,861					(24,861)
311 - Management_Libraries	OP9292 - National Year of Reading 2012 (NYR)	5,087					(5,087)
311 - Management_Libraries	OP9825 - Museum Collections Digitisation Projec.	7,000					(7,000)
311 - Management_Libraries	OP9829 - Azelia Ley Museum Website Upgrade	2,695					(2,695)
311 - Management_Libraries	OP9235 - Spearwood Library: returns processing project	1,351					(1,351)
312 - Spearwood_Library	CW4441 - Spearwood Library returns room project, stage II.	5,872					(5,872)
328 - Law_and_Public_Safety	CW1374 - Coogee Beach CCTV Pilot Program	538,583	(299,600)	(238,983)			0
322 - Customer_Services	OP9296 - Develop Marketing and Communication Plan	9,637					(9,637)
324 - Cultural_Services	CW5317 - Public artworks	27,500					(27,500)
421 - Strategic_Planning	OP9082 - Hamilton Hill Revitalisation Strategy 2011	23,436					(23,436)
421 - Strategic_Planning	OP9817 - Proposed Coolbellup Town Centre Feasibility Study Plan	3,260					(3,260)
423 - Land_Administration	CW1517 - Purchase Lot 237 Dacre Court	40,403	(40,403)				0
423 - Land_Administration	CW1517 - Purchase Lot 237 Dacre Court	256,818				(256,818)	0
423 - Land_Administration	CW1530 - Lot 1 Berrigan Dr, South Lake Rezoning & Subdivision	28,470	(28,470)				0
423 - Land_Administration	CW1532 - Lot 61 Gumina Place, Munster Relocate Drainage & Subdivision	436,364				(436,364)	0
423 - Land_Administration	CW1537 - L18Grandpre(Heal,Sykes,Plantagenet,Anjou,Rosetta) HH	162,888	(162,888)				0
423 - Land_Administration	CW1539 - Subdivision Lot 702 Bellier Pl & Lot 65 Erpingham Rd	104,700	(104,700)				0
423 - Land_Administration	CW1539 - Subdivision Lot 702 Bellier Pl & Lot 65 Erpingham Rd	772,727				(772,727)	0

Attach 2

## 2011/12 CARRIED FORWARDS INFORMATION

Service Unit	Project Description	Expenditure/TF to Reserves	Income Source				
			Reserves	External	Restricted	Proceeds of Sale	Municipal
423 - Land_Administration	CW1540 - Subdivision Lots 485 and 459 Bourbon Street	581,818				(581,818)	0
423 - Land_Administration	CW1545 - Lot 133 Arthur Street - fill and compact former drainage sum	40,000	(40,000)				0
423 - Land_Administration	CW1548 - Lot 40 Cervantes Loop - surveying and construction of access	25,000	(25,000)				0
423 - Land_Administration	CW1551 - Sale Part of Lot 9001 Ivankovich Avenue, Beeliar	11,850,000				(11,850,000)	0
423 - Land_Administration	CW1556 - Purchase of LOT 341 LAKEFRONT AVENUE, BEELIAR	480,000	(480,000)				0
423 - Land_Administration	OP9083 - Naval Base review of operations 2011	36,940	(36,940)				0
512 - Waste_Disposal_Services	CW1940 - Relocate Infrastructure - for Cell 7	13,098	(13,098)				0
512 - Waste_Disposal_Services	CW1949 - Haz Waste Recycle Stations	4,900	(4,900)				0
512 - Waste_Disposal_Services	CW1941 - Cel 7 Construction	2,359,076	(2,359,076)				0
512 - Waste_Disposal_Services	CW1930 - Design & Project Management of Cell 7	102,968	(102,968)				0
512 - Waste_Disposal_Services	CW1942 - Clearing Offset	195	(195)				0
512 - Waste_Disposal_Services	CW1935 - Remediation & landfill leachate management	147,170	(147,170)				0
512 - Waste_Disposal_Services	CW1946 - GW Mon Bore E of Cell 7	19,888	(19,888)				0
512 - Waste_Disposal_Services	CW1950 - ACAP Maintenance	18,134		(18,134)			0
544 - Plant_Maintenance	CW7769 - Heavy Fleet Waste Truck Side Loader PL NEW	370,000	(370,000)				0
544 - Plant_Maintenance	CW7750 - Inter2350E Compactor Waste Collection	370,000	(316,000)			(54,000)	0
544 - Plant_Maintenance	CW7718 - Mits. Fk618 Tipper - Parks	154,070	(85,070)			(69,000)	0
544 - Plant_Maintenance	CW7719 - Heavy Fleet Parks 3T Truck PL719	75,000	(53,000)			(22,000)	0
544 - Plant_Maintenance	CW7777 - Landfill Traxcavator	410,000	(410,000)				0
544 - Plant_Maintenance	CW7741 - Roads Drainage Works Truck PL741	85,000	(63,000)			(22,000)	0
544 - Plant_Maintenance	CW7734 - Ride on Sweeper Dulevo 120DK PL7341 Roads	82,000	(82,000)				0
544 - Plant_Maintenance	CW7778 - Hooklift Truck	270,921	(270,921)				0
544 - Plant_Maintenance	CW7215 - Light Vehicle - Director Engineering Services	43,000	(21,000)			(22,000)	0
544 - Plant_Maintenance	CW7258 - Hilux S/Cab Ute Roads PL2583	29,000	(20,000)			(9,000)	0
544 - Plant_Maintenance	CW7263 - Hilux C/Chassis - Building Maintenance Plumber	41,000	(28,000)			(13,000)	0
544 - Plant_Maintenance	CW7356 - Roads Sweeper Trailer PL 356	35,000	(31,000)			(4,000)	0



## 2011/12 CARRIED FORWARDS INFORMATION

Service Unit	Project Description	Expenditure/TF to Reserves	Income Source				
			Reserves	External	Restricted	Proceeds of Sale	Municipal
544 - Plant_Maintenance	CW7492 - Minor Plant Replacement PL4921	13,500					(13,500)
331 - Family_Services	OP9562 - Coolbellup Financial Counselling Projects	11,060	(11,060)				0
330 - Human_Services_Unit_Manage	CW4443 - Men's Shed in Cockburn	15,000					(15,000)
331 - Family_Services	OP9072 - Disability Plan (DAIP) Consultancy	1,284					(1,284)
331 - Family_Services	OP9074 - Feasibility Study into an Aboriginal Cultural Centre	325					(325)
531 - Road_Construction_and_Maintenance	CW2931 - Barfield Road (Plumbwood to Gaebler) New Footpath	19,685			(19,685)		0
531 - Road_Construction_and_Maintenance	CW2408 - North Lake Road (Semple to Kentucky)- Rehab Footpath	28,654					(28,654)
531 - Road_Construction_and_Maintenance	CW3460 - Network Improvement - Cockburn Bike Plan	13,722					(13,722)
531 - Road_Construction_and_Maintenance	CW3494 - Spearwood Ave/Sudlow - Hamilton Bike Lane	86,995	(86,995)				0
531 - Road_Construction_and_Maintenance	CW2356 - BEELIAR DR [Hammond/Dunraven] - Construct 2nd cwy Stage 1	1,040,321	(773,655)	(266,666)			0
531 - Road_Construction_and_Maintenance	CW2417 - Intersection of Hammond & Beelias Dr Stage 1	37,475		(37,475)			0
531 - Road_Construction_and_Maintenance	CW3418 - CUTLER RD [Prinsep/Chifley] - Raise & reconstruct	103,762		(103,762)			0
531 - Road_Construction_and_Maintenance	CW2718 - Southwell Crescent - Resurfacing	161,920	(140,001)				(21,919)
531 - Road_Construction_and_Maintenance	CW2365 - HAMMOND RD [Russell/Bartram] - Construct 2nd cwy/ upgrade ve	1,799,761		(1,799,761)			0
531 - Road_Construction_and_Maintenance	CW2936 - Frankland Av (Russell Rd to Gaebler Rd) Survey & Design	38,000		(38,000)			0
531 - Road_Construction_and_Maintenance	CW2291 - Southwell Cr (Ely/Phoenix) Landscaped Median Treatment	79,777	0	(79,777)			0
531 - Road_Construction_and_Maintenance	CW3385 - Winterfold Rd (Stock/Hargreaves) Reduced Lane Width Treat	58,334					(58,334)
531 - Road_Construction_and_Maintenance	CW2788 - SANTICH PARK (Traffic Study & Parking Improvement)	15,000					(15,000)
531 - Road_Construction_and_Maintenance	CW2855 - O'Connell/Halstead St Sump (Sump Improvement)	97,668					(97,668)
531 - Road_Construction_and_Maintenance	CW2853 - March Street Drainage	39,933					(39,933)
531 - Road_Construction_and_Maintenance	CW3399 - CERVANTES LP - Stormwater disposal relocation & filling sum	41,243	(41,243)				0
531 - Road_Construction_and_Maintenance	CW3484 - Arthur Road (fill in sump for sale of Property)	25,000					(25,000)
531 - Road_Construction_and_Maintenance	CW3408 - SKEAHAN ST - Underground stormwater disposal system	16,088	(16,088)				0

## 2011/12 CARRIED FORWARDS INFORMATION

Service Unit	Project Description	Expenditure/TF to Reserves	Income Source				
			Reserves	External	Restricted	Proceeds of Sale	Municipal
531 - Road_Construction_and_Mai	CW2932 - 14 Elderberry Dr - Drainage Upgrade	115,558					(115,558)
531 - Road_Construction_and_Mai	CW2939 - Mala Wy/Sutton Dr - Drainage Upgrade	69,500					(69,500)
531 - Road_Construction_and_Mai	CW2940 - Phoenix Rd & Bullfinch St - Drainage Upgrade	84,994					(84,994)
531 - Road_Construction_and_Mai	CW3466 - WINTERFOLD RD [Letchford/Stock] - Mill/Resurface	20,000		(20,000)			0
531 - Road_Construction_and_Mai	CW2358 - WINTERFOLD RD/LOCKETT ST/LETCHFORD ST - Contribution to Frem	57,852					(57,852)
531 - Road_Construction_and_Mai	CW2355 - SPEARWOOD AVE [Sudlow/Barrington] - Construct dual cwy Stage	32,460	(32,460)				0
531 - Road_Construction_and_Mai	CW2370 - BIRCHLEY RD [Como/L'Aquila] - Widen & complete road and foo	21,678					(21,678)
323 - Recreational_Services	OP9068 - Sports Walk of Fame -OP Executive Support Services –	11,000					(11,000)
323 - Recreational_Services	CW5332 - Len Packham Flood Lighting	35,517					(35,517)
323 - Recreational_Services	OP9116 - Kidsport	18,312		(18,312)			0
543 - Facilities_Mtce_and_Manage	CW4385 - Operations Centre - New Op Cntr Building Design & Constructi	477,517					(477,517)
543 - Facilities_Mtce_and_Manage	CW4241 - Cockburn Bowling Club - Design & Doc & Construction	108,443	(108,443)				0
543 - Facilities_Mtce_and_Manage	CW4426 - Emergency Services Bldg - New Buckland St Cockburn Central	241,446		(241,446)			0
543 - Facilities_Mtce_and_Manage	CW4238 - Phoenix Central Revitalisation Plan	127,084					(127,084)
543 - Facilities_Mtce_and_Manage	CW4372 - Operations Centre - Laydown Area Resurfacing	93,558					(93,558)
543 - Facilities_Mtce_and_Manage	CW4377 - Building & Facility - Asbestos Removal Works	14,958					(14,958)
543 - Facilities_Mtce_and_Manage	CW4379 - Disability Access Audit & Improvements	15,605					(15,605)
543 - Facilities_Mtce_and_Manage	CW4382 - Naval Base - Stormwater Drainage Upgrade	20,000	(20,000)				0
543 - Facilities_Mtce_and_Manage	CW4384 - Admin, Library & Senior Cntr Buildings - Path & Carpark Acce	200,484					(200,484)
543 - Facilities_Mtce_and_Manage	CW4386 - Administration Building - External Shading Treatment	232,615					(232,615)
543 - Facilities_Mtce_and_Manage	CW4389 - Naval Base Holiday Park - Laundry Building Upgrade	55,681	(55,681)				0
543 - Facilities_Mtce_and_Manage	OP9176 - Coastal Vulnerability & Adaption Study	124,754		(70,000)			(54,754)



## 2011/12 CARRIED FORWARDS INFORMATION

Service Unit	Project Description	Expenditure/TF to Reserves	Income Source				
			Reserves	External	Restricted	Proceeds of Sale	Municipal
543 - Facilities_Mtce_and_Manage	OP9176 - Coastal Vulnerability & Adaption Study	74,000		(74,000)			0
543 - Facilities_Mtce_and_Manage	CW4391 - Building Cogeneration (District Energy) Feasibility Studies	77,020					(77,020)
543 - Facilities_Mtce_and_Manage	CW4417 - Bakers Square Toilet Upgrade	24,527					(24,527)
543 - Facilities_Mtce_and_Manage	CW4420 - Cockburn Youth Centre (Signage) Improvements	9,775					(9,775)
543 - Facilities_Mtce_and_Manage	CW4424 - Council Facilities HVAC (Aircon) Audit Survey	6,863					(6,863)
543 - Facilities_Mtce_and_Manage	CW4428 - Harvest Lakes Community Centre Upgrades	19,850					(19,850)
543 - Facilities_Mtce_and_Manage	CW4432 - Manning Reserve House Minor Refurbishment	19,765					(19,765)
543 - Facilities_Mtce_and_Manage	CW4435 - Pineview Kindergarden Minor Refurbishment	16,063					(16,063)
543 - Facilities_Mtce_and_Manage	CW4444 - Wetlands Education Centre	50,000					(50,000)
543 - Facilities_Mtce_and_Manage	CW4333 - Aubin Grove Facility Construction	21,773	(21,773)				0
543 - Facilities_Mtce_and_Manage	CW5576 - Regional Recreation Facilities Success - Construction	17,712	(17,712)				0
543 - Facilities_Mtce_and_Manage	CW4446 - Wally Hagen Elect Distribution Upgrade	12,000					(12,000)
113 - Other_Governance	CW4392 - Cockburn Central Super Clinic - Feds Funded	2,244,956	(2,244,956)				0
113 - Other_Governance	CW4393 - Coogee Beach Integrated Community Facility - Stage 2	999,765	(999,765)				0
224 - Business_Systems_Services	CW1372 - T1 - Works & Assets	31,980					(31,980)
522 - Environmental_Management	CW5623 - Bibra Lake Interpretive Information Shelter	20,000					(20,000)
522 - Environmental_Management	CW5624 - Manning Lake Interpretive Information Shelter	20,000					(20,000)
522 - Environmental_Management	CW4411 - Wind Turbine Installation	17,281					(17,281)
522 - Environmental_Management	CW5617 - Osprey Nesting Pole	6,861					(6,861)
522 - Environmental_Management	CW3488 - BEELIAR DR (Mayor to Cockburn - Public Environmental Review)	43,491		(43,491)			0
522 - Environmental_Management	CW4409 - PV Cell Installation Seniors Centre	1,540					(1,540)

## 2011/12 CARRIED FORWARDS INFORMATION

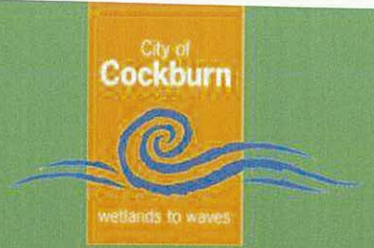
Service Unit	Project Description	Expenditure/TF to Reserves	Income Source				
			Reserves	External	Restricted	Proceeds of Sale	Municipal
522 - Environmental_Management	CW4410 - PV Cell Installation Success Regional Sporting Faci	7,836					(7,836)
522 - Environmental_Management	OP8225 - Winpod Turbines	27,909					(27,909)
522 - Environmental_Management	OP8154 - Management Plan for Eastern Reserves	16,600					(16,600)
522 - Environmental_Management	OP8226 - Coastwest-Protection of flora and fauna and Coogee Beach	3,082		(3,082)			0
521 - Parks_Construction_and_Ma	CW5333 - Park Development - South Lake POS Stage 4	181,719	(181,719)				0
521 - Parks_Construction_and_Ma	CW5320 - Greening Plan - Beeliar Dr - Hammond to Dunraven	349,252	(252,050)				(97,202)
521 - Parks_Construction_and_Ma	CW5344 - Parks Renewal - Powell Reserve Irrigation	13,312					(13,312)
521 - Parks_Construction_and_Ma	CW5265 - Park Infrastructure - Park Bench Replacements	14,672					(14,672)
521 - Parks_Construction_and_Ma	CW5375 - Public Request - Healy Rd Streetscape	14,488					(14,488)
521 - Parks_Construction_and_Ma	CW5389 - Parks Renewal - Artwork Spearwood Av - Leopards	10,139					(10,139)
521 - Parks_Construction_and_Ma	CW5261 - Park Development - Stage 2 Bibra Lake Management Plan	226,776	(226,776)				0
521 - Parks_Construction_and_Ma	CW5319 - Greening Plan - Barrington Street	20,000	(20,000)				0
521 - Parks_Construction_and_Ma	CW5321 - Greening Plan - Bullfinch Street	37,500	(37,500)				0
521 - Parks_Construction_and_Ma	CW5323 - Greening Plan - Coolbelup Avenue	27,500	(27,500)				0
521 - Parks_Construction_and_Ma	CW5259 - Park Development - Phoenix Rise Public Domain Stage 4	92,700	(92,700)				0
521 - Parks_Construction_and_Ma	CW5287 - Decommision Wattleup Parks	5,000	(5,000)				0
521 - Parks_Construction_and_Ma	CW5326 - Greening Plan - Kent Street	10,000	(10,000)				0
521 - Parks_Construction_and_Ma	CW5330 - Greening Plan - Sussex Street	7,000	(7,000)				0
521 - Parks_Construction_and_Ma	CW5331 - Greening Plan - Yangebup Road	27,500	(27,500)				0
521 - Parks_Construction_and_Ma	CW5372 - Public Request - Beelier Dr (Speawrood to Birchley) Streetsc	30,000	(30,000)				0
521 - Parks_Construction_and_Ma	CW5380 - Public Request - Yangebup Rd (Spearwood to Dunraven) Streets	60,750	(60,750)				0



## 2011/12 CARRIED FORWARDS INFORMATION

Service Unit	Project Description	Expenditure/TF to Reserves	Income Source				
			Reserves	External	Restricted	Proceeds of Sale	Municipal
521 - Parks_Construction_and_Ma	CW5582 - North Coogee Foreshore MP Implementation Stage 2	100,000	(100,000)				0
521 - Parks_Construction_and_Ma	CW5260 - Park Development - North Coogee / Point Catherine Groyne Ext	31,000					(31,000)
224 - Business_Systems_Services	CW1367 - GIS Integration with T1	20,000					(20,000)
224 - Business_Systems_Services	CW1368 - Mobility	35,000					(35,000)
224 - Business_Systems_Services	CW1369 - Recreation and Leisure Centre Software	49,146					(49,146)
224 - Business_Systems_Services	CW1370 - T1 - Contact Management	12,500					(12,500)
224 - Business_Systems_Services	CW1371 - T1 - Publisher	15,000					(15,000)
224 - Business_Systems_Services	CW1377 - Contract Management System	55,000					(55,000)
224 - Business_Systems_Services	CW1366 - EDMS	373,700	(373,700)				0
221 - Information_Technology	CW1357 - Audio Visual equipment for Boardroom and Chambers	20,000					(20,000)
221 - Information_Technology	CW1359 - Fibre Infrastructure	333,000	(333,000)				0
221 - Information_Technology	CW1360 - Network DR	50,000	(50,000)				0
221 - Information_Technology	CW1363 - Scanner replacement	30,000	(30,000)				0
221 - Information_Technology	CW1364 - Wireless Access Public & Private	11,252					(11,252)
221 - Information_Technology	CW1358 - Automation of Minutes and Agendas	4,365					(4,365)
113 - Other_Governance	CW4399 - Cockburn Central Integrated Health, Community Facility & Li	948,100	(948,100)				0
113 - Other_Governance	CW4399 - Cockburn Central Integrated Health, Community Facility & Li	1,264,133	(1,264,133)				0
522 - Environmental_Management	CW5334 - Park Infrastructure - Fence Replacement Manning Lake	6,000					(6,000)
522 - Environmental_Management	CW5307 - Davilak Heritage Trail Upgrade Manning Lake	32,390					(32,390)
<b>Totals</b>		<b>34,357,888</b>	<b>(14,262,544)</b>	<b>(3,442,888)</b>	<b>(19,685)</b>	<b>(14,112,727)</b>	<b>(2,520,044)</b>





# CITY OF COCKBURN NATURAL AREA MANAGEMENT STRATEGY 2012 –2022

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## SUMMARY

The purpose of this Natural Area Management Strategy is to outline the approach used to manage the Cities vested natural areas and to build and enhance Council's capacity to effectively manage our natural areas for the conservation of biodiversity. The ultimate goal is for all of the Cities natural areas to have a vegetation condition rating of good or better based on the Keighery 1994 definition of vegetation condition.

Presently the City of Cockburn has management responsibility for more than 82 separate bushland reserves, many of which contain wetlands. The total area contained within reserves is approximately 1091 hectares. Most of the larger reserves containing vegetation are under active management. The smaller reserves generally contain small pockets of poor quality bushland and current resources are not adequate to actively manage these smaller pockets. It is expected that more public open space which, in line with Councils Bushland Conservation policy, increasingly contains good quality bushland will be handed to Council in future years.

Total Area of Reserves Containing Bushland	1091
Total Area of Bushland in Conservation Reserves	904
Area of Bushland in Actively managed Conservation Reserves	896
% Bushland in Actively Managed Conservation Reserves	91
% Bushland in Non Actively Managed Conservation Reserves	9
Number of Actively Managed Reserves	48
Number of Non Actively Managed	34

To maintain the quality of our natural areas it will be necessary to undertake frequent and effective maintenance and monitoring. A reduction in bushland condition would be deleterious to native fauna and flora, suburban amenity, impact on carbon sequestration and not be aligned with community expectations.

It is important that our natural areas are prioritised for management and allocated appropriate resources. A prioritisation system has been developed to evaluate the 'importance' of our natural areas to ensure that resources are expended in a cost effective manner.

Bushland condition assessments are undertaken annually in natural areas. This allows areas to be prioritised into three management categories; High, Medium and Low Priority reserves.



Little Rush Lake



The following table shows the categories of bushland condition and the number of hectares within each category for all reserves actively managed by the City as at July 2012.

**Table 1. Vegetation Condition**

Bushland Vegetation Condition	Hectares	Percentage of Bushland
Pristine	0	0
Excellent	59	7
Very Good	317	35
Good	225	25
Degraded	113	13
Completely Degraded	182	20
<b>Total</b>	<b>896</b>	<b>100</b>

It is envisaged that future management strategies will enhance the overall condition of the existing bushland with the ultimate long term goal of upgrading the overall condition of Councils natural areas to a minimum vegetation condition rating of good or better based on the Keighery 1994 definition of vegetation condition. Vegetating ratings are further explained in Section 4.

The main threats to our natural areas are considered to be environmental weeds, feral animals, illegal access, illegal rubbish dumping, increased fire frequency, disease such as dieback, untreated storm water and climate change.

A series of management actions have been identified for each of these issues and future funding requirements have been noted.

The main components of future funding requirements include increasing operating expenditure; increasing staff resources; projection of extra funding required for effective management, management of additional natural areas as the City continues to develop and increased level of maintenance in line with community expectations.

Implementation of this strategy will provide long-term benefits to the City through the following areas:

- Economic benefits: The cost of managing existing issues will continue to grow if left unchecked and therefore, it is more cost-effective to implement actions in the short and medium rather than long term.
- Increased public amenity: Through enhancement of bushland condition and provision of access points and trails.
- Meet public expectations for bushland management: Through more intensive maintenance regimes.
- Conservation of biodiversity by the protection and enhancement of natural areas.
- Maintain genetic diversity: Through the creation of bushland corridors and enhancement of habitat.
- Offset greenhouse gas emissions: Revegetating degraded areas captures and stores carbon.
- Retain the uniqueness of the City of Cockburn: By retaining, conserving and enhancing our unique natural areas.
- Reducing bushfire risk: By reducing the amount of weeds and thus the fuel loads.



- The management approach outlined in this strategy will enhance the overall condition of the existing bushland with the ultimate long term goal of upgrading the overall condition of Councils natural areas to a minimum rating of good.

#### SUMMARY OF KEY ACTIONS

1. Prioritise reserves based on the following aspects: Vegetation condition, size, shape, perimeter to area ratio, connectivity, visibility and community involvement. (KA1)
2. Re-assess reserve prioritisation every 8 years. (KA2)
3. Map the priority weeds and the vegetation condition in all bushland reserves every 4 years. (KA3)
4. Develop and implement a Weed Control Strategy. (KA4)
5. Review and update the Priority Weed Control List every 5 years. (KA5)
6. Prepare and implement a works programme to manage priority weeds in bushland reserves. (KA6)
7. Develop revegetation programs following weed control programs where required. (KA7)
8. Assist and encourage volunteers such as community "friends of" groups, Conservation Volunteers Australia and educational institutions to participate in bushland management activities within bushland areas managed by the City. (KA8)
9. Provide support and assistance to community volunteer groups that undertake bushland management activities within bushland areas managed by the City. (KA9)
10. Offer incentives, training, and information to landowners to encourage management of natural areas on private property. (KA10)
11. Work with internal staff, contractors and the community to ensure that construction activities minimise the spread of weeds. (KA11)
12. Encourage, support and where practical, be involved in weed control trials with agencies and educational institutions. (KA12)
13. Adopt the principles of the Bradley Method of Bush Regeneration wherever possible when planning and implementing weed control work. (KA13)
14. Instigate feral animal control programs in areas where feral animals are known to exist. (KA14)
15. Assess the viability of installing rabbit proof fencing around high priority reserves. (KA15)



## **SUMMARY OF KEY ACTIONS CON'T**

- 16.** Construct appropriate fences around conservation reserves to prevent and control unauthorised access. (KA16)
- 17.** Undertake fence repairs within 2 working days of notification of damage. (KA17)
- 18.** Work with other local governments and government agencies with the aim of developing and implementing a regional feral animal control program. (KA18)
- 19.** Erect signage at entry points to reserves that provides information on the impact and safety issues associated with illegal access. (KA19)
- 20.** Remove rubbish from conservation reserves as early as practical. (KA20)
- 21.** Develop a community education program that includes a component about the impacts of illegal dumping. (KA21)
- 22.** Ensure there are adequate firebreaks that comply with the Bush Fires Act around the perimeter of all conservation reserves and fire access trails strategically located through larger reserves. (KA22)
- 23.** Utilise herbicides where practical rather than grading to keep firebreaks free from vegetation and loose sand. (KA23)
- 24.** Ensure verges adjoining reserves are free from weeds. (KA24)
- 25.** Prepare Bush Fire Response Plans for all conservation reserves and review every three (3) years. (KA25)
- 26.** Assess the suitability and appropriateness of prescribed burning to reduce high fuel loads in reserves. (KA26)
- 27.** Liaise with government agencies such as FESA and DEC in relation to best practice fire risk reduction and suppression. (KA27)
- 28.** Staff and contractors to practice good dieback hygiene procedures when working in reserves identified as containing dieback. (KA28)
- 29.** Undertake dieback assessment and mapping in reserves containing and suspected of containing dieback. Re-assess reserves every three years. (KA29)
- 30.** Instigate dieback control methods where practical such as phosphite treatment, limestone on firebreaks and revegetation using dieback tolerant endemic species. (KA30)
- 31.** Ensure fire response plans show dieback infected areas. (KA31)
- 32.** Support the Dieback Working Group in their endeavours. (KA32)

## SUMMARY OF KEY ACTIONS CON'T

33. Ensure best practise Water Sensitive Urban design is practised in new subdivisions (KA33)
34. Retrofit best practise Water Sensitive Urban Design measures into areas where water quality is being adversely affected by outdated practises (KA34)
35. Undertake regular water quality monitoring of wetland areas. (KA35)
36. Increase the resilience of natural areas by addressing the threats posed by weeds, feral animals, illegal access, illegal rubbish dumping, increased fire frequency, disease such as dieback, storm water drainage and climate change. (KA36)
37. Continue to keep informed about the latest research developments in terms of climate change scenarios and best practice bushland adaptation techniques. (KA37)
38. Be prepared to alter management practices to adapt to a changing climate. (KA38)
39. Implement a best management practice for natural area regeneration and rehabilitation that includes detailed pre-work site assessment, identifies clear aims and outcomes, recommendations for regeneration techniques. (KA39)
40. Prepare planting plans for planting sites prior to undertaking revegetation works. (KA40)
41. Develop and implement a program of regeneration/restoration works across natural areas that is informed by:
  - the priorities for managing threatened species and habitat;
  - the extent of priority weed species which are targeted for control;
  - statutory requirements for fire management; and
  - the human resources available (staff and volunteers) (KA41)
42. Ensure the provision of adequate resources for the ongoing maintenance of natural areas. (KA42)
43. When selecting areas to revegetate within reserves select those sites that offer the best opportunities to enhance ecological connectivity (KA 43).
44. Support the Department of Main Roads in their endeavours to maintain and enhance natural vegetation within existing road reserves (KA 44).
45. Seek to ensure that, should the proposed Roe Highway extension proceed, native vegetation is retained and revegetation undertaken so that it maintains some function as an ecological linkage (KA 45).
46. Retain and enhance the current east west ecological linkage functions of Beeliar Drive, Armadale Road, Russell Road, Gibbs Road, Rowley Road and Wattleup Road. (KA46).
47. Ensure that the commitments to establish suitable ecological linkages within the Latitude 32 development are honoured (KA47).



#### SUMMARY OF KEY ACTIONS CON'T

48. Examine the potential to enhance sections of the rail reserves for enhanced ecological function and biodiversity conservation (KA48).
49. Commence discussions with West Rail to gain support for rail reserves to be vegetated to enhance their value as ecological corridors/linkages (KA49).
50. Liaise and encourage Western Power to retain and maintain native vegetation within the identified power line easements (KA50)
51. Ensure future landscaping of the BP Refinery Oil Pipeline is undertaken in a manner that enhances the pipelines ability to function as an ecological linkage (KA51).
52. Continue to support tertiary studies that investigate potential locations, designs and the effectiveness of ecological corridors (KA52).
53. Continue to encourage developers to consider ecological linkages when formulating structure plans (KA53).
54. Support the objectives of the Cities Bushland Conservation Policy (KA54).
55. Where roads are being constructed, upgraded or widened through natural areas ensure that consideration is given to the construction of wildlife crossings. Continue to support initiatives to promote the use of local endemic native plants in residential gardens and verges (KA55).



Coogee Beach Seed Collection



## INTRODUCTION

This strategy outlines the actions and processes necessary to manage the natural areas vested with the City of Cockburn. It sets out the process for prioritising reserves and identifies management requirements that are deemed necessary to maintain and enhance the condition of our natural areas for the protection and conservation of biodiversity.

### WHAT IS A NATURAL AREA AND WHY ARE THEY IMPORTANT?

Natural Area is a term used to describe an area that contains native species or communities in a relatively natural state and hence contains biodiversity. Natural areas can be areas of native vegetation, vegetated or open water bodies (lakes, swamps, wetlands) or waterways (rivers, streams, creeks), springs, rock outcrops, bare ground (sand or mud), caves, coastal dunes or cliffs. Natural areas exclude parkland cleared areas, isolated trees in cleared settings, ovals and turf areas. (Perth Biodiversity Project adapted from Environmental Protection Authority 2003a)

Reserves which contain natural areas are important for many reasons. They provide for the retention and protection of biodiversity; they provide a sense of place and create a 'green' living environment for local residents; they provide many recreational opportunities such as bushwalking, bird watching and also provide a valuable educational resource for schools, technical colleges and universities.

It is also important that we retain our natural areas to ensure the long term survival of our range of diverse ecological communities. Research suggests that at least 30% of a regions ecological community may need to be retained to maintain species diversity. This is referred to as the 30% threshold. The Commonwealth Government has recognised the need to retain 30% of each vegetation community and has set objectives and targets to achieve this outcome (see National Objectives and Targets for Biodiversity Conservation 2001-2005).

Within Cockburn there are six different vegetation complexes. As the table below indicates a number of these are currently below the 30% threshold, these being the Cottesloe Complex – Central and South and the Karrakatta Complex-Central and South. It is important that representatives of these complexes are retained to ensure their long term survival.

**Table 2. Remnant Vegetation Extent by Vegetation Complexes within the City of Cockburn**

Vegetation Complex	Pre-European extent (ha)	2010 Remnant vegetation extent (ha)	% of Pre-European Extent
Bassendean Central and South	6850	2217.37	32.37%
Cottesloe Complex-Central And South	4839	1035.17	21.39%
Herdsmen Complex	1235	514.56	41.67%
Karrakatta Complex-Central And South	1390	171.01	12.30%
Quindalup Complex	138	87.44	63.48%
Southern River Complex	313	112.85	36.07%
<b>TOTAL</b>	<b>14765</b>	<b>4138.40</b>	<b>28.02%</b>

Source: Perth Biodiversity Project Planning Tool 2011



Research is also indicating that there is an enormous range of potential health and wellbeing benefits from contact with nature, including crime reduction, fostering psychological wellbeing, reducing stress, boosting immunity, enhancing productivity, promoting healing in psychiatric and other patients, reducing blood pressure, heart rate, and cholesterol and fostering spiritual development (Deakin University 2002)

#### **CITY OF COCKBURN NATURAL AREAS**

There are 1093 hectares of reserves that are currently the responsibility of the City. The quality of this bushland ranges from degraded through to excellent and it is contained within 82 reserves. Of these 82 reserves, 48 are actively managed. These reserves are scattered throughout the City and consist of coastal, wetland and upland areas. Sizes range from small reserves surrounded by parkland of approximately 3500 square metres to larger reserves of 256 hectares. Of the 82 reserves, 13 are included in Bush Forever. Bush Forever is a State Government initiative that aims to protect regionally significant bushland.

Most of the larger reserves containing vegetation are under active management. The smaller reserves generally contain small pockets of poor quality bushland and current resources are not adequate to actively manage these smaller pockets. The City will also become responsible for management of additional areas as a result of Public Open Space allocations from new subdivisions.

**Table 3. Reserve Summary**

Total Area of Reserves Containing Bushland	1091
Total Area of Bushland in Conservation Reserves	904
Area of Bushland in Actively managed Conservation Reserves	896
% Bushland in Actively Managed Conservation Reserves	91
% Bushland in Non Actively Managed Conservation Reserves	9
Number of Actively Managed Reserves	48
Number of Non Actively Managed	34

Viable management strategies will enhance the overall condition of the existing bushland with the ultimate long term goal of upgrading the overall condition of Councils natural areas to a minimum vegetation condition rating of good or better based on the Keighery 1994 definition of vegetation condition. The definition of a vegetation rating of good is explained in Section 4.

Each reserve is mapped for bushland condition every four years. Comparisons with previous mapping will allow Council to monitor its performance in terms of maintenance and progress toward enhancement of our natural areas.

Bushland Condition Maps are placed on Councils Geographical Information System (Intramaps) for ease of reference.

#### **VALUES**

Cockburn's Biodiversity is part of the South West Botanical Province of Western Australia, which is now recognised as one of the world's top 25 biodiversity hot spots (Myers et al 2000). It has been recognised as globally significant not only because of the huge diversity of plants, animals and habitat types that are highly endemic but because of the loss of these areas due to clearing and urban development (PBP 2004).

As well as many of the reserves being classified as Bush Forever many of the reserves are also contained within three Regional Parks, Beeliar, Jandakot and Woodman Point Regional Parks.

Within the City are some important wetlands including Thomsons Lake which is a listed Ramsar Wetland. Ramsar is an intergovernmental treaty dedicated to the conservation and 'wise use' of



wetlands. Some of the other wetlands within the Beeliar Regional Park are also listed in the Directory of Important Wetlands in Australia.

The City also has some important coastal vegetation. The coastal region also consists of numerous limestone outcrops and significant features such as the Henderson Cliffs.

## FLORA

There are a variety of flora species, vegetation complexes and vegetation assemblages existing within Cockburn's natural areas. Many of the species are classified as DEC Declared Rare and Priority Flora or *EPBC Act* Listed Flora and Threatened Ecological Communities.

The City has developed a species list for each of the reserves which are continually being updated as additional species are discovered. A herbarium has also been established and is being continually updated.

The management strategies identified in this plan will assist to conserve and protect the flora that remains. The enhancement of the natural areas will hopefully allow some species to be re-introduced into areas where they have become scarce.

A number of brochures have been developed to promote the use of local plants in gardens and the City also offers a plant subsidy scheme to encourage residents to purchase local species. By using local species in their gardens local residents are able to conserve water while contributing habitat and food sources for local fauna.

A list of flora of the Perth region can be found on the Department of Environment and Conservation website: <http://www.dec.wa.gov.au>



Kangaroo Paws are a good source of food for native birds



## FAUNA

The combination of dryland and wetland areas has resulted in a variety of habitat types for local fauna within the City of Cockburn. There is an assortment of reptiles, frogs, birds and mammals present within each reserve.

The wetlands within Cockburn range from fresh to quite saline. These wetlands offer good seasonal habitats for amphibians such as frogs and turtles.

A variety of birdlife can be found inhabiting the various vegetation assemblages both around wetlands on the coast and in upland areas.

Quendas are in evidence throughout the municipality where it inhabits dense vegetation in many of the reserves.

Old trees provide nesting hollows for many species of birds and mammals such as possums. Nesting hollows are usually only found in very old mature trees, however artificial sites have been created by the installation of nesting boxes in trees which are not yet mature enough to have developed nesting hollows. The installation of nesting boxes provides additional habitat and encourages breeding for local species.

Reptiles inhabit both wetland and dryland areas with many examples of lizards and snakes being quite common.

Fauna surveys have been undertaken in a number of reserves including Denis De Young, Yangebup Lake, Little Rush Lake and Bibra Lake. Less intensive surveys have also been undertaken as part of a fauna corridor study in Manning Lake, Market Garden Swamp and Banksia Woodland Reserve.

The use of motion sensitive cameras also revealed interesting information.

The surveys reveal that a variety of native species are still in evident within our natural areas. Further information in relation to these surveys can be obtained from Councils Environmental Service Unit.

Some fauna species found in the natural areas are considered significant or rare under the *Western Australian Wildlife Conservation Act 1950* or EPBC Act Conservation Codes. Others are listed by the DEC Priority Fauna Codes.

Further details in relation to the fauna in the Perth region can be found on the Department of Environment and Conservation website: <http://www.dec.wa.gov.au>



Slender Tree Frogs breed in many wetlands

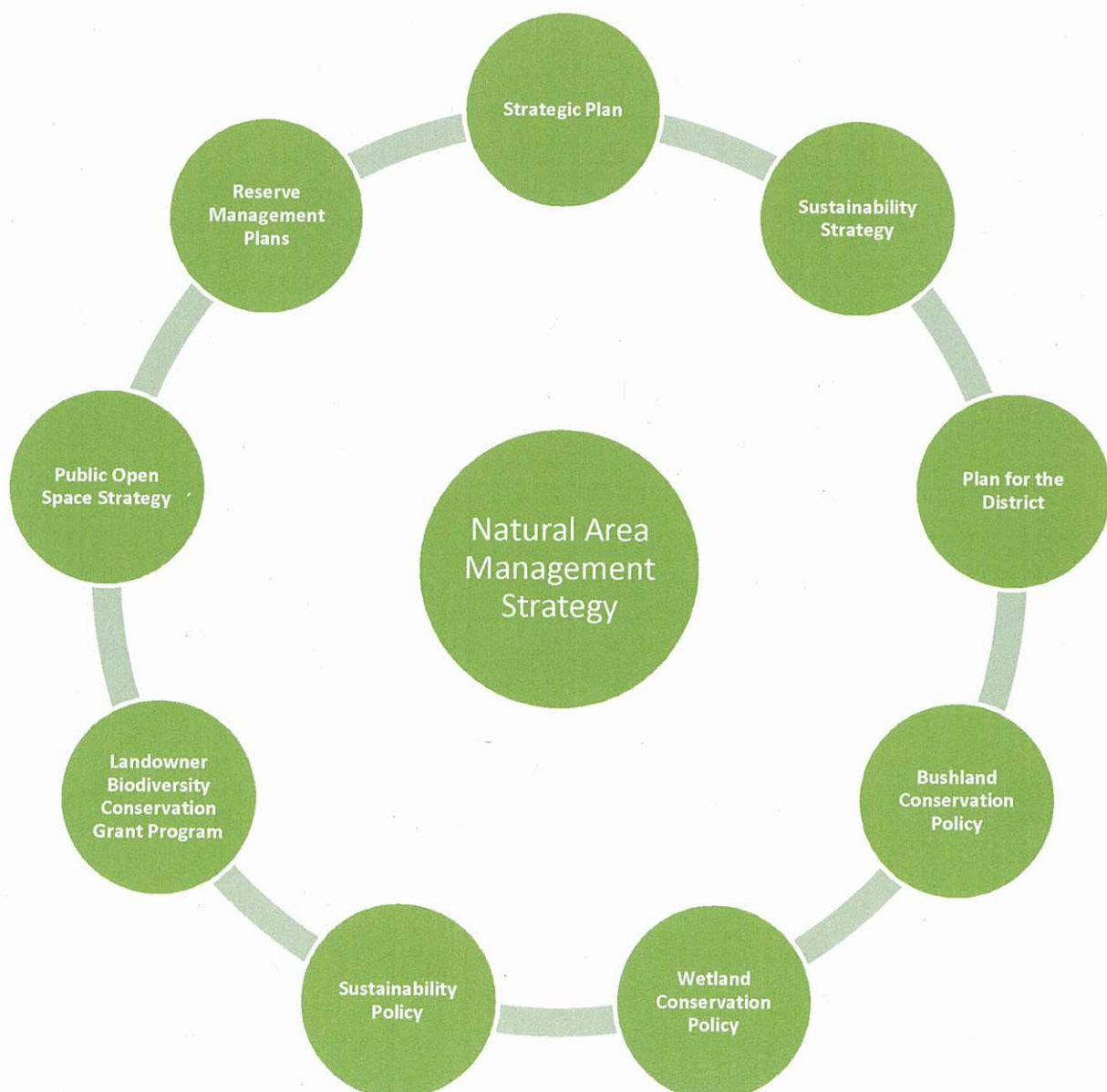
## RELATIONSHIP TO OTHER STRATEGIES AND DOCUMENTS

The Australian Government is committed to the internationally agreed Convention on Biological Diversity that established three main goals:

- Conservation of biological diversity
- Sustainable use of its components
- Fair and equitable sharing of the benefits from the use of genetic resources.

The Australian Government *Environment Protection and Biodiversity Conservation Act (2000)* was established to protect the environment, particularly on matters of national environmental significance. The Act promotes the conservation of biodiversity by providing strong protection for threatened species and ecological communities.

A number of existing Council documents and strategies make clear the importance that the City of Cockburn places on our natural areas.



**Natural Area Management Strategy 2012 – 2022**

## **CITY OF COCKBURN STRATEGIC PLAN 2006 - 2016**

The strategic plan has been developed to provide an outline of Council's Strategic directions and priorities, and to guide Council's activities over the ten years from 2006 to 2016.

The Strategic Plan lists 'Strategic Actions' required across all sectors within the organisation. Within the Environmental Management sector, the Strategic Plan has listed the following action;

- Develop an Environmental Management Strategy that is integrated with the City's existing management programs, which provides for long-term resource conservation. *It will include a Five-Year works program for the existing Revegetation Program*
- Expand the City's State of the Environment Report to track and report on the effectiveness of the Environmental Management Strategy

One of the goals identified in the Strategic Plan is to:

Preserve and remediate ecosystems for future generations –

To have diligently preserved the various ecosystems of the City and to make real progress in the remediation of those parts of Cockburn have been previously damaged environmentally.

The Natural Area Management Strategy will assist the City to achieve this goal.

*Note: This Natural Area Management Strategy replaces the Environmental Management Strategy. The State of Environment Report has been replaced by the State of Sustainability Report*

## **CITY OF COCKBURN SUSTAINABILITY STRATEGY 2012-2016**

The City of Cockburn's sustainability strategy places the principles of sustainability at the forefront of our decision-making processes across the entire Council.

The City has adopted the following definition of 'Sustainability' as defined in the Policy:  
*"Meeting the needs of current and future generations through integration of environmental protection, social advancement, and economic prosperity."*

Principles of the Sustainability Strategy that relate directly to natural area management are:

- Conservation management of bushland and wetland areas
- Wildlife corridor enhancement
- Protection of coastal & marine systems

The Natural Area Management Strategy will provide a method by which the above principles can be met.

## **PLAN FOR THE DISTRICT 2010-20**

One of the 7 key drivers that are identified to shape the City over this 10 year time period are the natural surroundings in which the City co-exists, including air, water, land, flora, and fauna.

The Natural Area Management Strategy will help to ensure that the natural surroundings within the City are retained for the benefit of future generations.



#### **BUSHLAND CONSERVATION POLICY (SPD1)**

The purpose of this policy is to provide Council with a clear position and a range of strategies for ensuring that the conservation, protection and management of local bushland within the District are optimised.

#### **WETLAND CONSERVATION POLICY (SPD5)**

The purpose of this policy is to provide Council with a clear position and range of strategies for the protection of wetlands within the district.

#### **SUSTAINABILITY POLICY (SC37)**

One of the objectives of this policy is to conserve the quality, extent and uniqueness of the natural environment that exists within the district.

#### **LANDOWNER BIODIVERSITY CONSERVATION GRANT PROGRAM (AEW5)**

The objective of this policy is to provide financial support to local landowners for the purpose of assisting with the conservation and enhancement of natural bushland and wetland areas on privately owned land.

#### **PUBLIC OPEN SPACE STRATEGY/GREENING PLAN**

One of the actions identified within the now obsolete Greening Plan was to develop a Natural Area Management Strategy (NAMS) which will provide the main mechanism whereby biodiversity is managed within City of Cockburn reserves. The intent is to also prepare a Public Open Space Strategy to complement the NAMS. These two new strategies will be more focused on their individual areas and will replace the Greening Plan while still achieving the objective of the Greening Plan which was to:

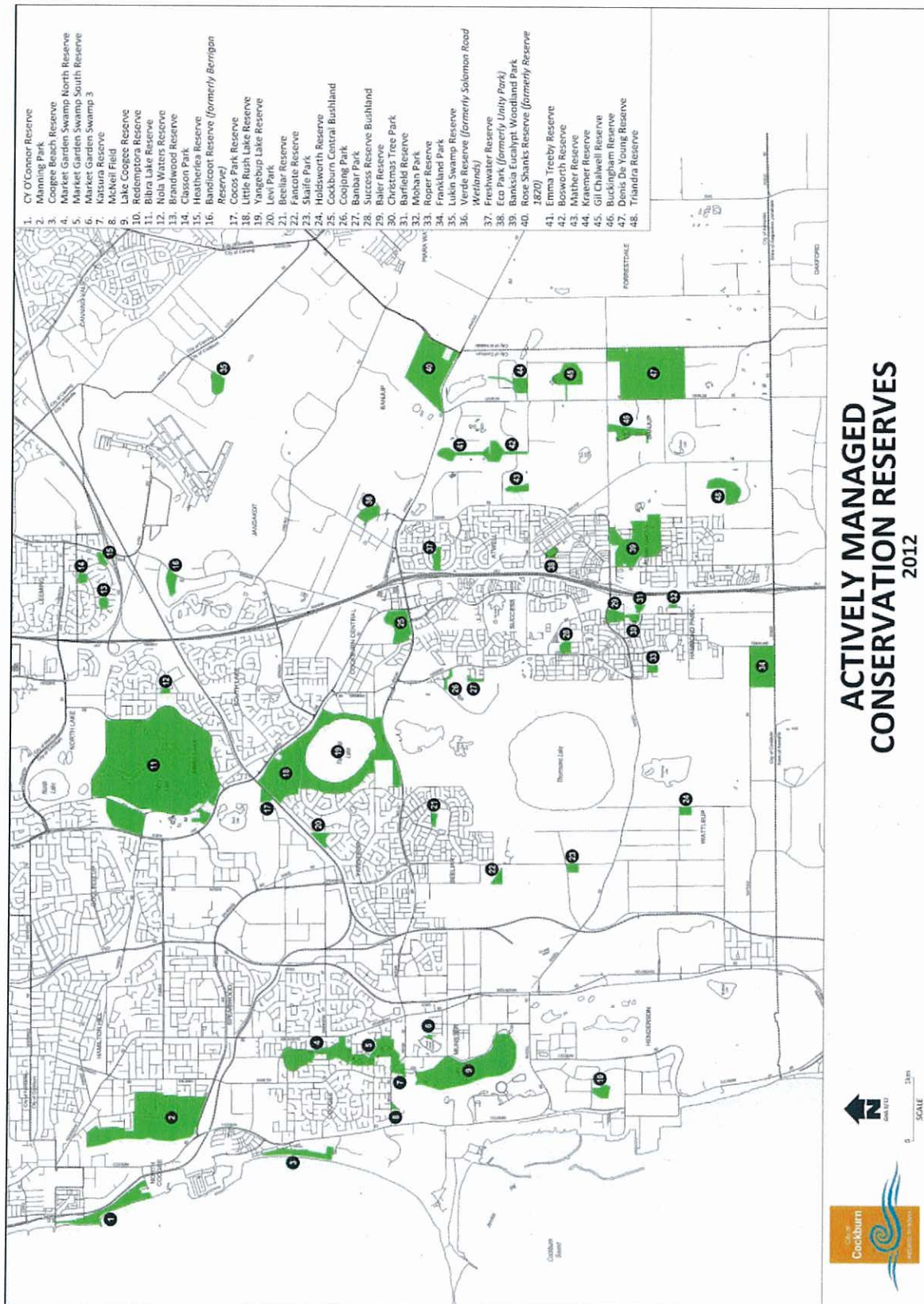
*develop a long-term strategic plan for the maintenance and enhancement of remnant vegetation within the City of Cockburn, the revegetation of previously cleared areas, road reserves, public land and the enhancement of ecological, landscape and streetscape values and community amenity.*

#### **RESERVE MANAGEMENT PLANS**

This strategy provides an overarching framework for natural areas but individual reserve management plans are necessary to provide a more detailed approach to management in areas where there are unique factors specific to that particular reserve.

A number of reserve management plans have been prepared for individual reserves. These include Market Garden Swamp, Coogee Beach, Bibra Lake, Denis De Young Reserve, Freshwater Reserve, Yangebup and Little Rush Lakes, Lake Coogee and Banksia Eucalypt Woodland. A combined management plan for the small eastern reserves was in the process of being finalised at the time of writing this document. Other plans will be developed while others are due to be updated.





## PRIORITISING RESERVES

### PRIORITISATION OF BUSHLAND RESERVES FOR MANAGEMENT

*Management Objective: To identify reserves that are considered to be of higher value to ensure that finances and resources are allocated in a manner that will provide the best outcomes for both the community and the natural area.*

It is important that we prioritise bushland reserves for management. Financial and resource constraints mean that it is not currently possible to manage and improve the condition of all natural areas within the City. Given these constraints there needs to be a focus on the reserves that will give the best return on expenditure. Prioritisation ensures that finances and resources are allocated in a manner that will provide the best outcomes for both the community and the natural area.

Some of the natural areas may not be viable to manage. It may not be practical or make economical sense to allocate funds to these areas. If a determination is made that a reserve is not viable it will most likely be turned into parkland or passive open space. The process of prioritisation will determine the viability of these reserves. An example of an area of bushland that would not be viable to manage would be a small section of bushland of less than 200 square metres surrounded by parkland. The funds required to maintain the integrity of such a small area would be considerable yet the value that this small area would provide to fauna and surrounding residents would be minimal and funds should be directed to other more viable areas.

A number of factors are taken into consideration when prioritising natural areas. The factors that have been used to prioritise the natural areas within the City of Cockburn have been taken from the Perth Biodiversity Project Local Government Biodiversity Planning Guidelines 2004 and they are as follows:

- Vegetation condition
- Reserve size
- Shape
- Perimeter to area ratio
- Connectivity
- Visibility/Community Involvement

Social values such as visibility and community involvement have also been considered when assessing each reserve. Prominent reserves are valued more highly by the community and have higher community participation rates. This generally means that there are higher expectations in relation to management therefore maintenance costs are generally higher than less prominent reserves. Greater community involvement also provides benefits as applications for funding from alternative sources such as grants are more likely to be successful.

### VEGETATION CONDITION

Vegetation condition is a measure of an areas similarity to what it would have looked like prior to the effects of disturbance from European settlement in Australia (Keighery 1994).

Various condition scales have been developed. The condition scale used to assess the vegetation condition of the natural areas in Cockburn is the *Keighery 94* method.



A description of the Keighery vegetation condition ratings are outlined below:

#### **Pristine**

- Vegetation structure intact.
- *0% weed cover*

#### **Excellent**

- disturbance affecting individual species and weeds are non aggressive species.
- *1 - 5% weed cover*

#### **Very Good**

- Vegetation structure altered, obvious signs of disturbance. For example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and grazing.
- *6 – 25% weed cover*

#### **Good**

- Vegetation structure significantly altered by obvious signs of multiple disturbances.
- Retains basic vegetation structure or ability to regenerate. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and grazing.
- *26 – 50% weed cover*

#### **Degraded**

- Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example, disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and grazing.
- *51 – 75% weed cover*

#### **Completely Degraded**

- The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These areas are often described as „parkland cleared“ with the flora comprising weed or crop species with isolated native trees or shrubs.
- *76 – 100% weed cover*

*Note: Only the bushland within each reserve is given a condition rating. Areas such as parkland, playgrounds etc are excluded and are considered as areas for other purposes. These areas are not included when calculating the area of bushland. Firebreaks and trails however are included in the rating assessment and are ranked as completely degraded. The reasoning behind this is that the firebreaks or trails, if not maintained, would revert to bushland.*



The various factors assessed using the condition scales are:

- plant community structure and composition
- disturbance factors such as logging, grazing, partial clearing, inappropriate fire regime, soil disturbance, predation by feral animals, impacts from surrounding land uses
- weed invasion
- vegetation health such as disease pests, threatening processes such as salinisation, lowering of water table, climate change, fragmentation.

Vegetation condition mapping has been undertaken in vegetated areas of the City's natural areas using the Perth Biodiversity Project Natural Area Assessment (NAIA) templates a copy of which can be downloaded from the Perth Biodiversity Project Website.

[http://www.walga.asn.au/about/policy/pbp/tools/na\\_templates](http://www.walga.asn.au/about/policy/pbp/tools/na_templates)

All reserves had been mapped for vegetation condition by April 2011. The second round of mapping commenced in Spring 2011.

Table 1 gives a breakdown of the March 2012 vegetation condition ratings of our natural areas. The table only includes areas of bushland and does not include areas that are considered parkland and unlikely to be revegetated in the future.

**Table 4. Condition Ratings (*Keighery 94*) by Hectare and Percentage**

Bushland Vegetation Condition	Hectares	Percentage of Bushland
Pristine	0	0
Excellent	59	7
Very Good	317	35
Good	225	25
Degraded	113	13
Completely Degraded	182	20
<b>Total</b>	<b>896</b>	<b>100</b>

Each reserve will be re-mapped for vegetation condition every four years. Comparisons with previous mapping will allow Council to monitor its performance in terms of maintenance and progress toward enhancement of these natural areas.

A full round of vegetation condition mapping was completed in April 2011 and this mapping will be used as the baseline to assess progress.

Bushland Condition Maps are stored on Council's Geographical Information System (Intramaps) for ease of reference.

## Size

Size is an important factor when determining the long term viability of a natural area: the bigger the area the greater its capacity to retain its biodiversity, maintain ecological function and resist disturbance factors and threatening processes. However the minimum size for a given area to be viable varies



greatly between different ecological communities and depends on the presence of threats and how well these can be controlled.

Minimum size also depends on what you want the area to be viable for, as different species have different requirements. Remnants as small as 4 ha are important for retaining intact examples of reptile diversity and areas of 1 ha can retain viable populations of many reptiles species if fire frequency and feral animal predation are controlled (How & Dell 2000).

The guiding principle when planning or prioritising natural areas is that management costs are much lower for larger and more viable areas. Patches of remnant vegetation at the small end of the scale usually require intensive management and can be costly to maintain. Community expectations can be high for these areas as they are often considered the local patch and voluntary community support for management may be available.

Consideration of these factors can give an indication of the viability of a natural area. Viability is a measure of how well an ecological community can sustain and support the organisms that occur naturally within that community in the long-term (PBP 2004).



Manning Lake with riparian vegetation

## SHAPE

Shape influences the level of impact that threats may have on the edges of a natural area. These edge effects can be observed extending into natural areas. The degree that edge effects extend into natural areas varies greatly between ecological communities and depends on the types of threats and how well they can be controlled. Threats acting at the edges include weed invasion, grazing and trampling, increased sun and wind exposure, pollutants, drift or runoff, air pollution, noise, artificial light at night,



rubbish accumulation and dumping, exposure to feral animals and pests and diseases from surrounding land uses.

In the metropolitan area of the Swan Coastal Plain edge effects are typically observed to extend up to at least 25 metres into natural areas ( Karen Clarke, pers. comm. July 2003 Perth Biodiversity Project)

Compact areas such as circles, squares, and squat rectangles have the greatest viability, as their core areas are the largest possible for the given size. Long, thin shapes have the lowest viability as most of the area is impacted by edge effects.

Research has indicated that native vegetation that acts as a link between larger viable natural areas needs to be at least 25 – 50 metres wide for use by many bird species (Barret 2000: Fruedenberger 1999). Also birds are more likely to use patches of native vegetation if these patches are within 500-1000 metres of viable natural areas (Freudenberger 1999). Therefore long thin areas at least 50M wide located within 500-1000 metres of viable natural areas may have important ecological linkage value despite the low viability of the poorly shaped areas itself.

Circle, square or squat rectangle	Highest viability
Oval, squat oblong or symmetrical triangle	High viability
Irregular shape with few indentations	Medium viability
Irregular shape with many indentations	Medium to low viability
Long shape with large proportion of area greater than 50m wide	Lower viability
Long thin shape with large proportion of area less than 50m wide	Very low viability

#### PERIMETER TO AREA RATIO

Perimeter to area ratio is determined by size and shape and therefore can be a useful indicator of viability. Divide the length of the perimeter by the area. The higher the score the lower the viability because the greater the perimeter the more likely the site is to be impacted by outside influences. This is more commonly known as edge effects.

As most impacts on natural areas occur around their edges and as a general rule, because circular remnants have less edge relative to their area than long and narrow areas, the protected area within the natural area is greater for circles (Hawkesbury Nepean Catchment Trust 2000).

#### CONNECTIVITY

The viability of any natural area depends on its proximity to other natural areas and the quality of the ecological linkage between them. These two factors influence the movement of individual living organisms and the flow of genetic material between natural areas. In turn this determines the long term survival of species, their genetic variation, their ability to adapt to changes in the environment and the maintenance of ecosystem processes. The viability of a given natural area will increase:

- the closer it is to other protected natural areas
- the greater the number of protected natural areas within close proximity
- the better the condition of the surrounding natural areas

The better the condition and structural complexity of surrounding natural areas, the more effective they will be as ecological links to larger natural areas and as habitat.

Chapter 8 further discusses the importance of ecological connectivity.

#### VISIBILITY/COMMUNITY INVOLVEMENT

Social values such as visibility and community involvement have also been considered when assessing each reserve. Prominent reserves are valued more highly by the community and have higher community participation rates. This generally means that there are higher expectations in relation to management therefore maintenance costs are generally higher than less prominent reserves. Greater community involvement also provides benefits as applications for funding from alternative sources such as grants are more likely to be successful.

When prioritising the reserves consideration has been given to proximity to residential areas, public perception and amenity and whether or not the reserves that have active community groups that is involved in assisting to maintain the reserve.

#### MANAGEMENT CATEGORIES

The 82 natural areas managed by the City have been prioritised using the 6 criteria detailed above. Each of the criteria was given a rating out of 5 and totalled.

The reserves were then prioritised into three management categories; High, Medium and Low.

**Table 5. Management Categories**

Score	Priority Rating	Hectares
1 to 10	Low	7.42
11 to 20	Med	169.51
Above 20	High	719.41

High Priority bushland reserves have the highest ecological viability and/or community involvement. Resources should be directed to the management of these reserves before being directed to Medium or Low Priority areas.

Medium Priority bushland reserves have a lower ecological viability and/or community involvement than the high priority reserves. Resources should be directed to the management of these reserves to maintain their current condition priority before being directed to Low Priority areas.

Low Priority bushland reserves have the lowest ecological viability and have little or no community involvement. Generally, minimal resources should be directed towards Low Priority reserves until such times as the other priority reserves are in good or better condition.

*Bushfire protection measures are not based on the management categories. Bushfire protection measures such as firebreaks are required by law. All natural reserves managed by the City have a trafficable firebreak a minimum of three (3) metres wide or an approved alternative installed and maintained annually.*



**Table 6. Management category explanations**

Management Category	Comments
High Priority	Very high viability, Bush Forever Site, Low community involvement
	High viability, Bush Forever Site High community involvement,
	High viability rating, Bush Forever Site, Low community involvement
Medium Priority	Medium viability, Med-Low community involvement
	Low Viability, Med-High Community involvement
	Medium viability, Low community involvement
	Low viability, High community involvement, Bush Forever Site, part of Regional Park
	Low viability, Very high community involvement
Low Priority	Medium viability, Low community involvement
	Medium viability, Low-med community involvement
	Low viability, medium to low community involvement



*Scaevola crassifolia* (Thick Leaved Fan Flower)



**Table 7. Actively Managed Reserve Priority Classification**

	Reserve Name	Priority	Area of Bushland (hec)
1	C.Y. O'Connor Reserve	Med	15.85
2	Manning Park	High	55.90
3	Coogee Beach Reserve	High	9.86
4	Market Garden Swamp North Reserve	High	20.90
5	Market Garden Swamp South Reserve	High	18.61
6	Market Garden Swamp 3	Med	8.25
7	Katsura Reserve	Low	0.35
8	McNeil Field	Med	0.45
9	Lake Coogee Reserve	High	63.81
10	Redemptora Reserve	Med	3.94
11	Bibra Lake Reserve	High	228.27
12	Nola Waters Reserve	Med	0.79
13	Brandwood Reserve	Med	3.20
14	Classon Park	Med	2.78
15	Heatherlea Reserve	Med	1.69
16	Bandicoot Reserve ( <i>formerly Berrigan Reserve</i> )	High	4.19
17	Cocos Park Reserve	High	2.04
18	Little Rush Lake Reserve	High	36.03
19	Yangebup Lake Reserve	High	133.34
20	Levi Park	Low	1.31
21	Beeliar Reserve	Med	4.54
22	Fancote Reserve	Low	2.25
23	Skaife Reserve	Low	1.80
24	Holdsworth Reserve	Med	1.58
25	Cockburn Central Bushland	Med	19.70
26	Coojong Park	Low	1.06
27	Banbar Park	Low	0.22
28	Success Reserve Bushland	High	2.77
29	Baler Reserve	Med	3.66
30	Christmas Tree Reserve	Med	2.86
31	Barfield Reserve	Med	0.92
32	Mohan Park	Low	0.43
33	Roper Reserve	High	1.36
34	Frankland Park	High	24.23
35	Lukin Swamp Reserve	Med	5.20
36	Verde Reserve ( <i>formerly Solomon Road Wetland</i> )	Med	5.70
37	Freshwater Reserve	Med	4.38
38	Eco Park ( <i>formerly Unity Park</i> )	Med	1.01



39	Banksia Eucalypt Woodland Park	High	40.00
40	Rose Shanks Reserve ( <i>formerly Reserve 1820</i> )	Med	32.80
41	Emma Treeby Reserve	Med	7.00
42	Bosworth Reserve	Med	6.53
43	Mather Reserve	Med	3.05
44	Kraemer Reserve	Med	4.44
45	Gil Chalwell Reserve	Med	11.07
46	Buckingham Reserve	High	7.32
47	Dennis De Young Reserve	High	78.20
48	Triandra Reserve	Med	10.70
<b>Total</b>			<b>896.34</b>

Currently there are three Bushland Maintenance Teams undertaking on ground works in the conservation reserves. Each team is assigned a selection of reserves and a set number of hours to undertake on ground works. This system ensures that all actively managed reserves have at least some maintenance undertaken and are regularly inspected. Higher priority reserves are allocated the most hours.

A breakdown of the Bushland Maintenance Team Reserve allocations as at July 2012 can be found in Appendix B.

#### **Actions**

1. Prioritise reserves based on the following aspects: Vegetation condition, size, shape, perimeter to area ratio, connectivity, visibility and community involvement. (KA1)
2. Re-assess reserve prioritisation every 8 years. (KA2)

## THREATS AND THEIR MANAGEMENT

Management of reserves requires the identification of the major threats to the health or biodiversity of each of the reserves. The main threats to Cockburn reserves are considered to be **environmental weeds** particularly perennial veldt grass; **feral animals**, **uncontrolled and illegal vehicle access**, **illegal rubbish dumping**, **fire**, **disease**, **stormwater drainage** and **climate change**.

### ENVIRONMENTAL WEEDS

*Objective: To control and manage environmental weeds within Council Managed Natural Areas.*

The Environmental Weed Strategy for Western Australia defines environmental weeds as “plants that establish themselves in natural ecosystems (marine, aquatic and terrestrial) and proceed to modify natural processes, usually adversely, resulting in the decline of the communities they invade” (CALM, 1999).

According to the Department of Environment and Heritage, “weeds are among the most serious threats to Australia’s natural environment and primary production. They displace native species; contribute significantly to land degradation...”

Environmental weeds can also increase the frequency and intensity of fire in bushland areas, which in turn results in more weeds becoming established. This is often called the fire-weed cycle and ultimately leads to a loss of biodiversity and an increase in the fire hazard of a bushland area.

Many of the natural areas within the City of Cockburn are being severely impacted by weeds. A number of reserves have heavy infestations of weeds, which degrades the quality and affects the overall viability of the area.

The City has developed a Weed Management Strategy, a copy of which can be found in Appendix A. One of the recommendations of this strategy is to undertake weed mapping throughout all of our natural areas. The first round of weed mapping for all of the City’s natural areas was completed in April 2010. Weed mapping allows us to identify the types of weeds that are within a given reserve and this in turn allows us to prioritise the type of weed that should be targeted and the type of control that will need to be undertaken.

As part of the Weed Control Strategy a Priority Weed list was developed. Priority weeds were those weeds considered to be highly invasive and that pose the most serious threat to native vegetation. Weeds are listed in order of threat thus indicating the order in which weeds should be targeted for control. The Priority Weed List is reviewed every 5 years to ensure that priorities are still relevant.

Weed mapping, along with vegetation condition mapping, allows us to measure the effectiveness of our weed control program for individual reserves and our overall management performance. The City undertakes weed mapping within each reserve every 4 years. This is used to monitor the effectiveness of our weed control program. It also allows programs to be modified should they be deemed ineffective. This type of quantification provides a good indicator of the current status of our natural areas and enables management goals and targets to be set.

Initial observations from the weed mapping indicate that Perennial Veldt Grass (PVG) is having the greatest impact on our natural areas. It is well established in many reserves and is considered the most widely spread and abundant environmental weed. PVG is also considered a major fire hazard. There are other factors to be considered however when targeting PVG for control. Without a concerted revegetation program in degraded areas other significant environmental weeds such as Geraldton Carnation weed, Gladiolus spp and Wild Oats may replace the grass and many of these are more difficult to control and also negatively impact the natural area.

### The Cost of Controlling Environmental Weeds

The cost of controlling weeds is substantial. Based on 2011 tender rates the costs to control perennial veldt grass is approximately \$543/ha and for other broadleaf and bulbous weeds the cost is approximately \$471/ha.

There is a high recurrent cost to weed control and it requires a long-term commitment to be effective.

It is estimated that for weed control to be effective in our natural areas approximately **\$1,245,051** would need to be allocated per annum.

This figure has been arrived at using the following assumptions:

- Only bushland of Medium or High Priority would be treated for weeds (889 Hectares)
- Given that 376 hectares of bushland is in Pristine, Excellent & Very good condition and requires little weed control it can be discounted. (889 Hectares – 376 Hectares = 513 Hectares)
- Four general weed control events would take place each year.
- One grass weed control event would take place each year.

513 hectares x \$471 (general weed control) X 4	= \$966,492
513 hectares X \$543 (grass weed control)	= \$278,559
<b>Total weed control costs</b>	<b>\$1,245,051</b>

### Environmental Weeds Funding Shortfall

Current 2012/13 funding for weed control equates to **\$746,377** which is made up of the following allocations:

Herbicide	\$12,000
Contract Grass Weed Control	\$81,100
Contract General Weed Control	\$86,200
Firebreak Weed Control	\$23,000
Hand Weed Control	\$90,600
50% Bush Maintenance Labours hours	\$453,477
<b>Total</b>	<b>\$746,377</b>
<b>Shortfall</b>	<b>\$498,674</b>

The current shortfall in funding (\$498,674) highlights the importance of prioritising bushland reserves for management purposes and reinforces the need to secure external funding from grants and highlights the importance of volunteer labour programs.

It is not currently possible to effectively manage all environmental weeds in all reserves. Limited resources for weed management are a major constraint, and therefore, it is critical that funds are strategically directed towards significant environmental weeds in priority bushland reserves.

The current approach is to control high priority weeds and then focus efforts on medium and lower priority weeds.

Further details relating to funding can be found in Section 8 Operational Funding Requirements.

Where practical the Bradley Method of Bush Regeneration is practised. The Principles of the Bradley Method can be found in Appendix C.



## Actions

1. Map the priority weeds and the vegetation condition in all bushland reserves every 4 years to assist with developing weed management plans and to monitor progress. (KA3)
2. Develop and implement a Weed Control Strategy. (KA4)
3. Review and update the Priority Weed Control List every 5 years. (KA5)
4. Prepare and implement a works programme to manage priority weeds in bushland reserves. (KA6)
5. Develop revegetation programs following weed control programs where required. (KA7)
6. Assist and encourage volunteers such as community "friends of" groups, Conservation Volunteers Australia and educational institutions to participate in bushland management activities within bushland areas managed by the City. (KA8)
7. Provide support and assistance to community volunteer groups that undertake bushland management activities within bushland areas managed by the City. (KA9)
8. Offer incentives, training, and information to landowners to encourage management of natural areas on private property. (KA10)
9. Work with internal staff, contractors and the community to ensure that construction activities minimise the spread of weeds. (KA11)
10. Encourage, support and where practical, be involved in weed control trials with agencies and educational institutions. (KA12)
11. Adopt the principles of the Bradley Method of Bush Regeneration wherever possible when planning and implementing weed control work. (KA13)

## FERAL ANIMALS

*Management Objective: To control and where possible eradicate feral animals within Council managed natural areas.*

A feral animal can be defined as an introduced or domestic animal now living in the wild. Those that are considered to cause the greatest impact within Cockburn's natural areas are rabbits, foxes, cats, bees and a number of birds such as the eastern rosella that are not endemic to the state.

Feral animals compete with our native species for food, breeding sites, prey on our native animals and destroy native vegetation particularly new germinates.

The control of feral animals is an ongoing problem. Many reserves are fragmented and surrounded by residential, commercial and industrial areas. Many domesticated and feral animals move from these areas into local reserves to hunt.



The City tackles the problem using an integrated pest control program. The program includes fencing, baiting, trapping, virus release, fumigation, nest removal and hive destruction. Specialist contractors are engaged to undertake the program. Before contractors undertake any form of animal control site risk assessments are conducted and a license is obtained from the Department of Environment and Conservation if required.

The City does not undertake any feral animal control on private property but rural landowners may apply through the Landowner Biodiversity Conservation Grant Program for funding.

The City does not condone cruelty to any animals and all animals are trapped and, if required, destroyed humanely.

No feral animal control programs are undertaken where there is risk to pets, people or native wildlife.

Cats are caught in standard box traps that are set at dusk and removed or closed at dawn. This prevents ravens and other fauna being captured. Feral cats are euthanized and domestic cats are returned to their owners if they can be identified, otherwise they are taken to a refuge. Cat Control legislation is soon to be implemented and it is expected that this will help to reduce the number of cats entering reserves.

Most of the high priority reserves such as Bibra Lake, Yangebup Lake, Denis De Young, Little Rush Lake, Coogee Beach, Manning Lake and Redemptora Reserve have annual programs. Control programs in other reserves are initiated as required.

Local residents are encouraged to be responsible pet owners and undertake their own feral animal control in rural areas.

A number of reserves have been fenced with rabbit proof fencing. As at July 2012 two reserves have had rabbit proof fencing installed. They are: Cocos Reserve and Denis De Young Reserve. An intensive program of rabbit control is planned for these reserves. Inspections and comparisons of vegetation condition will be used to determine if the rabbit proof fencing has been successful in reducing the impact of rabbits within these reserves.



The fox and rabbit are introduced species

The installation of rabbit proof fencing needs to be carefully considered. Fire is a major concern as the fencing can prevent escape. To compensate concrete pipes have been buried in some reserves to provide refuge for fauna in the event of fire. Fencing can reduce migration to and from areas and thus can impact on genetic diversity. It can also impact on the makeup of resident populations by preventing the dispersal of offspring.

Nesting boxes for birds and bats are installed in trees within reserves to compensate for the hollows that have been taken over by pest species including bees.

A typical program of feral animal control would be structured as per the Table 7 below.

**Table 8. Typical Feral Animal Control Program**

Reserve	Treatment type Spring	Treatment Type Spring/Summer	Treatment Type Summer
Manning Lake	CV, FW, FT, CT	FT, CT	PB, FT, CT
Denis De Young	MV, FW, FT, CT	FT, CT	PB, FT, CT
Coogee Beach	CV, FW, FT, CT	FT, CT	PB, FT, CT
Bibra Lake	MV, FW, FT, CT	FT, CT	PB, FT, CT
Yangebup Lake	CV, FW, FT, CT	FT, CT	PB, FT, CT
CV- Calici Virus, MV- Mixamotosis, FW - Fumigation of Warrens, FT - Fox Trapping, CT - Feral Cat Trapping, PB - Pindone Baiting			

#### Feral Animal Control Funding Shortfall

Funding allocated to feral animal control in 2012/13 equates to \$39,350. This allocation will be used to carry out control in a number of high priority reserves with the total area being 691 hectares. This equates to \$57 per hectare for feral animal control. Based on \$57 per hectare the costs undertake feral animal control in all reserves would be closer to \$51,072 based on 896 hectares of actively managed land. The current funding shortfall is \$11,722. Note that this cost is included within the overall cost to maintain 1 hectare of bushland as outlined in Section 9, Operational Funding Requirements.

To overcome the present short fall, feral animal control is only undertaken in the higher priority reserves where feral animals have been identified as having a major impact.

#### **Actions**

1. Instigate feral animal control programs in areas where feral animals are known to exist. (KA14)
2. Assess the viability of installing rabbit proof fencing around high priority reserves. (KA15)
3. Work with other local governments and government agencies with the aim of developing and implementing a regional feral animal control program. (KA18)



## ILLEGAL ACCESS

*Management Objective: To minimise the impacts to natural areas caused by unauthorised and uncontrolled access by off road vehicles*

Bushland reserves are a valuable community asset and controlled public use is encouraged. However unauthorised access by off road vehicles and motor bikes is a major contributor to environmental degradation within bushland reserves. Apart from vegetation destruction other issues associated with unauthorised vehicles includes risks to other users, erosion and illegal dumping of rubbish and green waste. Anecdotal evidence suggests that reserves with uncontrolled access are also more prone to arson attacks and graffiti.

The majority of the Cities bushland reserves have fencing to prevent illegal access. Reserves surrounded by passive parkland are generally not fenced as this detracts from the amenity of the area.

A number of different types of fences, gates and entry points are used to control access. The type of fence installed depends on the location and the objective of the fence. Consideration is also given to access for authorised vehicles, wheel chairs, prams and gophers and as well as access for fire fighting purposes. Where practical, chicanes are installed at pedestrian access points to restrict motorbike access while gates are installed to allow authorised vehicle access.

Although most of the reserves are fenced illegal access still occurs. Fences are cut and motorbikes access reserves via pedestrian access points. Fence repairs are carried out within 2 working days of notification.

### Illegal Access Funding Shortfall.

All reserves that have been identified as requiring fences have had fences installed. Resources to maintain fences are currently seen as adequate.

### **Actions**

1. Construct appropriate fences around conservation reserves to prevent and control unauthorised access. (KA16)
2. Undertake fence repairs within 2 working days of notification of damage. (KA17)
3. Erect signage at entry points to reserves that provides information on the impact and safety issues associated with illegal access. (KA19)

## ILLEGAL RUBBISH DUMPING

*Management Objective: To prevent illegal rubbish dumping in natural areas.*

Illegal dumping refers to the dumping of rubbish and garden waste in public areas. The environmental impacts of illegal dumping are significant. Dumped rubbish and garden waste can introduce weeds, leach contaminants, encourage vermin, reduce aesthetic value and amenity as well as increase bushfire risk. Water quality within wetlands can also be affected.

Illegal dumping can also pose serious health risks. Areas used for illegal dumping may be accessible to people, especially children, who are vulnerable to the physical and chemical hazards posed by waste.

Most reserves are fenced which helps to prevent illegal dumping. Where dumping still occurs the current strategy is to clean up any rubbish as soon as practical and dispose of it appropriately. The cost of removal is generally born by the reserve maintenance budget. Rubbish removal costs impact on the funding available for other maintenance and enhancement activities. Where possible the perpetrators are identified and fines are imposed.

In areas where illegal dumping occurs regularly Environmental Services have adopted a strategy of community education and involvement. Community groups are also encouraged to be involved in cleanup programs such as Keep Australia Beautiful.

### Illegal Rubbish Dumping Funding Shortfall

Currently rubbish found within reserves is removed within adequate time frames. The employment of a full time Environmental and Waste Education Officer in 2010/11 to development and implement waste education programs will assist in reducing the amount of waste being dumped and raise awareness of the issues associated with dumping.

The current funding deemed adequate.

### **Actions**

1. Construct appropriate fences around conservation reserves to prevent and control unauthorised access. (KA16)
2. Remove rubbish from conservation reserves as early as practical. (KA20)
3. Develop a community education program that includes a component about the impacts of illegal dumping. (KA21)



## FIRE MANAGEMENT

*Management Objective: To protect the biodiversity values of the City of Cockburn bushland reserves and limit the risk to people and property by reducing the frequency and intensity of unplanned fires.*

Unplanned fires are a major cause of degradation of bushland areas. Many fires are deliberately lit.

Frequent fires lead to the degradation of bushland by creating an environment ideally suited to weed establishment, particularly grass weeds like perennial veldt grass. The lack of canopy cover and the additional nutrients post-fire are ideal conditions for weed growth.

Frequent fires also impact on plant diversity by destroying slower growing species before they can produce seed. This can lead to the loss of species and changes to vegetation communities.

The control of environmental weeds, particularly perennial veldt grass, is an effective way to reduce the fuel load within bushland areas. Reducing the fuel load minimises the likelihood of fire and reduces the intensity should a fire occur.

Prescribed burning can also be an effective management tool. Undertaking slow burns every 8 to 10 years in cooler months can reduce the fuel load within natural areas.

Firebreaks are important aspect for fire management in bushland reserves. All reserves greater than 2 hectares are required, by law, to have a 3m wide firebreak around the perimeter. In larger reserves additional strategic firebreaks are also considered. When funding is available limestone is also placed on firebreaks. This reduces maintenance costs, gives surety to access and helps to reduce the spread of disease such as dieback.

Controlling illegal vehicle access into reserves can also reduce the incidence of unplanned fires within natural areas.

Weed control is undertaken on verges directly abutting reserves to reduce the fuel load and the likelihood of road side firebreaks spreading into reserves.

Fire response plans are prepared for all reserves. Plans use current aerial photos to show designated firebreaks, past fire sites, access points, vegetation types, water points and constraints within the reserve. Plans are updated every four years. Fire response plans are issued to the Fire and Emergency Services Authority.

### Fire Management Funding Shortfall

Weeds are seen as the major contributor to fire risk within reserves. A full scale weed control program would assist considerably in reducing this risk. It can be argued that the fire management funding shortfall is the same as the environmental weed control funding shortfall. This is currently estimated at \$498,764.

## Actions

1. Prepare and implement a works programme to manage priority weeds in bushland reserves. (KA6)
2. Ensure there are adequate firebreaks that comply with the Bush Fires Act around the perimeter of all conservation reserves and fire access trails strategically located through larger reserves. (KA22)
3. Utilise herbicides or install limestone where practical rather than grading firebreaks. (KA23)
4. Construct appropriate fences around conservation reserves to prevent to control access. (KA16)
5. Ensure verges adjoining reserves are free from weeds. (KA24)
6. Prepare Bush Fire Response Plans for all conservation reserves and review every three (3) years. (KA25)
7. Assess the suitability and appropriateness of prescribed burning to reduce high fuel loads in reserves. (KA26)
8. Liaise with government agencies such as FESA and DEC in relation to best practice fire risk reduction and suppression. (KA27)



Frequent fires can impact on species diversity



## DISEASES EFFECTING BUSHLAND

*Management Objective: To reduce the impact of plant disease on natural areas.*

There are a number of diseases that have the potential to impact on the quality of bushland. These include Dieback and Armillaria root rot. The main disease affecting our bushland areas is Dieback, *Phytophthora cinnamomi*.

Dieback can have catastrophic consequences for the biota of ecosystems. It causes a decline in biodiversity and irreversible damage to plant communities. This reduces habitat and food supplies for native fauna. Once established in an area it can never be eradicated.

Dieback has been identified as occurring in a number of the bushland reserves. The reserves impacted include Denis De Young, Little Rush Lake, Yangebup Lake, Holdsworth, Berrigan, Bosworth and Gil Chalwell.

Dieback hygiene procedures are employed in all reserves. Staff and contractors are expected to follow the correct hygiene procedures when undertaking works within Council reserves. A copy of the Dieback Hygiene procedures can be found in Appendix D.

Where dieback is suspected, a dieback survey is initiated. Phytophthora dieback surveys are undertaken by speciality contractors. Consultants undertaking the surveys discount other factors that could have caused the plant death, such as fire, insects, flood, drought, nutrient deficiencies or toxicities and other plant disease before making a determination.

If dieback is positively identified as occurring in a reserve the area is then mapped for future reference. Dieback areas are highlighted on Fire Response Plans. Reserves are re-mapped and follow up treatments occur every three years.

The treatment for dieback is undertaken using a product called Phosphite. Treatment can include spraying the affected area or stem injecting susceptible plants with a phosphite solution. A combination of both treatments can also be employed.

Where large areas have been infected aerial treatment using a helicopter can be undertaken. This method has been used at Denis De Young Reserve

Where resources permit, limestone is placed on firebreaks in reserves containing dieback. Limestone makes an ideal material for use in construction of the firebreaks as its high pH is very suppressive of Phytophthora Dieback.

Where possible plants resistant to dieback are used when undertaking revegetation in dieback infected areas.

Further information and details on how to manage dieback can be found at the Dieback Working Group Website. [www.dwg.org.au](http://www.dwg.org.au)

### Diseases Effecting Bushland Funding Shortfall

Currently it is estimated that it approximately 67 hectares of bushland is infected by dieback. The current costs to re-interpret/map and treat infected bushland is \$1,000 per hectare. This is based on manual treatment. Treatment using a helicopter is considerably cheaper however there are currently no operators within the Perth metropolitan area that can undertake aerial treatment.

Current funding to control dieback is considered adequate.



## Actions

1. Construct appropriate fences around conservation reserves to prevent and control unauthorised access. (KA16)
2. Ensure staff and contractors practice good dieback hygiene procedures when working in reserves. (KA28)
3. Undertake dieback assessment and mapping in reserves containing and suspected of containing dieback. Re-assess reserves every three years. (KA29)
4. Instigate dieback control methods where practical such as phosphite treatment, limestone on firebreaks and revegetation using dieback tolerant endemic species. (KA30)
5. Ensure fire response plans show dieback infected areas. (KA31)
6. Support the Dieback Working Group in their endeavours. (KA32)



Aerial spraying to control *Typha orientalis* weed at Bibra Lake



## STORMWATER DRAINAGE

*Management Objective: To enhance wetland water quality and reduce erosion within conservation areas.*

The City of Cockburn has numerous wetlands, many of which are within the Beeliar Regional Park. Some of the reserves in the east of the also contain wetlands. These include Bosworth, Emma Treeby, Mather and Denis de Young Reserve.

In the not too distant past wetlands were filled to make way for development or development was allowed to occur very close to wetlands. In the latter case stormwater and effluent was generally discharged directly into wetlands and as a result many wetlands suffered from water quality issues associated with excess nutrients, hydrocarbon and heavy metal contamination.

Today wetlands are valued to a greater degree and planning controls exist to prevent the discharge of stormwater directly into wetlands. Guidelines for Water Sensitive Urban Design have been developed by the Department of Water which have been developed to enhance water quality and help to protect wetlands.

In the event that stormwater is to be discharged near wetlands it is generally discharged into infiltration basins or vegetated swales, sometimes called nutrient stripping basins. These swales and basins retain water for short periods and allow larger particles to settle and nutrients to be filtered or utilised by vegetation. The water within these basins is filtered as it percolates through the soil entering the groundwater which then recharges the wetlands.

Within Cockburn basins and swales are generally required to be designed to contain 1 in 5 year storm event. In events greater than a 1 in 5 stormwater then flows out of the basin directly into the wetland buffer and ultimately into the wetland. The theory behind this is that most of the contaminants have already been washed into the infiltration basins in the early downpour and the quality of the water flowing into the wetland is reasonably good. Erosion control measures are included in the basin design to prevent erosion in the event of an overflow in bigger storm events.

Gross pollutant traps are also required to be installed adjacent to wetland areas to capture larger material such as leaves and litter before it enters swales and basins.

Poor water quality can also lead to problems associated with nuisance midge and mosquitoes. Seasonal midge swarms in the vicinity of lakes and wetlands adversely affects the quality of life of nearby residents. The City receives numerous complaints from residents that live close wetlands. Larger wetlands are generally treated with pesticide when midge numbers become excessive.

This has developed an integrated midge control strategy. Further details of this strategy can be found on Councils website at: <http://www.cockburn.wa.gov.au/>



Living Stream flowing into Yangebup Lake



### Stormwater Drainage Funding Shortfall.

All new developments adjacent to wetland areas are required to utilise water sensitive urban design principles to reduce impacts on water quality. A number of wetlands still receive direct discharge of stormwater. The water quality within Yangebup Lake is of major concern however the water body is not managed by the City and the drainage infrastructure is operated by the Water Corporation. The City is currently negotiating with stakeholders to develop procedures to improve the water quality of this wetland. Stormwater discharge into other wetlands is considered minor and not considered a major threat. Best practise management techniques will be installed as these systems require upgrading.

The current funding and procedures that are in place are considered adequate to maintain wetland water quality.

#### **Actions**

1. Ensure best practise Water Sensitive Urban Design is practised in new subdivisions (KA33)
2. Retrofit best practise Water Sensitive Urban Design measures into areas where water quality is being adversely affected by outdated practises (KA34)
3. Undertake regular water quality monitoring of wetland areas. (KA35)

### **CLIMATE CHANGE**

*Management Objective: To build the resilience of natural areas to allow them to adapt naturally to climate change.*

The recently released draft of Australia's Biodiversity Conservation Strategy indicates that we need to ensure that our natural environments are able to retain their biodiversity values and critical ecological functions in the face of growing pressure, including that from climate change. Parks and reserves play a key role in buffering natural systems against climate change. Maintaining reserves and developing ecological linkages is the most effective and immediate strategy to build resilience in a changing climate. Maintaining a comprehensive, adequate and representative reserve system is the best way to secure the habitats of vulnerable species (DEWHA 2009).

Reduced rainfall, increased storm intensity, sea level rise and temperature change all have the potential to impact on natural areas. Perhaps the most challenging aspect of climate change in terms of natural area management is reduced rainfall. Reduced rainfall has the potential to dramatically alter vegetation communities. Increasingly wetlands are retaining less water for shorter periods. If rainfall continues to decrease plants that depend on periodic inundation may suffer water stress which may impact on species diversity. Lower rainfall could eventually lead to a change in vegetation communities. Upland vegetation will progressively move into areas that were once the domain of wetland species. Although there is no certainty that rainfall will continue to reduce in the longer term the current trend indicates that this will be the case.

Vegetation, ecological communities and natural areas in general are very resilient. If allowed to take their own course there will be a natural succession with plants that survive in dryer areas replacing wetland dependent species. The Cities management approach to natural areas in the face of climate change is to allow nature to take the lead, that is: allow natural succession. In order to allow this to occur we need to make the system as resilient as possible to maintain ecological function. This involves



reducing the other threats that our natural areas face so that ecosystems can focus their energies on adapting to climate change.

The establishment and enhancement of ecological corridors also promotes resilience by allowing species migration to and from natural areas.

#### Climate Change Funding Shortfall.

The management approach to natural areas in the face of climate change is to allow nature to take the lead, that is: allow natural succession. This implies reducing the other threats that our natural areas face so that ecosystems can focus their energies on adapting to climate change. The funding shortfall therefore is a combined total of the overall funding shortfall which is detailed in Section 8. Operational Funding Requirements.

#### **Actions**

1. Increase the resilience of natural areas by addressing the threats posed by weeds, feral animals, illegal access, illegal rubbish dumping, increased fire frequency, disease such as dieback, storm water drainage and climate change. (KA36)
2. Continue to keep informed about the latest research developments in terms of climate change scenarios and best practice bushland adaptation techniques. (KA37)
3. Be prepared to alter management practices to adapt to a changing climate. (KA38)



Manning Lake

## REHABILITATION, REGENERATION & REVEGETATION

*Management Objective: To enhance and rehabilitate degraded natural areas.*

The City manages a number of reserves that have been impacted by past land use practises and their condition ranges from degraded to excellent. Enhancing the condition of these degraded areas has a number of benefits that make the exercise worthwhile. Enhancing bushland improves the habitat values of an area, reduces the longer-term management inputs and increases other values such as amenity and recreational use. It can also assist in reducing the risk of fire by reducing the prevalence of weeds.

Given the variation in condition within the reserves the City uses a number of approaches to enhance the condition of the reserves. These approaches are:

- Rehabilitation: defined as the restoration of a natural area that has been temporarily and grossly disturbed and no natural components are present. (Local Govt Biodiversity Planning Guidelines, Corbyn unpublished 2003 and Kaesehagen unpublished 2001).
- Regeneration: defined as the restoration of natural ecosystems through the natural cyclic process of renewal and self maintenance of species and their populations. The aim of those undertaking regeneration is to restore conditions so that the natural regeneration capacity of the ecosystem is able to continue (Kaesehagen unpub 2001).

The major differences between methods of regeneration are the means of weed removal, the means of germinating existing native plant propagules and whether or not revegetation will be undertaken.

Revegetation: defined as the planting or direct seeding of native species in areas that have been cleared or highly modified (Commonwealth of Australia 2001).

Where practical the City generally utilises the basic principles of the Bradley method of regeneration. However this may be used in conjunction with revegetation of the larger areas where weeds have been controlled or removed generally by chemical means. The Principles of the Bradley Method of Bush Regeneration can be found in Appendix C.

Generally a combination of techniques is used to enhance natural areas. Techniques may include direct removal of weeds, selectively timed application of herbicides, release of organisms harmful to weeds and targeted weed control in areas that have recently been impacted by unplanned bushfire. In the future another approach that is being considered and assessed is the deliberate use of fire to kill weeds, destroy their seeds and stimulate native plant growth. Based on past experience the use of fire may be a very effective way to control invasive weeds such as Geraldton Carnation.

The use of top soil from other locations where clearing has taken place is also a viable and proven process for regeneration. This method has been used at Denis De Young and Solomon Reserves where top soil from other clearing works has been spread. The use of top soil for regeneration only occurs where vegetation community is the source of top soil. Top soil is only used if it is free from disease such as dieback.

Bushland enhancement is a slow process which requires the ongoing commitment of resources. An intensive weed control program can produce great changes in a short space of time. However, follow-up work is always required over a number of years to prevent reinfestation. Thus regeneration programs need to be planned with a view to long term commitment to maintenance and input of resources.

Only local native species are used when undertaking rehabilitation and revegetation. Where possible local plants are grown from seed sourced locally.



The Council has an effective natural area management program, with a strong emphasis on coordinated actions that assist natural bushland regeneration. Three full time bush maintenance teams are currently employed to undertake on ground works. Casual staff, external contractors and volunteers are also utilised. However, despite the major contribution by volunteers, the volume of work that is required from year to year presently exceeds the current resources of Council staff and volunteers alike.

The main emphasis in developing a long-term approach to management objectives for natural area enhancement is to integrate all regeneration and restoration works with weed control with consideration given to fire management planning. Detailed site assessments are undertaken by staff experienced in natural area management prior regeneration and restoration works. Planting plans are prepared for each planting site prior to works commencing.



Planting using local native species at Bibra Lake

## Actions

1. Implement a best management practice for natural area regeneration and rehabilitation that includes detailed pre-work site assessment, identifies clear aims and outcomes, recommendations for regeneration techniques. (KA39)
2. Prepare planting plans for planting sites prior to undertaking revegetation works. (KA40)
3. Develop and implement a program of regeneration/restoration works across natural areas that is informed by:
  - the priorities for managing threatened species and habitat;
  - the extent of priority weed species which are targeted for control;
  - statutory requirements for fire management; and
  - the human resources available (staff and volunteers) (KA41)
4. Ensure the provision of adequate resources for the ongoing maintenance of natural areas. (KA42)



## WETLAND MANAGEMENT

*Management Objective: To enhance and rehabilitate natural wetland areas while increasing their resilience to withstand impacts associated with climate change.*

Many of the reserves managed for conservation also contain wetlands. Wetland dependent vegetation is managed in a similar manner to dry land vegetation. The procedures used for revegetation are also similar.

The Cities management approach to wetland natural areas in the face of climate change is to allow nature to take the lead, that is: allow natural succession. In order to allow this to happen we need to make the system as resilient as possible to maintain ecosystem function. This implies reducing the other threats that our wetlands face so that ecosystems can focus their energies on adapting to climate change. Rehabilitation strategies will also reflect changes to vegetation communities.

As part of the Integrated Midge Control Program wetland water quality is monitored in many of the larger wetland systems where there have been water quality issues in the past. In smaller wetland areas water quality are addressed on an as needs basis.

Measures used to address poor water quality include revegetation of riparian vegetation, removal of weeds such as *Typha orientalis* and replacement with native species, installation of gross pollutant traps and nutrient stripping basins and converting drains into living streams.

### Actions

1. Develop and implement a Weed Control Strategy (KA4).
2. Retrofit best practise Water Sensitive Urban Design measures into areas where water quality is being adversely affected by outdated practises (KA34)
3. Undertake regular wetland Water Quality Monitoring in wetland areas (KA35)
4. Increase the resilience of natural areas by addressing the threats posed by weeds, feral animals, illegal access, illegal rubbish dumping, increased fire frequency, disease such as dieback, storm water drainage and climate change. (KA36)



Recent planting at Bibra Lake



## ECOLOGICAL CORRIDORS AND LINKAGES.

*Management Objective: To maintain genetic diversity and genetic viability across natural areas.*

The modification, loss and fragmentation of the City's natural bushland and wetlands have resulted in a number of small isolated pockets of bushland that are increasingly at risk of decline. The species that reside in these areas are at risk because there is limited potential for these species to maintain their genetic diversity and hence their resilience because of their isolation.

With changing weather patterns due to climate change these isolated pockets are at further risk because smaller populations with their limited diversity will have difficulty adapting to changing environmental conditions and increased competition from weeds.

One way that we can assist to halt the decline of these isolated areas is to develop a network of ecological corridors and linkages that will help to connect isolated areas and thus promote the movement and the exchange of genetic material between these remnants.

Ecological corridors are contiguous natural areas or revegetated areas that directly connect larger areas allowing movement over time of organisms between these larger areas. While ecological linkages are non-contiguous natural areas they connect larger natural areas by forming stepping stones that allow the movement, over time, of organisms between the larger areas (Perth Biodiversity Project 2004).

For the sake of simplicity both corridors and linkages will be referred to as linkages within this document.

WALGA's Perth Biodiversity Project has identified a network of possible future ecological linkages across the metropolitan area. Figure 1 shows the proposed locations of these linkages within Cockburn as well as the existing natural areas managed by the City.

**Figure 1. Regional Ecological Linkages**





## **NORTH/SOUTH LINKAGES.**

The existing north to south linkages within Cockburn can be considered to be quite good. The linkages are generally through areas contained within regional parks. The Beeliar Regional Park runs north to south along the western edge as well as through the centre of the City and is made up of a number of wetland and bushland areas managed by private landowners, the Department of Environment and Conservation and the City. Except for roads, the park is almost contiguous from north to south with only two areas, one, between Manning Reserve and Market Garden Swamp and the other between Lake Coogee and Brownman Swamp, having distances of slightly more than 400 metres separating them.

The Baldivis Tramway Trail also abuts portions of the Beeliar Regional Park namely Kogalup and Thomsons Lakes and Harry Waring Marsupial Reserve. The trail also extends into and through Kwinana and Rockingham to Baldivis. Although quite thin it has been identified as an ecological linkage and was identified in the Strategic Plan for Perth Greenways as Greenways link 78. It has also been identified as major north south greenway in the Beeliar Regional Park Management Plan.

The north south linkage in the east of the City is also quite good as it incorporates large tracks of the Jandakot Regional Park as well as private lands within the rural zone, many of which still retain natural vegetation.

Stock Road and the Kwinana Freeway each retain some form of vegetation within their boundaries. Although dissected in many places these road corridors offer good ecological linkage function as they each traverse the municipality from north to south.

The function of the identified regional park and road reserves as ecological linkages is further enhanced because in many instances they intersect or run parallel to each other and are adjacent to rural areas in a number of places.

### **Actions**

1. When selecting areas to revegetate within reserves select those sites that offer the best opportunities to enhance ecological connectivity (KA 43).
2. Support the Department of Main Roads in their endeavours to maintain and enhance natural vegetation within existing road reserves (KA 44).

## **EAST/WEST LINKAGES.**

Currently there is limited connectivity between natural areas in the east with those in the west of the municipality and there is limited scope to develop east west contiguous corridors due to development that has occurred. Currently the best opportunities are offered by road reserves and railway corridors.



## EAST/WEST ROAD LINKAGES

A number of road reserves within the City have been identified as offering good potential to be utilised as east west ecological linkages. They are:

Roe Highway and Roe Extension Road Reserves

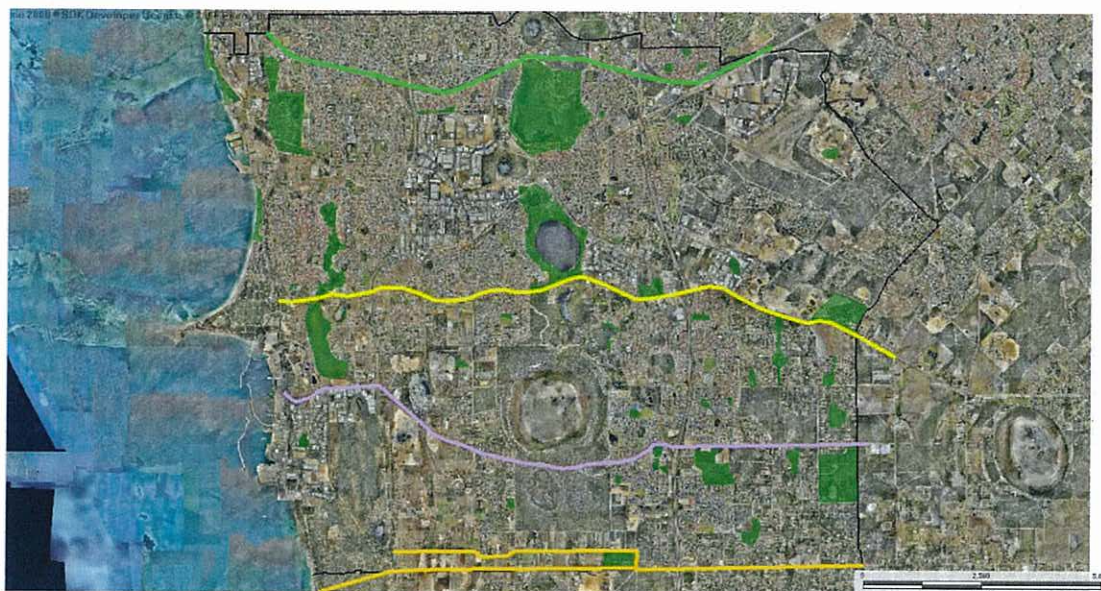
Beeliar Drive/Armadale Roads

Russell /Gibbs Roads

Rowley Road

The location of each is shown in Figure 2 below and are shown from top to bottom in the order they are written.

**Figure 2. East West Road Linkages.**



*Roe Highway and Roe Highway Extension* – The existing highway and the proposed extension currently traverses the City from east to west. The built portion of Roe Highway has vegetated areas adjacent to the road and although these areas are bi-sected by other roads the remnant vegetation still provides a good ecological linkage.

Most of the remaining unconstructed road reserve is vegetated to some extent through to North Lake Road. Although roads currently exist within the road reserve and it is also bisected by other roads the remnant vegetation is adequate to function as a linkage.

Moving west from North Lake Road along the proposed road alignment there is little native vegetation remaining which will limit its ecological function but the area offers good potential and could be revegetated over time.

There is currently a proposal to construct the Roe Highway Extension from where it terminates at the Kwinana Freeway through to North Lake Road. Should the project go ahead the proponent, Main Roads, has given commitments to retain vegetation along the alignment and to install fauna underpasses. Construction will reduce its current linkage value but some value will remain.

The Roe Highway may be extended in the future further west to link with Cockburn Road. Should this occur, it is expected that existing vegetation would be retained where possible and revegetation works would be undertaken to provide a good ecological linkage.

Due to the uncertainty of the proposed Roe Highway Extensions the City is reluctant to expend funds to strengthen the existing linkages. At the time of writing this strategy the City was opposed to the extension of the Roe Highway for a number of reasons, one of which is because construction will adversely impact on the ecological linkage currently provided by the road reserve.

*Beeliar Drive/ Armadale Road* – These two roads meet at Cockburn Central and together traverse the centre of the municipality from east to west. The road reserves are generally large and, although sparsely vegetated at present, there is scope to revegetate existing median strips and adjacent verges to enhance their linkage potential. Each road passes through a section of regional park and there are also a number of other reserves and parks directly adjacent to or in close proximity at various points along their paths. Armadale Road also passes through the rural area in the resource zone in the east of the municipality.

There are long term plans to widen Armadale Road and extend Beeliar Drive (which would see it dissect additional sections of the Beeliar Regional Park at Lake Coogee). If these works are to proceed the City should seek to ensure that measures are undertaken to enhance the ecological linkage values of each of these roads.

*Russell/ Gibbs Roads* – These two roads join at the Kwinana Freeway and together traverse the City from east to west in the central southern half of the municipality. Gibbs Road passes predominantly through rural areas in the resource zone and is adjacent to a number of large and small conservation reserves, two of which are within the Jandakot Regional Park (Denis De Young Reserve and Banksia Eucalypt Woodland Reserve). Russell Road also dissects two large conservation reserves within the Beeliar Regional Park (Thompson Lake and Harry Waring Marsupial Reserve). Revegetating the median strips and verges of these roads would enhance their value as ecological linkages.

*Rowley Road* – This road is the dividing border between the City of Cockburn and Town of Kwinana. The road currently traverses rural areas in the resource zone. These rural areas are important ecological linkages in their own right and complement the road reserve.

Rowley Road does not presently exist west of the Kwinana Freeway. After crossing the freeway it turns north and connects into Wattleup Road. Wattleup Road then heads west through rural areas and vacant cleared land to Stock Road. On the opposite side of Stock Road is Brownman Swamp, which is part of the Beeliar Regional Park. The existing rural and vacant land offers the ecological connectivity across the city in this southern zone. However, areas on each side of the freeway are soon to be developed, as are areas within Latitude 32 commercial precinct. This development will ultimately fragment the existing connectivity. To help maintain this connectivity the verges and future median strips of both Rowley and Wattleup Roads should be vegetated using native species.

There are plans to extend Rowley Road west to connect with the coast. This is being considered as one of the options to optimise access to the Fremantle Outer Harbour. At present the proposed alignment is predominantly made up of privately owned rural lots. Should the extension of Rowley Road proceed the City should ensure it is constructed and landscaped in a manner that allows it to act as an ecological linkage.

*Latitude 32* – There exists great opportunity to connect the western portion of the Beeliar Regional Park (Brownman Swamp and Mount Brown) with the eastern portion of the Park (Thomsons Lake & Harry Waring Marsupial Reserve) via Landcorps yet to be developed, Latitude 32 industrial area. Latitude 32 is located in the south western region of Cockburn and northern western parts of Kwinana.



No land has been set aside purely for the establishment of linkages, which is a shame, but links have been identified along road reserves and easements. The following has been extracted from the Latitude 32 Structure Plan - Creating the Structure Plan document.

#### *Latitude 32 East-west links*

*Rowley Road: will link the east and west Beeliar Regional Park wetland chains. This corridor will provide a sufficient width and vegetative cover to allow the movement of mammals and reptiles, in addition to birds, along the corridor.*

*Russell Road - will form part of the future upgraded road reserve, connecting the east and west Beeliar Regional Park wetland chains across the northern section of Latitude 32.*

*Western Power transmission line easement – Although it cannot be developed vegetation can exist subject to height restrictions. Depth restrictions also apply to plant roots where the easement intersects the Dampier to Bunbury Natural Gas Pipeline (DBNGP) easement.*

*Corridors in and around the Henderson Resource Recovery site buffers will provide localised revegetated buffers surrounding the Resource Recovery site.*

#### *Latitude 32 North-south links*

*A north-south ecological linkage between Anketell Road (Kwinana) and Long Swamp to Russell Road, utilising the new north-south district distributor road reserve and land adjacent to the DBNGP corridor.*

#### *Latitude 32 Additional wetland linkages*

*The 2007 Biodiversity Strategy identified a wide corridor from Long Swamp to Anketell Road, Kwinana with a spur linking the corridor to the Hendy Road Swamp East, Kwinana. A proposed 50m wide vegetated corridor between the two wetland areas is included in the District Structure Plan.*

*A well vegetated road reserve along the southern section of Dalison Avenue will provide a corridor that will link Banganup Lake bushland to the north south ecological linkage down to Long Swamp. Additional linkages between wetlands may exist along Alcoa's buffers the Western Power easement, Bush Forever Site 267, Wattleup Lake, Wattleup/Pearce Road Swamp and Bush Forever Site 392*

#### **Actions**

1. Seek to ensure that, should the proposed Roe Highway extension proceed, native vegetation is retained and revegetation undertaken so that it maintains some function as an ecological linkage (KA45).
2. Retain and enhance the current east west ecological linkage functions of Beeliar Drive, Armadale Road, Russell Road, Gibbs Road, Rowley Road and Wattleup Road. (KA46).
3. Ensure that the commitments to establish suitable ecological linkages within the Latitude 32 development are honoured (KA47).



## RAIL LINKAGES

The City is dissected from east to west and from north to south by an interconnected rail line. See Figure 3. The railway corridor represents an important potential ecological linkage across areas that have been cleared of native vegetation including residential and industrial areas. At some locations the rail corridors are adjacent to remnant vegetation including the bushland contained within Jandakot Airport and sections of the Beeliar Regional Park.

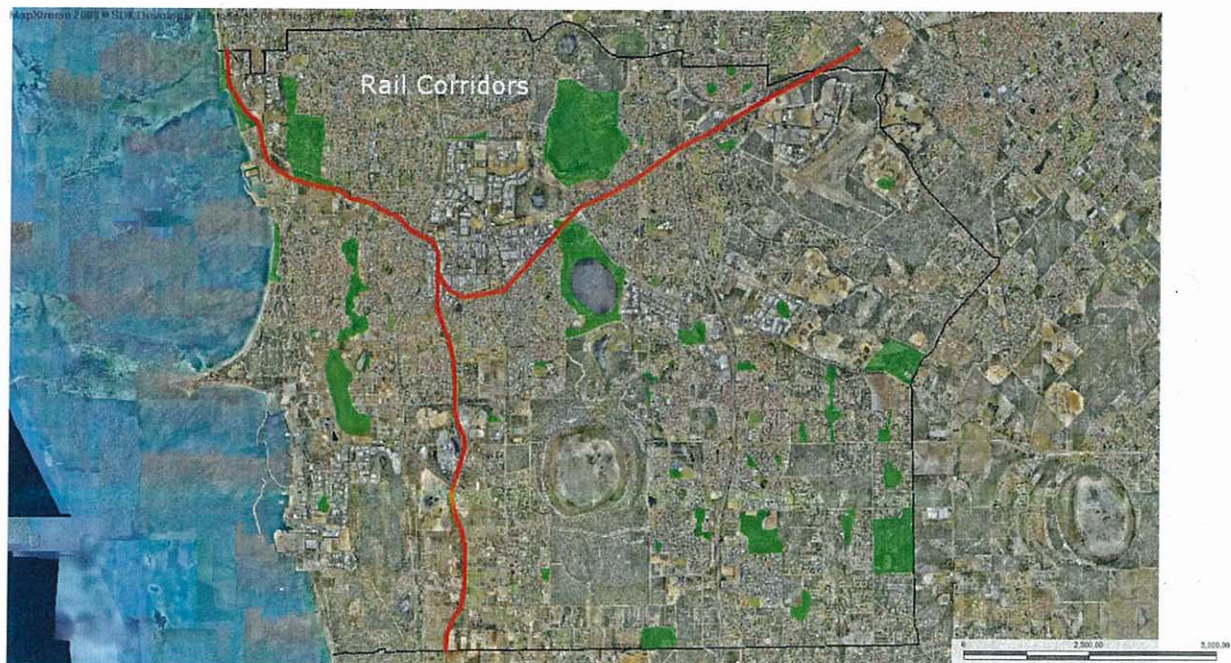
Rail reserves make a major contribution to ecological connectivity and in some landscapes provide key habitat for many species (VEAC 2011). The City of Cockburn rail reserves also have potential biodiversity value as a source of plant and animal species. The revegetation of some or all of the rail reserves within the City has the potential to link both large and isolated bushland areas throughout the municipality.

The City has funded a University 3<sup>rd</sup> Year project which identified rail corridors as highly valued ecological corridors.

### Actions

1. Examine the potential to enhance sections of the rail reserves for enhanced ecological function and biodiversity conservation (KA48).
2. Commence discussions with West Rail to gain support for rail reserves to be vegetated to enhance their value as ecological corridors/linkages (KA49).

**Figure 3. Rail Corridors within Cockburn**





## WESTERN POWER TRANSMISSION LINES

There are a number of Western Power transmission line easements that cross the City. Transmission lines cannot be developed under but offer an excellent opportunity as ecological linkages. Many of these easements also pass through reserves, rural areas and traverse other land already identified as possible ecological linkages such as rail corridors. Of the transmission line easements that cross the City two have been identified as possible ecological linkages and may already be functioning as linkages to a limited extent as many are lined with vegetation.

Figure 4 shows the transmission line easements that have been identified as possible ecological linkages.

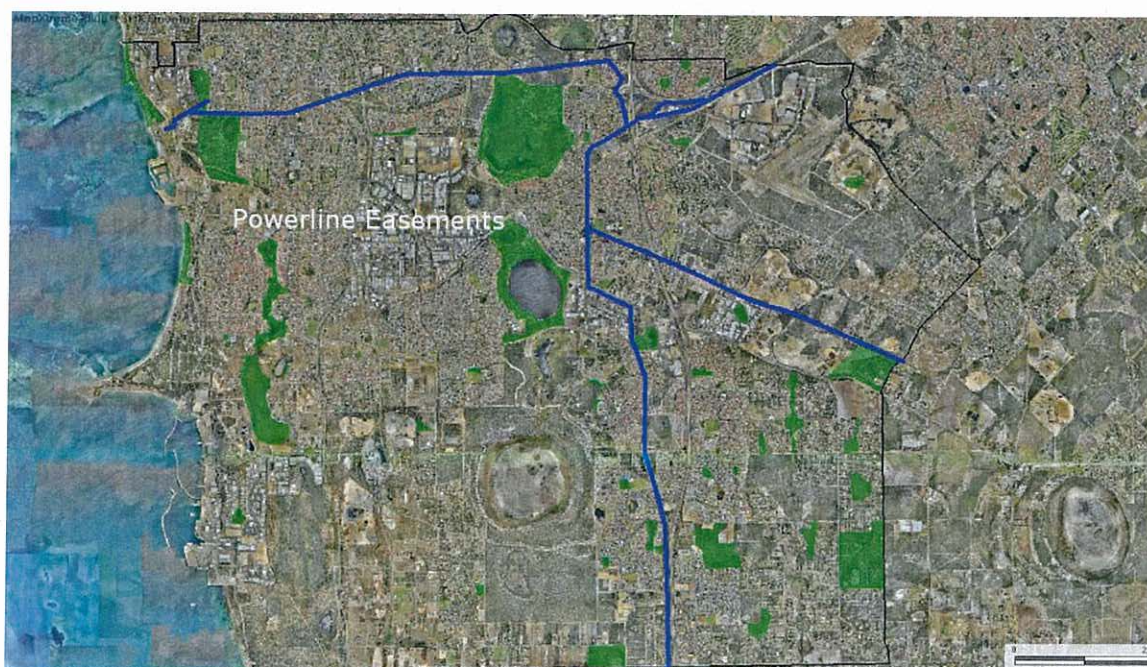
There are restrictions on what can be done within transmission easements. Vegetation can exist but is subject to height restrictions. Depth restrictions also apply to plant roots where the easement intersects the Dampier to Bunbury Natural Gas Pipeline (DBNGP) easement.

Based on past experience Western Power seem quite receptive to easements being vegetated (with restrictions) but generally the proviso is that the land is then maintained by the local authority and Western Power retain the right of entry to undertake works which may include the removal of vegetation. Even with these restrictions these easements are still considered ideal ecological linkages.

### Actions

1. Liaise and encourage Western Power to retain and maintain native vegetation within the identified power line easements (KA50).

**Figure 4. Powerline Easements within Cockburn**





## BP REFINERY OIL PIPE LINE

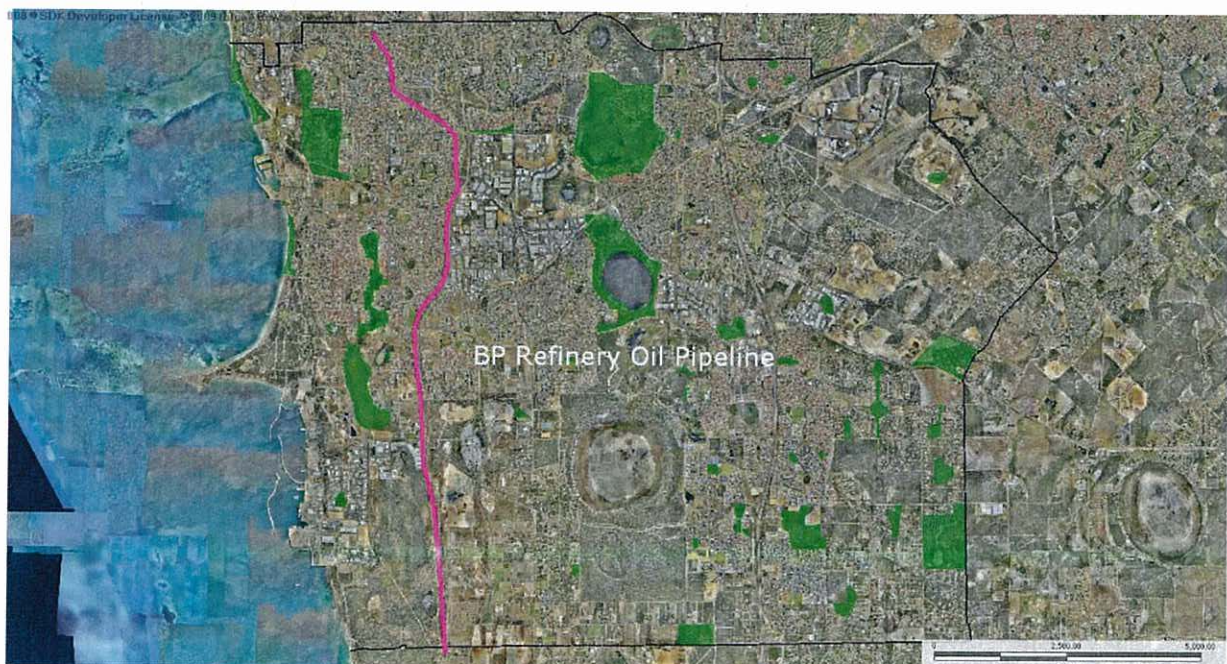
This pipe line has an easement the runs from Carrington Street in the north through residential and industrial areas of Hamilton Hill and Spearwood eventually connecting in to Stock Road near the intersection of Spearwood Avenue. The easement is only 20 metres wide and although not adjacent to any conservation areas, it does link to other road reserves, public open space and vacant lots in many areas and offers a good opportunity to create linkages to other identified linkages such as the Roe Highway road reservation and Stock Road. See Figure 5.

The City has undertaken landscaping works in some areas. However there is a limit to the type of infrastructure and landscaping that can be installed within the pipe line easement. The opportunity to plant large trees is limited but the planting of smaller shrubs and vegetation is permitted. Future landscaping could be undertaken in a manner that gives consideration to the establishment of a functioning ecological linkage.

### Actions

1. Ensure future landscaping of the BP Refinery Oil Pipeline is undertaken in a manner that enhances the pipelines ability to function as an ecological linkage (KA51).

**Figure 5. BP Refinery Oil Pipeline**





Apart from residential development adjacent to the Kwinana Freeway much of the eastern region of Cockburn is zoned resource and is predominantly comprised of private rural landholdings of approximately 2 hectares. The resource zoning is to assist in providing protection for the Jandakot Ground Water Mound. The mound is a shallow sand aquifer, formed by sediments deposited over the last 2 million years, with a saturated thickness of up to 40m. The aquifer is an important water resource for Perth.

Large amounts of easily accessible fresh groundwater occur in the Jandakot Mound. As the groundwater table is often close to the surface, the aquifer supports extensive wetland systems and groundwater dependent vegetation. The resource zoning affords the mound some protection as it limits the activities that can be undertaken on these lots. Many of the lots still retain native vegetation and the retention of native vegetation is encouraged. Retention of vegetation not only helps to protect the water mound but it also offers other ecological benefits including connectivity.

Within Cockburn but away from the mound there are other smaller rural and rural living zones. Generally these areas are considered transition areas and act as buffers between industry and higher density urban areas.

Both vegetated and pasture lots in the rural, rural living and the resource zones provide ecological connectivity between conservation reserves and other remnant vegetation. Private lots that still retain native vegetation will offer better ecological benefits than cleared lots.

The City has recognised the need to retain vegetation in the rural areas and has developed the Landowner Biodiversity Conservation Grant Program. This program is intended to give financial and natural resource management training and support to Cockburn landowners living in the rural, rural living and resource zones who wish to conserve and enhance the natural bushland and wetland areas on their property.

A total allocation of \$40,000 is made available each year. The maximum grant provided to any one landowner is \$3,000. The City encourages adjoining landowners to apply as this helps to enhance and maintain existing linkages and develop new ones.

### Actions

1. Offer incentives, training, and information to landowners and residents to encourage management of natural areas on private property and use of local species (KA10).



*Calytrix fraseri* (Pink Summer Calytrix)



## RESIDENTIAL LINKAGES

Residential areas within the urban environment offer some potential as ecological linkages. Gardens and verges that are vegetated with local species will attract native fauna, help maintain genetic diversity within plant populations and provide a series of ecological stepping stones across the City, particularly for birds and insects. Gardens also offer habitat for some mammal and reptile species such as possums and lizards.

Gardens and verges are particularly valuable as linkages where they are close to remnant native vegetation such as that in conservation reserves, road reserves and easements.

The City recognises the important role local gardens can play in maintaining biodiversity and has developed a number of initiatives to encourage local residents to plant local species within their gardens and verges.



*Xanthorrhoea pressii* (Grass Tree)

Initiatives include:

- A Residential Plant Subsidy Scheme. The scheme provides residents with the opportunity to purchase discounted local native plants for their gardens.
- Local Plant Guide Brochures which list species endemic to areas within the City. The brochure also lists nurseries that sell local plant species.
- Verge Policy. This policy supports residential landowners who may wish to replace their lawn with plants.
- Development of a local and native plant species list for industrial lots. This list has been designed to promote the use of local native species and other non invasive species for landscaping in industrial areas. The list has been refined and only includes those plants that are practical in a landscape setting and are easily sourced.

The City supports and contributes to studies that investigate the potential for urban gardens to contribute to ecological connectivity. These studies and others like them will contribute valuable information relating to the establishment and practicalities of linkages in urban settings. Two such projects being supported at present are both being undertaken by Murdoch University Honours students:

- Reconnecting the City with Nature.
- Identification of Important Frog Habitat Requirements and Connectivity in Natural and Constructed Urban Systems.

### Actions

1. Offer incentives, training, and information to landowners and residents to encourage management of natural areas on private property and use of local species (KA10).



## OTHER INITIATIVES

Although a number of existing and potential ecological linkages have already been identified the City is aware that there may be other opportunities that have been over looked. With this in mind the City has teamed with Curtin University and has undertaken a study to determine suitable species that can be tagged to monitor fauna movements across the City. Species identified include a number of bird species, bandicoots and lizards.

The next stage of the study is to tag these animals to try to get an idea of their movements and factors that will assist them to utilise and move through identified corridors. Funding has been allocated to this study.

### Actions

1. Continue to support tertiary studies that investigate potential locations, designs and the effectiveness of ecological corridors (KA52).



Western Glossy Swamp Egernia

## FUTURE DEVELOPMENT

Where practical the City encourages developers to consider ecological linkages when submitting local structure plans. It is important that linkages are considered early in the planning process. A number of good outcomes have been achieved through early considerations.

A good example is in the suburb of Beeliar. Development in this area has considered linkages and the suburb has a number of public open spaces that retain native vegetation and provide almost contiguous linkages to the Beeliar Regional Park in the east and to vegetated road reserves and rural zones in the west.

### Actions

1. Continue to encourage developers to consider ecological linkages when formulating structure plans (KA53).
2. Support the objectives of the City's Bushland Conservation Policy (KA54)



## WILDLIFE CROSSINGS

Wildlife crossings are structures that allow animals to cross constructed barriers safely. Wildlife crossings can vary in design and can be large to cater for animals such as kangaroos or they can be small to cater for smaller creatures such as frogs. Examples may include underpass tunnels, culverts and overpasses including structures such as rope bridges. Wildlife crossings provide connections or reconnections between habitats that have been fragmented. Generally some form of fence or guiding rail is required to guide animals to the underpasses.

The City has installed a number of fauna underpasses under roads to provide connectivity to areas that would otherwise be separated. Examples include North Lake Road where two underpasses have been installed to connect Bibra Lake and South Lake. Other examples exist on Osprey Drive and Beeliar Drive in Yangebup.

### Actions

1. Where roads are being constructed, upgraded or widened through natural areas ensure that consideration is given to the construction of wildlife crossings. Continue to support initiatives to promote the use of local endemic native plants in residential gardens and verges (KA55).

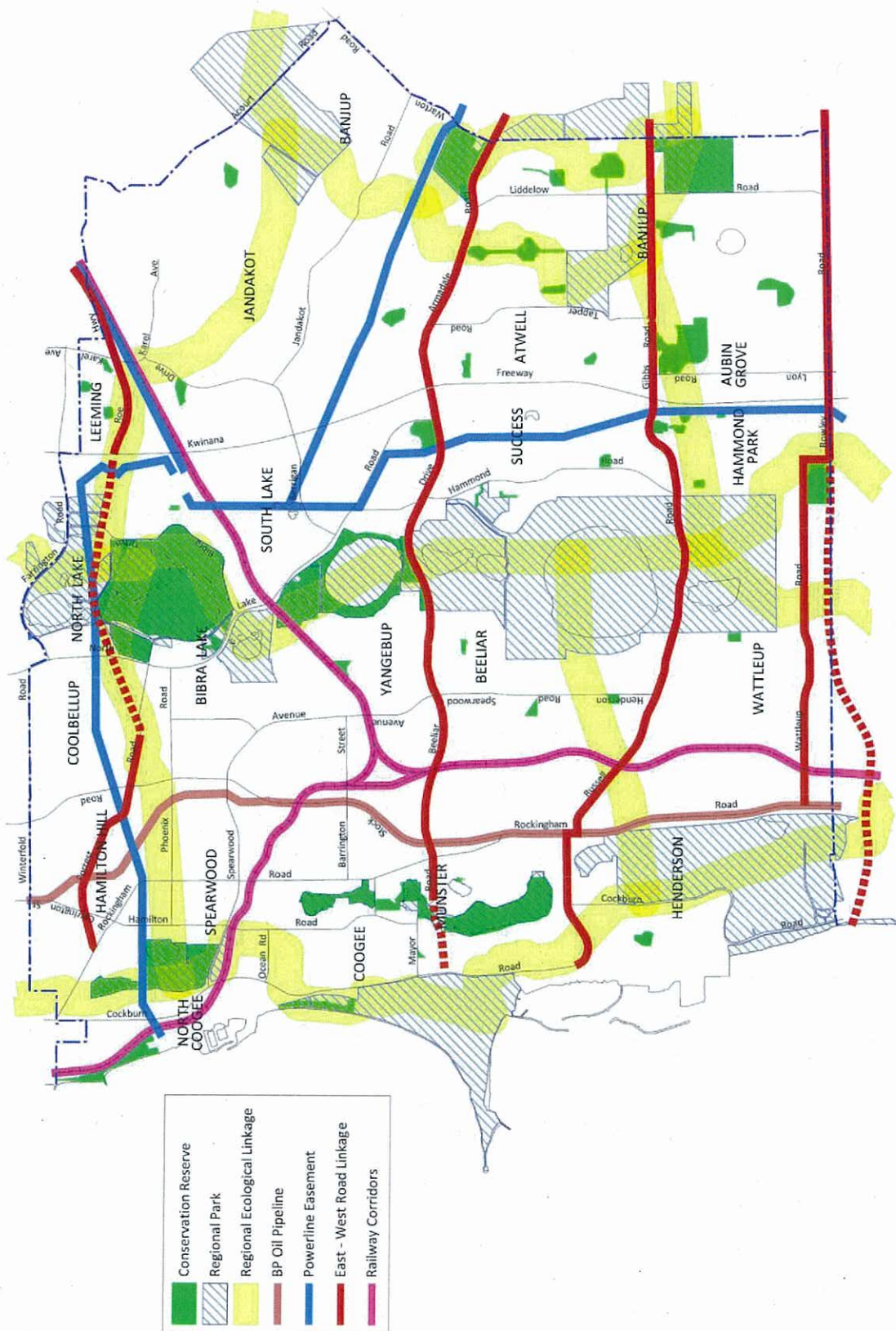
Note: As with any revegetation that is to occur, revegetation within an ecological corridor would utilise local native species that are determined to be appropriate for the site giving consideration to restrictions particularly within power line and gas pipeline easements.



Black Tailed Monitor and Bobtail

Figure 6 on the following page depicts all of the proposed ecological linkages and their relationships with existing conservation areas.





**Figure 6 - Proposed Ecological Linkages**

## SUMMARY OF KEY STRATEGIC ACTIONS

The following table summarises the key strategic actions that will be undertaken to maintain and enhance the natural areas within Cockburn and the positions within the organisation that are responsible for implementing those actions.

**Table 9. Key Strategic Actions and Responsible Officers**

	<b>Actions</b>	<b>Timeframe</b>	<b>Budget</b>	<b>Responsible Officer/s</b>
<b>KA1</b>	<b>Prioritise reserves based on the following aspects: Vegetation condition, size, shape, perimeter to area ratio, connectivity, visibility and community involvement.</b>	Every 8 Years	Existing Operational Budget	Natural Resource Officer
<b>KA2</b>	<b>Re-assess reserve prioritisation every 8 years.</b>	Every 8 Years	Existing Operational Budget	Natural Resource Officer
<b>KA3</b>	<b>Map the priority weeds and the vegetation condition in all bushland reserves every 4 years.</b>	Every 4 Years	Existing Operational Budget	Natural Resource Officer
<b>KA4</b>	<b>Develop and implement a Weed Control Strategy.</b>	Completed. Reviewed every 4 years	Existing Operational Budget	Environmental Supervisor and Natural Resource Officer, Environmental Officer and Bushland Maintenance Officers
<b>KA5</b>	<b>Review and update the Priority Weed Control List every 5 years.</b>	Every 4 Years	Existing Operational Budget	Environmental Supervisor, Natural Resource Officer
<b>KA6</b>	<b>Prepare and implement a works programme to manage priority weeds in bushland reserves.</b>	Annually	Existing Operational Budget	Environmental Supervisor, Natural Resource Officer and Bushland Maintenance Officers
<b>KA7</b>	<b>Develop revegetation programs following weed control programs where required.</b>	Annually	Existing Operational Budget	Environmental Supervisor and Natural Resource Officer
<b>KA8</b>	<b>Assist and encourage volunteers such as community "friends of" groups, Conservation Volunteers Australia and educational institutions to participate bushland management activities within bushland areas managed by the City.</b>	Ongoing	Existing Operational Budget	Environmental Staff



<b>KA9</b>	<b>Provide support and assistance to community volunteer groups that undertake bushland management activities within bushland areas managed by the City.</b>	Ongoing	Existing Operational Budget	Environmental Staff
<b>KA10</b>	<b>Offer incentives, training and information to landowners to encourage management of natural areas on private property.</b>	Ongoing	Existing Operational Budget	Environment and Waste Education Officer, Environmental Officer and Natural Resource Officer
<b>KA11</b>	<b>Work with internal staff, contractors and the community to ensure that construction activities minimise the spread of weeds.</b>	Ongoing	Existing Operational Budget	Environmental Staff
<b>KA12</b>	<b>Encourage, support and where practical, be involved in weed control trials with agencies and educational institutions.</b>	Ongoing	Annual budget request as required	Environmental Staff
<b>KA13</b>	<b>Adopt the principles of the Bradley Method of Bush Regeneration wherever possible when planning and implementing weed control work.</b>	Ongoing	Existing Operational Budget	Environmental Supervisor, Natural Resource Officer and Bushland Maintenance Officers
<b>KA14</b>	<b>Instigate feral animal control programs in areas where feral animals are known to exist.</b>	Seasonal	Existing Operational Budget	Environmental Officer
<b>KA15</b>	<b>Asses the viability of installing rabbit proof fencing around high priority reserves.</b>	Ongoing	Existing Operational Budget	Environmental Supervisor, Environmental Officer and Natural Resource Officer
<b>KA16</b>	<b>Construct appropriate fences around conservation reserves to prevent and control unauthorised access.</b>	Ongoing	Annual budget request as required	Environmental Supervisor, Environmental Officer and Natural Resource Officer
<b>KA17</b>	<b>Undertake fence repairs within 2 working days of notification of damage.</b>	Ongoing	Existing Operational Budget	Environmental Supervisor and Bushland Maintenance Officers
<b>KA18</b>	<b>Work with other local governments and government agencies with the aim of developing and implementing a regional feral animal control program.</b>	Ongoing	Annual budget request as required	Environmental Officer



<b>KA19</b>	<b>Erect signage at entry points to reserves that provides information on the impact and safety issues associated with illegal access.</b>	Ongoing	Annual budget request as required	Environment and Waste Education Officer and Environmental Officer
<b>KA20</b>	<b>Remove rubbish from conservation reserves as early as practical.</b>	Ongoing		Environmental Supervisor and Bushland Maintenance Officers
<b>KA21</b>	<b>Develop a community education program that includes a component about the impacts of illegal dumping.</b>	Ongoing	Existing Operational Budget	Environmental and Waste Education Officer
<b>KA22</b>	<b>Ensure there are adequate firebreaks that comply with the Bush Fires Act around the perimeter of all conservation reserves and fire access trails strategically located through larger reserves.</b>	Annually in October	Existing Operational Budget	Environmental Supervisor, Environmental Officer and Bushland Maintenance Officers
<b>KA23</b>	<b>Utilise herbicides or install limestone where practical rather than grading firebreaks.</b>	Ongoing	Existing Operational Budget (Annual budget request for limestone)	Environmental Supervisor, Environmental Officer and Bushland Maintenance Officers
<b>KA24</b>	<b>Ensure verges adjoining reserves are free from weeds.</b>	Ongoing	Existing Operational Budget	Environmental Supervisor and Bushland Maintenance Officers
<b>KA25</b>	<b>Prepare Bush Fire Response Plans for all conservation reserves and review every three (3) years.</b>	October	Existing Operational Budget	Environmental Officer
<b>KA26</b>	<b>Assess the suitability and appropriateness of prescribed burning to reduce high fuel loads in reserves.</b>	Annually	Annual budget request as required	Environmental Staff in conjunction with FESA
<b>KA27</b>	<b>Liase with government agencies such as FESA and DEC in relation to best practice fire risk reduction and suppression.</b>	Ongoing	Existing Operational Budget	Environmental Supervisor and Environmental Officer and Natural Resource Officer
<b>KA28</b>	<b>Ensure staff and contractors practice good dieback hygiene procedures when working in reserves.</b>	Ongoing	Existing Operational Budget	Environmental Supervisor, Environmental Officer Natural Resource Officer and BMO's



<b>KA29</b>	<b>Undertake dieback assessment and mapping in reserves containing and suspected of containing dieback. Re-assess reserves every three years.</b>	Ongoing	Existing Operational Budget	Environmental Officer
<b>KA30</b>	<b>Instigate dieback control methods where practical such as phosphite treatment, limestone on firebreaks and revegetation using dieback tolerant endemic species.</b>	Ongoing	Annual budget request as required	Environmental Officer, Natural Resource Officer, Environmental Supervisor
<b>KA31</b>	<b>Ensure fire response plans show dieback infected areas.</b>	Annually in October	Existing Operational Budget	Environmental Officer
<b>KA32</b>	<b>Support the Dieback Working Group in their endeavours.</b>	Ongoing	Existing Operational Budget	Environmental Officer
<b>KA33</b>	<b>Ensure best practise Water Sensitive Urban design is practised in new subdivisions.</b>	Ongoing	Existing Operational Budget	Environmental Staff (in conjunction with City Engineers and Planners)
<b>KA34</b>	<b>Retrofit best practise Water Sensitive Urban Design measures into areas where water quality is being adversely affected by outdated practises.</b>	Ongoing	Annual budget request as required	Environmental Staff (in conjunction with City Engineers and Planners)
<b>KA35</b>	<b>Undertake regular water quality monitoring of wetland areas.</b>	Ongoing	Existing Operational Budget	Environmental Officer
<b>KA36</b>	<b>Increase the resilience of natural areas by addressing the threats posed by weeds, feral animals, illegal access, illegal rubbish dumping, increased fire frequency, disease such as dieback, storm water drainage and climate change.</b>	Ongoing	Existing Operational Budget	Environmental Supervisor, Natural Resource Officer and Bushland Maintenance Officers
<b>KA37</b>	<b>Continue to keep informed about the latest research developments in terms of climate change scenarios and best practice bushland adaptation techniques.</b>	Ongoing	Existing Operational Budget	Environmental Education Officer, Natural Resource Officer, Environmental Supervisor
<b>KA38</b>	<b>Be prepared to alter management practices to adapt to a changing climate.</b>	Ongoing	Existing Operational Budget	Environmental Supervisor and Natural Resource Officer and Bushland Maintenance Officers
<b>KA39</b>	<b>Implement a best management practice for natural area regeneration</b>	Ongoing	Existing Operational	Environmental Supervisor and

## Natural Area Management Strategy 2012 – 2022



	and rehabilitation that includes detailed pre-work site assessment, identifies clear aims and outcomes, recommendations for regeneration techniques.		Budget	Natural Resource Officer
KA40	Prepare planting plans for planting sites prior to undertaking revegetation works.	Ongoing	Existing Operational Budget	Natural Resource Officer and Environmental Officer
KA41	Develop and implement a program of regeneration/restoration works across natural areas that is informed by: <ul style="list-style-type: none"> <li>the priorities for managing threatened species and habitat;</li> <li>the extent of priority weed species which are targeted for control;</li> <li>statutory requirements for fire management; and</li> <li>the human resources available (staff and volunteers)</li> </ul>	Ongoing	Existing Operational Budget	Environmental Supervisor, Environmental Officer and Natural Resource Officer
KA42	Ensure the provision of adequate resources for the ongoing maintenance of natural areas.	Ongoing	Existing Operational Budget	Environmental Manager
KA43	When selecting areas to revegetate within reserves select those sites that offer the best opportunities to enhance ecological connectivity.	Ongoing	Existing Operational Budget	Environmental Supervisor, Natural Resource Officer and Bushland Maintenance Officers
KA44	Support the Department of Main Roads in their endeavours to maintain and enhance natural vegetation within existing road reserves.	Ongoing	Existing Operational Budget	Environmental Manager
KA45	Seek to ensure that, should the proposed Roe Highway extension proceed, native vegetation is retained and revegetation undertaken so that it maintains some function as an ecological linkage.	Ongoing	N/A	Environmental Manager
KA46	Retain and enhance the current east west ecological linkage functions of Beeliar Drive, Armadale Road, Russell Road, Gibbs Road, Rowley Road and Wattleup Road. (SA46).	Ongoing	Existing Operational Budget	Parks and Environment



<b>KA47</b>	<b>Ensure that the commitments to establish suitable ecological linkages within the Latitude 32 development are honoured.</b>	Ongoing	N/A	Environmental Manager
<b>KA48</b>	<b>Examine the potential to enhance sections of the rail reserves for enhanced ecological function and biodiversity conservation.</b>	Ongoing	Existing Operational Budget	Environmental Manager
<b>KA49</b>	<b>Commence discussions with West Rail to gain support for rail reserves to be vegetated to enhance their value as ecological corridors/linkages.</b>	July 2012	N/A	Environmental Manager
<b>KA50</b>	<b>Liaise and encourage Western Power to retain and maintain native vegetation within the identified power line easements.</b>	Ongoing	N/A	Strategic Planning & Parks and Environment
<b>KA51</b>	<b>Ensure future landscaping of the BP Refinery Oil Pipeline is undertaken in a manner that enhances the pipelines ability to function as an ecological linkage.</b>	Ongoing	Parks and Environment CW Budget	Parks and Environment
<b>KA52</b>	<b>Continue to support tertiary studies that investigate potential locations, designs and the effectiveness of ecological corridors.</b>	Ongoing		Environmental Manager
<b>KA53</b>	<b>Continue to encourage developers to consider ecological linkages when formulating structure plans.</b>	Ongoing	N/A	Environmental Staff
<b>KA54</b>	<b>Support the objectives of the Cities Bushland Conservation Policy.</b>	Ongoing	N/A	
<b>KA55</b>	<b>Where roads are being constructed, upgraded or widened through natural areas ensure that consideration is given to the construction of wildlife crossings. Continue to support initiatives to promote the use of local endemic native plants in residential gardens and verges.</b>	Ongoing	N/A	Environmental Services and Engineering Construction



## OPERATIONAL FUNDING REQUIREMENTS

### OPERATIONAL COSTS

The costs to maintain and enhance bushland will vary depending on condition and the vegetation type. Degraded areas cost more to rehabilitate and maintain than areas in good or better condition.

A full break down of the costs to maintain and enhance some common vegetation types is provided in Appendix E. The costs have been calculated in conjunction with Councils Environmental Supervisor and experienced field staff.

To estimate the costs to maintain and enhance the bushland within Cockburn we will assume that all vegetation in the City of Cockburn is in good condition and that the vegetation type is Jarrah/Banksia Woodland. Based on this assumption, the estimated cost to maintain and enhance good quality Jarrah/Banksia Woodland is approximately \$3,310 per hectare per year based on current labour costs. Labour costs being the main component of maintenance.

**Table 10. Costs to maintain and enhance 1 hectare of Jarrah Banksia Woodland in Good Condition.**

Action	Cost (\$)
Staff Weed Control (20 hrs @ \$92 per hour)	1,840
Grass Weed Control (Contractor - 2011 tender rates)	543
Chemical Costs Broad Leaf	33
Chemical costs Bulbous	38
Chemical Costs Woody	1
Vegetation Condition Mapping (3 years)	15
Weed Mapping (3 Years)	15
Dieback Mapping (3 Years)	33
Rubbish Collection	585
Fence Repair	150
Feral Animal Control	57
<b>Total</b>	<b>3,310</b>

Based on this average cost estimate and, if it is assumed that all bushland managed by the City is in good condition, it would cost Council \$2,965,760 per annum to maintain and enhance the 896 hectares of bushland presently managed by the City.

Given that all of the bushland within the City is not in good condition what would be the true costs of maintaining and enhancing the bushland? To obtain an indication of the true costs a model was developed which uses the most up to date vegetation condition mapping to estimate the costs to raise the condition of selected bushland to a desired level over a five (5) year period.

The costs predicted by the model to increase the vegetation condition rating of all reserves from their current rating to a level of very good over a five (5) year period is a staggering **\$38M**.

(It is noted that 5 year old revegetation will never equate to natural vegetation that has never been disturbed. It is acknowledged that it takes up to twenty years before revegetation can be considered natural bushland. For the purposes of this exercise we will consider that revegetation with high species diversity, density and minimal weeds will be considered good.



Based on past experience it has been estimated by environmental staff that it costs approximately \$145,200 over a five (5) year period to revegetate and maintain a completely degraded area using tubestock. Table 11 gives a breakdown of the costs associated with revegetation.

**Table 11. Tubestock Revegetation Establishment and Maintenance Costs per Hectare for Completely Degraded Vegetation**

Task	Year 1	Year 2	Year 3	Year 4	Year 5
Weed control - grass	\$500	\$600	\$500	\$300	\$300
Weed control - broad-leaved/bulbous	\$1,000	\$1,100	\$500	\$300	\$300
Woody weed removal	\$2,000	\$2,200	\$1,000	\$500	\$200
Revegetation tubestock (plant costs)	\$20,000	\$6,000	\$1,000	--	--
Revegetation - greenstock planting	\$27,500	\$15,000	\$3,000	--	--
Greenstock maintenance + watering	\$39,000	\$19,500	\$3,900	--	--
<b>Total</b>	<b>\$90,000</b>	<b>\$44,400</b>	<b>\$8,900</b>	<b>\$1,100</b>	<b>\$800</b>



Revegetation Bibra Lake 2010



## CURRENT OPERATIONAL FUNDING 2012/13

In the 2012/13 Financial Year \$1,327,756 has been allocated toward bushland maintenance. This equates to \$1,482 per managed hectare (896 hectares). This is considerably short of the estimate of \$3,310 required to maintain and enhance bushland condition.

A further \$362,406 has been allocated in 2012/13 for revegetation. This funding is slightly higher than funding in previous years. This is because additional funds have been allocated to undertake revegetation works as recommended in the recently prepared Bibra Lake Management Plan. This funding allocation will be used to revegetate and undertake infill planting in approximately 2.5 hectares of degraded bushland. Infill planting is undertaken at previously revegetated sites where adequate plant densities have not been achieved.

Funding is also allocated for revegetation as a consequence of road construction clearing offsets but, as this funding is not constant and only occurs on a project basis, it has not been included.

**Table 12. Current 2012/13 Operational Maintenance and Revegetation Cost breakdowns**

Operational	\$	Revegetation	\$
Herbicide	12,000	Plants & Sedges	115,900
Mulch	12,100	Fertiliser	4,129
Limestone for tracks	0	Tree Stakes	13,265
Habitat boxes	1,200	Tree Guards	12,832
Contract Rubbish removal	16,000	Contract Planting	147,880
Contract Fence & Gate Repairs	44,900	Watering Greenstock	26,700
Contract Grass Weed Control	81,100	Greenstock Maintenance	41,700
Contract General Weed Control	86,200		
Firebreak Weed Control	23,000		
Contract Hand Weeding	90,600		
Pruning	47,100		
Dieback Control	0		
Contract Reserve Patrols	9,600		
Path Maintenance	3,000		
Feral Animal Control	39,350		
On Ground Staff Labour Costs 95%	861,606	On Ground Staff Labour Costs 5%	45,348
<b>Total</b>	<b>1,327,756</b>		<b>362,406</b>





There are a further 195 hectares of natural area that is not currently actively managed and thus have no funding allocation. Without funding the condition of these reserves will continue to deteriorate.

Existing funding allocation gives management priority to reserves that are considered to have a medium or high priority rating. The aim is to focus management on the higher priority reserves to enhance condition while attempting to maintain the current condition of reserves with a lower rating.

Developers generally have management responsibility for the management of natural areas within subdivisions for a period of two years. After this time these areas are passed to Council to maintain. Each year additional funds are required to manage these reserves. Each year funding is also sought to allow one or two of reserves that are not presently managed to become actively managed reserves.

In 2012/2013 the following reserves were included on the actively managed reserve list.

Success Bushland	-	2.74	hectares
Coojong Reserve	-	1.0	hectares
Baler Reserve	-	4.0	hectares
Lukin Swamp	-	5.20	hectares
Mohan Park	-	0.43	hectares
North Coogee Foreshore	-	1.03	hectares
(incorporated into C. Y. O'Connor)			
Levi Reserve	-	1.31	hectares
Skaife Park	-	2.00	hectares

In total 13.68 hectares of bushland was added to the actively managed reserves in 2012/13.

#### **CURRENT STAFFING 2012/13**

Currently there is 9.5 full time equivalent (FTE) staff involved in natural area management for the City.

**Table 13. Current Environmental Service Unit Staffing Levels**

<b>Position</b>	<b>FTE allocation to Natural Area Management</b>
Environment Manager	0.5
Environmental Natural Resource Officer	1
Environment and Waste Education Officer	0
Environmental Supervisor	1
Environmental Officer	1
Bushland Maintenance Officers	6
Sustainability Officer	0
Climate Change Officer	0
<b>Total</b>	<b>9.5</b>

Bushland Maintenance Officers (BMO's) are responsible for the majority of the on ground maintenance work. With 82 reserves comprising over 1091 hectares of bushland and wetlands, the three existing bushland maintenance teams are only able to actively manage a small portion of these reserves. Currently teams are allocated a specific number of hours in each reserve. This hour's allocation varies depending on a number of factors such as reserve priority, size and condition.

Contractors can also be engaged to undertake some of the larger tasks such as grass weed control while casual and hire staff and volunteers may be engaged to undertake extra tasks such as hand weeding, rubbish removal and spreading mulch.

Given the lack of available staff hours, contractors have also been engaged to maintain a number of the smaller reserves. The reserves maintained by contractors are: Cocos, Holdsworth, Freshwater Reserves, Lukin Swamp, Skaife, Mohan, Levi Reserves and Katsura Gardens. These contracts are cost effective and the reserves are well maintained and their condition appears to be improving. BMO's are allocated hours to inspect the reserves to ensure they are being maintained appropriately. Consideration will be given to other reserves being maintained by contractors in the future should staff hours be limited.

Because the current funding is insufficient to maintain and enhance the condition of all of the actively managed reserves the overall condition of many of these reserves will continue to deteriorate in the long term unless funding is increased.

The other staff involved in natural area management indicated in Table 14, are primarily concerned with administration and organization.

### Future Staffing Requirements

Given that the BMO's are responsible for the majority of the on ground maintenance work they are the prime focus for future staffing needs.

The current maintenance budget is \$1,327,756 which includes wages for three fulltime bushland maintenance teams, materials and contractor payments.

Based on the current labour charge of \$92 per hour, it costs \$302,680 to employ an additional bushland maintenance team made up of two officers. This cost includes overheads.

Recently consideration has been given to the structure of the teams and it has been determined that teams of three would be the most effective and cost efficient.

Reasoning:

- Individual teams still function when a staff member is sick or on leave.
- A third member allows extra on ground capacity in each team.
- Less expenditure on vehicle and equipment costs.

The estimated cost to employ an additional three BMO's, at the current charge out rate of \$92, is \$454,020 p.a. However, through economies of scale, the actual charge out rate reduces to \$75 when three additional staff are employed. This is because overhead charges reduce. In true terms, it costs less to employ each additional team.

The cost to employ an additional three BMO's at \$75 per hour is \$370,125. If a further three officers are to be employed the rates again reduce to \$64 per hour with a total cost of \$315,840. If a further three officers are employed the rate and cost reduces to \$55 and \$271,425 respectively.

To maintain and enhance bushland condition in an effective manner it will be necessary to employ additional staff. The 10 year funding recommendation shown in Table 14 includes the employment of an additional 9 bushland maintenance officers by 2020/21, making a total of 15 on ground staff. The teams would be employed in 2014/15, 2017/18 and 2021/22.

The current Plan for the District 2010-2020 identifies the requirement for two additional Bushland Maintenance Offices in 2016/17 & 2019/20.

Five teams will still not be adequate to maintain and enhance our natural areas and more teams would be required in the long term. It is suggested that if we were to adequately maintain and enhance our bushland areas to achieve a final vegetation condition of good for all natural areas, staff numbers would need to reach similar levels as those of the Parks Department which currently employs approximately 51 on ground staff.

#### **FUTURE OPERATIONAL FUNDING RECOMMENDATIONS**

Based on the estimated costs (\$3,310 pa) to maintain and enhance one hectare of bushland, the current maintenance budget (\$1,327,756) allocated to Environmental Services for natural area management is not sufficient to maintain and enhance all of the actively managed reserves.

To allow all of the actively managed reserves to be maintained and enhanced maintenance funding would need to be increased to \$2,965,760. This equates to an increase of more than \$1,638,004 per annum.

A further \$645,450 would need to be allocated to commence management of those reserves that are not currently managed (195 hectares). This equates to a total increase in funding per year of \$2,283,454.

It is acknowledged that it will be difficult to find this amount of funding immediately. With this in mind three different funding options have been proposed which will ensure that the City makes progress toward the goal of having all natural areas achieve a vegetation condition rating of good or better.

Three funding options are proposed.

Note:

- The funding options do not take into account cost increases due to inflation or the consumer price index. The figures are at current rates and future funding will need to consider any increases.
- The funding options do not include funds that may be directed toward rehabilitation as offsets for clearing associated with works such as road construction. .
- Each funding option assumes that once development of the southern suburbs green field sites are complete no additional areas of bushland will be passed to the City for management. The development of these areas and other areas is expected to yield a maximum of 10 hectares for management.

#### **Funding Option1.**

Funding option 1 addresses the shortfall in funding over a 30 year timeframe by;

- employing additional bushland maintenance crews in 2013/14, 2016/17 and 2020/21 and then an additional team every 4 years until 2042/43;
- commencing active management of an additional 10 hectares per year and;
- allocating resources to revegetate at least 2.5 hectares per year (excluding offsets).

This funding option will ensure that the per hectare funding allocation continues to increase toward the target of \$3,310 per hectare, additional areas of bushland steadily become actively managed and degraded bushland areas within the City are revegetated.

Using the option 1 funding scenario the target value of \$3,310 per hectare will be achieved within 30 years and all bushland within the City will receive maintenance funding within the same period.



A 10 year funding program for Option 1 is shown in Table 14.

#### Funding Option 2

Funding Option 2 addresses the funding shortfall over a slightly longer timeframe of 35 years by:

- employing additional bushland maintenance crews as proposed in the Plan for the District 2010-2020 in 2016/17 and 2020/21 and then employment of an additional team every 4 years until 2044/45;
- commencing active management of an additional 10 hectares per year and;
- allocating resources to revegetate at least 2.5 hectares per year (excluding offsets).

This option extends the time frame for achieving the target funding allocation of \$3,310 per hectare from 30 years to 35 years while still ensuring that additional areas of bushland steadily become actively managed and degraded bushland areas are revegetated.

A ten year funding program for Option 2 is shown in Table 15.

#### Funding Option 3

Funding Option 3 addresses the funding shortfall over the longest timeframe of 40 years by:

- Delaying the employment of additional bushland maintenance crews until 2019/20 and then every 4 years and then employment of an additional team every 4 years until 2048/49;
- commencing active management of an additional 10 hectares per year and;
- allocating resources to revegetate at least 2.5 hectares per year (excluding offsets).

This option extends the time frame for achieving the target funding allocation of \$3,310 per hectare from 30 years as proposed in option 1 to 40 years while still ensuring that additional areas of bushland steadily become actively managed and degraded bushland areas are revegetated.

A ten year funding program for Option 3 is shown in Table 16.



Table 14. Funding Option 1 for Bushland Maintenance and Enhancement

Future Management Costs - Funding Option 1.											
Year	Hectares Actively Managed (Hec)	Additional area actively managed each year from non managed areas (Hec)	Expected areas to be handed to Council for management	Total Area to be managed this year	Additional Area to be Revegetated per year (Hec)	Annual Maintenance Allocation Required includes revegetated areas greater than 5 years old. (\$)	Revegetation Funding Allocation Required (\$)	Maintenance Costs per hectare (\$)	Additional 3 person Bushland Maintenance Team	Bushland Maintenance Team Cost	Total Funding required (\$)
2012/13	896	-			8	1,327,756	382,460	1,482			1,710,216
2013/14	904	10	2	916	2.5	1,357,393	363,000	1,502			1,720,393
2014/15	916	10	2	928	2.5	1,727,518	363,000	1,886	3	370,125	2,090,518
2015/16	928	10	2	940	2.5	1,727,518	363,000	1,862			2,090,518
2016/17	940	10	2	952	2.5	1,727,518	363,000	1,838			2,090,518
2017/18	952	10	2	964	2.5	2,043,358	363,000	2,146	3	315,840	2,406,358
2018/19	964	10	0	974	2.5	2,043,358	363,000	2,120			2,406,358
2019/20	974	10	0	984	2.5	2,043,358	363,000	2,098			2,406,358
2020/21	984	10	0	994	2.5	2,043,358	363,000	2,077			2,406,358
2021/22	994	10	0	1004	2.5	2,314,783	363,000	2,329	3	271,425	2,677,783
2022/23	1004	10	0	1014	2.5	2,314,783	363,000	2,306			2,677,783



Table 15. Funding Option 2 for Bushland Maintenance and Enhancement

Future Management Costs - Funding Option 2.												
Year	Hectares Actively Managed (Hec)	Additional area actively managed each year from non managed areas (Hec)	Expected areas to be handed to Council for management	Total Area to be managed this year	Additional Area to be revegetated per year (Hec)	Annual Maintenance Allocation Required includes revegetated areas greater than 5 years old. (\$)	Revegetation Funding Allocation Required (\$)	Maintenance Costs per hectare (\$)	Additional 3 person Bushland Maintenance Team	Bushland Maintenance Team Cost	Total Funding required (\$)	
2012/13	896	-			8	1,327,756	382,460	1,482			1,710,216	
2013/14	904	10	2	916	2.5	1,357,393	363,000	1,502			1,720,393	
2014/15	916	10	2	928	2.5	1,357,393	363,000	1,482			1,720,393	
2015/16	928	10	2	940	2.5	1,357,393	363,000	1,463			1,720,393	
2016/17	940	10	2	952	2.5	1,673,233	363,000	1,838	3	370,125	2,090,518	
2017/18	952	10	2	964	2.5	1,673,233	363,000	1,815			2,090,518	
2018/19	964	10	0	974	2.5	1,673,233	363,000	1,792			2,090,518	
2019/20	974	10	0	984	2.5	1,944,658	363,000	2,098	3	315,840	2,406,358	
2020/21	984	10	0	994	2.5	1,944,658	363,000	2,077			2,406,358	
2021/22	994	10	0	1004	2.5	1,944,658	363,000	2,056			2,406,318	
2022/23	1004	10	0	1014	2.5	2,216,083	363,000	2,035			2,406,318	



Table 16. Funding Option 3 for Bushland Maintenance and Enhancement

Future Management Costs - Funding Option 3.											
Year	Hectares Actively Managed (Hec)	Additional area actively managed each year from non managed areas (Hec)	Expected areas to be handed to Council for management	Total Area to be managed this year	Additional Area to be Revegetated per year (Hec)	Annual Maintenance Allocation Required includes revegetated areas greater than 5 years old. (\$)	Revegetation Funding Allocation Required (\$)	Maintenance Costs per hectare (\$)	Additional 3 person Bushland Maintenance Team	Bushland Maintenance Team Cost	Total Funding required (\$)
2012/13	896	-			8	1,327,756	382,460	1,482			1,710,216
2013/14	904	10	2	916	2.5	1,357,393	363,000	1,502			1,720,393
2014/15	916	10	2	928	2.5	1,357,393	363,000	1,482			1,720,393
2015/16	928	10	2	940	2.5	1,357,393	363,000	1,463			1,720,393
2016/17	940	10	2	952	2.5	1,357,393	363,000	1,444			1,720,393
2017/18	952	10	2	964	2.5	1,357,393	363,000	1,426			1,720,393
2018/19	964	10	0	974	2.5	1,357,393	363,000	1,408			1,720,393
2019/20	974	10	0	984	2.5	1,727,518	363,000	1,774	3	370,125	2,090,518
2020/21	984	10	0	994	2.5	1,727,518	363,000	1,756			2,090,518
2021/22	994	10	0	1004	2.5	1,727,518	363,000	1,738			2,090,518
2022/23	1004	10	0	1014	2.5	1,727,518	363,000	1,721			2,090,518

## **SOURCES OF FUNDING**

It is anticipated that funding for maintenance, enhancement and revegetation for the Cities natural areas will come from a variety of sources. While the majority of the funding will need to come from Municipal Funds, contributions are also expected by way of grants from State and Federal government funding programs. There may also be scope for sponsorship and funding from developers as consideration for offset programs.

There are also options for the City to be involved in government employment programs such as Green Jobs Corps and Repay WA, a Department of Corrective Services initiative. These government employment and training initiatives are designed to give people within our community better long term employment prospects by giving them access to training and experience. The costs to local government are minimal being mainly associated with the purchase of equipment, while the benefits to both the participants and local government authority can be substantial.

In future year's consideration could be given to a small Environment Levy that could be applied to ratepayers for bushland maintenance and enhancement as has been established in other local government areas such as the Sunshine Coast Council.

## **MONITORING AND EVALUATION**

Monitoring and evaluation of the Natural Area Management Strategy's implementation and progress will be the key to its success. This strategy is supported by a long term vision which encourages long-term planning, investment and evaluation over time. The strategy has a 10 year time frame and a full review of all actions and progress will be undertaken at year five.

Field staff, the Environmental Supervisor and Environmental Officers generally visit all of the natural areas on a regular bases. Being familiar with the reserves staff are generally able to identify areas of concern and undertake measures to address these concerns.

Long term evaluation of maintenance and enhancement activities is generally undertaken using the four yearly rotating weed and vegetation condition mapping. This mapping gives a clear indication as to whether the condition of a particular reserve is deteriorating or being enhanced and provides an historical record of management progress.

Direct comparisons between the mapping from year to year clearly show where weeds have increased or where vegetation condition has changed. The vegetation condition mapping allows the various condition ratings to be shown as a percentage. Entering revised percentages into our historical spreadsheet provides an easy method of assessing our maintenance and enhancement activities across the entire municipality.

When assessing vegetation condition consideration is also be given to other factors that might be impacting vegetation such as reduced rain fall, longer heat waves and disease.

### **KEY PERFORMANCE INDICATORS (KPI's)**

Key Performance Indicators can be useful to measure the effectiveness of key actions. Key performance indicators that are currently measured are shown below.

#### **1. Percentage increase (hectares) in good quality vegetation**

Vegetation condition surveys will be undertaken in each reserve every 4 years and compared against previous surveys to assess overall condition. Due to the number of reserves, one quarter of reserves



will be surveyed each year. Percentages will be updated once the results of the surveys are available. This is generally in February each year.

Should no increase be recorded over a two year period then a review will be undertaken of the Natural Area Management Strategy to determine if a change to management practises is warranted.

It should be noted that climatic conditions may also have a detrimental effect on vegetation condition and will need to be considered when assessing vegetation condition.

2. Reduction in the number of high priority weeds within reserves.

Reserves will be mapped for weeds every four years and the number of high priority weeds within each reserve will be assessed against previous mapping.

Should there be no decrease in high priority weeds within a reserve then the weed control methods being implemented within the reserve will be reviewed to determine their effectiveness.

3. Reduction in the number of reports of feral animals and a reduction in the noted presence of feral animals within reserves.

A feral animal register is maintained and reported sightings noted. During routine visits staff will assess the amount of damage being inflicted on reserves due to the presence of feral animals. Should no decrease in feral animals be noted or recorded the feral animal control program will be reviewed to determine its effectiveness.

4. Number of reserves needing appropriate fencing

A list of reserves still requiring fences is maintained. Funding for individual reserve fencing is requested annually through the budgeting process.

5. Decrease in the amounts of rubbish being removed from reserves

Rubbish removal costs are allocated against each reserve. Reductions in costs will track progress.

Should the amounts of rubbish being removed from reserves increase then rubbish reduction initiatives will be reviewed.

6. Ensure best practice fire management is practised in all reserves.

Environmental Services maintains firebreaks to appropriate standards and has developed and regularly reviews fire response plans for all reserves under management. A register is kept of the fires occurring in each reserve. Records are kept by FESA. Fire scars are mapped and recorded in Councils geographical information system (Intramaps) and noted on Fire Response Plans. Inspections of fire breaks are carried out each year and fire response plans reviewed every 4 years.

7. Number of reserves containing dieback.

A register of the reserves containing dieback and the area affected is maintained. Mapping is undertaken every 3 years. No increase in area indicates that dieback control methods are working.

Should areas affected by dieback increase then dieback management and control methods will be re-assessed and reviewed.

8. Annual increase in funding per hectares (above the CPI) for reserve management.

An increase in the funding allocated per hectares represents an increase in resources which equates to an enhancement in bushland condition. Funding per hectare will be assessed each financial year.

Annual funding is the single most influential factor that will determine whether our vision, mission and goals are achieved. A selection of KPI's will be reported in the annual State of Sustainability Report each year.

## **5 YEAR PLAN**

A 5 year plan has been developed which can be considered to be a summary of this Natural Area Management Strategy.

A copy of the 5 year plan can be found in Appendix F.

## **NATURAL AREA MANAGEMENT STRATEGY REVIEW**

This plan will be reviewed every five years by Environmental Services. The next review would be due in 2017.



Lake Coogee



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## GLOSSARY

**Biodiversity** - the degree of variation of life forms within a given ecosystem, biome or an entire planet.

**Ecological function**- means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

**Ecological linkage** – a series of contiguous or non contiguous patches of vegetation which by virtue of their proximity to one another allow flora and fauna to use them as stepping stones of habitat to move across the landscape.

**Flora** - the plant life occurring in a particular region, generally the naturally occurring or indigenous plant life

**Fauna** - all of the animal life of any particular region.

**Herbarium** – a systematically arranged collection of dried plants

**Sustainable** - how biological systems remain diverse and productive over time



## APPENDIX A – WEED MANAGEMENT STRATEGY

*City of Cockburn*

*Weed Management Strategy*

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**Natural Area Management Strategy 2012 – 2022**

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## **SUMMARY OF RECOMENDATIONS**

**Recommendation 1 :** Revise and update the Priority Weed list every 5 years.

**Recommendation 2 :** Review/re-map Natural Area Condition every 4 years.

**Recommendation 3 :** Review/re-map Weed Mapping every 4 years

**Recommendation 4 :** Focus primary weeding efforts in high priority areas

**Recommendation 5 :** Prioritise grass weed control where there is a threat to adjacent areas of high conservation value.

**Recommendation 6 :** ONLY control grass weeds if the bushland has the ability to naturally regenerate and out-compete the weeds OR in conjunction with revegetation.

**Recommendation 7 :** Prioritise weed control within recently burnt areas, particularly during the first year after fire.

**Recommendation 8 :** Do not attempt direct seeding without at least one year, and preferably two years, of prior weed control.

**Recommendation 9 :** Commence weed control in proposed revegetation sites two years prior to planting.

**Recommendation 10 :**Control feral pests to reduce the spread of weeds

**Recommendation 11 :** Undertake a community education campaign to inform residents of the harm caused by weed invasion

## 1 EXECUTIVE SUMMARY

Environmental weed invasion has been identified as one of the major threats to biodiversity conservation across Western Australia and on a national scale. Competition from weeds is a major factor affecting biodiversity and ecological communities. In 1999 the State Government developed the Environmental Weed Strategy for Western Australia to give direction in management of environmental weeds. In addition a National Weeds Strategy has also been developed.

One of the most significant environmental challenges facing Western Australia is minimising the impact from environmental weeds. In the relatively short history of Western Australia since European settlement, some 1155 exotic plant species have established as weeds in our diverse and generally fragile ecosystems (Dept of Agriculture 2001).

In response to this acknowledged threat the City of Cockburn has devised its own environmental weed management strategy to help guide management programs and assist in allocation of resources to protect natural areas vested within the City.

In developing this management strategy standard methodologies for ranking weed species was used to determine weeds that fell into high, medium or low priority categories for control. The level of weed control that can be achieved in each reserve is limited and based on resource allocation. Reserves which are ranked highly in terms of conservation values will receive greater focus in regards to weed control.

Strategic Objectives:

To provide a strategic direction for the management of weeds in the City of Cockburn;

To develop a list of weed species and rank them according to their level of invasiveness, distribution and environmental impact; and

To determine and apply best practice integrated methodology for control of these species.

A list of 35 high priority weeds for the City of Cockburn has been developed and monitoring of weed invasion, distribution and control outcomes is achieved through regular mapping of these priority weeds within City of Cockburn reserves.

## 2 INTRODUCTION

Environmental weeds are considered one of the most serious threats to biodiversity and natural ecosystems (CALM 1999). They adversely affect the regeneration of indigenous flora and thus survival of its associated fauna. Weeds can affect both ecosystem function and structure through:

Displacement of native species

Prevention of recruitment of native species



Reduction in species diversity

Competition for resources

Alteration of fire regimes

Alteration of nutrient cycling

Acceleration of soil erosion rates

Alteration of soil pH

Alteration of hydrological cycles

Acceleration of local, regional and global extinction rates

The City's Weed Management Strategy is based on the following principles:

- Weed control is an essential component of sustainable natural resource management but is much more than simply the elimination of weeds. The underlying objective is always the protection and restoration of naturally diverse ecosystems (Brown et al 2002).
- Prevention, early detection and early intervention are the most cost-effective means of weed management.
- Effective weed control requires a long-term commitment.
- Effective weed management requires a coordinated approach.

A simple and effective priority setting and planning process is needed to best utilise available weed management resources and to ensure the long-term implementation of the weed strategy.

Environmental weeds and management of them have been identified at three levels:

Local;

State; and

National

The Australian Government has established a list of Weeds of National Significance (WONS), which may include plants of concern in natural areas, waterways or agricultural land. Several weeds found in Western Australia are among recent additions to the Weeds of National Significance (WONS) list. Species are selected based on their ranking for invasiveness, potential to spread, and impact on socioeconomic and environmental assets (Commonwealth of Australia 2007).

'Declared Plants', as defined under the Agriculture and Related Resources Act 1976, are high priority weeds that are or may become a problem to agriculture or the environment and are

formally 'declared'. When a plant becomes declared, specific control strategies are required. Declared Plants (DP) when found on property, either privately owned or on crown land, must be controlled by landowners or managers.

The Local Government Act allows a local authority to declare plants as "pest plants". Declaration requires the control of that weed species on all lands within the local authority boundary. When this legislation is applied there is no requirement for consistency between adjacent local authorities, which may result in uncoordinated and less effective control.

In addition to other drivers, climate change may alter the potential range of some weeds. In Australia, the generally warming climate could allow tropical weed species to extend further south, temperate species to retreat to the south, and summer growing species to become more prevalent in the southern regions. This is a prevailing issue that will need consideration into the future. Additional resources may be required to identify and react to perceived threats.

## **2.1 WHAT IS A WEED?**

There are a number of different definitions of weeds:

Bradley (1988) defines a weed as 'a plant out of place'

Dixon & Keighery, in Scheltema & Harris Ed. (1995), define weeds as 'plants growing where they are not wanted'

The National Weeds Strategy defines a weed as "a plant that has, or has the potential to have, a detrimental effect on economic, social or conservation values" (ARMCANZ, ANZECC and Forestry Ministers, 1997).

According to the Environmental Weed Strategy for Western Australia (1999) environmental weeds are plants that establish themselves in natural ecosystems (marine, aquatic and terrestrial) and proceed to modify natural processes, usually adversely, resulting in the decline of the communities they invade.

Some native species can also become environmental weeds and require management. It is therefore perhaps useful to define weeds for the purpose of this document as comprising ALL non-indigenous plants PLUS any indigenous plant that has increased its distribution as a result of disturbance and is threatening the integrity of the local ecosystem.

Weed management in bushland is an important component of the City's overall program of managing its reserves. The primary objective is: *To control and manage weeds in all conservation reserves within the City of Cockburn in order to protect biodiversity, the natural ecosystems and, where possible, to restore them to a natural state.*



Bridal Creeper (*Asparagus asparagoides*) a WONS found in the City of Cockburn

### 3 Weed ranking

To set priorities for weed control, it is necessary to firstly rank weeds with regard to their impact or potential impact on natural areas.

#### 3.1 WEED RANKING METHODOLOGY

Weed-ranking methodologies are used to determine level of threat of a weed species.

The Environmental Weed Strategy for WA (EWSWA) ranks weeds according to:

**Invasiveness:** ability to invade bushland in good to excellent condition, or ability to invade waterways. (Score as yes or no).

**Distribution:** wide current or potential distribution including consideration of a known history of widespread distribution elsewhere in the world. (Score as yes or no).

**Environmental Impacts:** ability to change the structure, composition and function of an ecosystem. In particular an ability to form a monoculture in a vegetation community. (Score as yes or no).

The ranking of each weed was determined using the following scoring system:

**High** - a weed species would have to score yes for all three criteria. Rating a weed species as high would indicate prioritizing this weed for control i.e. prioritizing funding for it.

**Moderate** - a weed species would have to score yes for two of the above criteria. Rating a weed species as moderate would indicate that control should be directed to it if funds are available, however it should be monitored (possibly a reasonably high level of monitoring).

**Mild** - a weed species scoring one of the criteria. A mild rating would indicate monitoring of the weed and control where appropriate.



Low - a weed species would score none of the criteria. A low ranking would mean that this species would require a low level of monitoring.

The City of Cockburn Weed Strategy uses rankings based primarily on the Environmental Weed Strategy for WA as a basis for determining the priority ranking of weed species.

Table 1: Target weed species that were found in selected COC reserves based on mapping 2012(Ecoscape)

<b>WEED SPECIES</b>	<b>EWSWA RATING</b>
<b><i>ASPARAGUS ASPARAGOIDES</i> (BRIDAL CREEPER)</b>	HIGH
<b><i>LUPINUS COSENTINII</i> (SANDPLAIN LUPIN)</b>	HIGH
<b><i>TYPHA ORIENTALIS</i> (TYPHA)</b>	HIGH
<b><i>ZANTEDESCHIA AETHIOPICA</i> (ARUM LILY)</b>	HIGH
<b><i>ACACIA LONGIFOLIA</i> (SYDNEY GOLDEN WATTLE)</b>	MODERATE
<b><i>CARPOBROTUS EDULIS</i> (PIGFACE)</b>	MODERATE
<b><i>CYNODON DACTYLON</i> (COUCH)</b>	MODERATE
<b><i>FICUS CARICA</i> (EDIBLE FIG)</b>	MODERATE
<b><i>PENNISETUM CLANDESTINUM</i> (KIKUYU)</b>	MODERATE
<b><i>TRACHYANDRA DIVARICATA</i> (DUNE ONION WEED)</b>	MODERATE
<b><i>ASPHODELUS FISTULOSUS</i> (ONION WEED)</b>	MILD
<b><i>FUMARIA CAPREOLATA</i> (FUMARIA)</b>	MILD
<b><i>PENNISETUM SETACEUM</i> (FOUNTAIN GRASS)</b>	MILD
<b><i>MELALEUCA NESOPHILA</i> (MINDIYED)</b>	LOW
<b><i>RICINUS COMMUNIS</i> (CASTOR OIL PLANT)</b>	LOW
<b><i>FOENICULUM VULGARE</i> (FENNEL)</b>	UNRATED

### 3.2 CITY OF COCKBURN PRIORITY WEED LIST

The City has developed its own priority weed list based on the state and national strategic documents and using local knowledge and information. The City of Cockburn Priority Weed List can be found in Appendix 1. Priority ranking of a weed species can change with time as weeds become more established and widespread, adapt to different growing conditions, or are brought under control.



These rankings give a current indication of the seriousness of the threat posed by each weed species within the City of Cockburn. In addition the City must be aware of other state or national weed species which may impact on the priority ranking within the City.

**Recommendation 1 :** Revise and update the City of Cockburn Priority Weed List every 5 years.

#### **4. RESERVE RANKING**

The City has limited resources to manage natural areas. It is therefore necessary for reserves to be prioritized according to the criteria outlined below, to ensure that resources are being used effectively in areas where the most benefit can be gained.

Each reserve has been ranked based on the following criteria:

- Vegetation condition
- Reserve size
- Reserve shape
- Perimeter to area ratio
- Connectivity
- Rarity
- Regional and local representation
- Education, community or passive recreation

Social values such as education and community involvement have also been considered when assessing each reserve. Generally reserves with higher visibility have a higher community involvement. A greater community involvement means that a reserve is valued by the community and that expectations in relation to funding and management are higher. It can be argued that the greater the community involvement the better the outcomes as funding from alternative sources such as grants are more likely to be forthcoming.

A viability estimate (VE score) is determined for each reserve and this in turn determines its ranking.

##### **4.1 RESERVE RANKING CRITERIA**

###### Vegetation Condition

All reserves within Cockburn have been mapped for vegetation condition and vegetation complexes.

Excellent/good condition bushland areas are more resilient to weed invasion and thus are more ecologically sustainable. Reserves with a majority of their bushland in excellent condition are rated higher than those with a lesser condition. Reserves have been prioritised into *three* management categories; High, Medium and Low.

Prioritising weed control helps facilitate the self-regenerating process inherent in such bushland and reduces the need for long-term (and ongoing) follow-up weed control work.

Bushland condition is unlikely to change *significantly* in the short term but the weed control program should be reviewed regularly.

**Recommendation 2 :** Re-map vegetation condition every 4 years.

#### Reserve Size

Large reserves have greater integrity through intact vegetation and resistance to weed invasion, so hence are more ecologically sustainable. Larger reserves are rated higher than smaller reserves.

#### Shape and Perimeter to Area Ratio

The size and shape of a piece of bushland is critical to its health - the smaller the area, the greater the proportion of the bushland that is exposed to degradation and the invasion of weeds. Edge effects increase as remnant size decreases and generally, narrow linear remnants experience higher edge effects due to a higher edge-to-area ratio. A low ratio has a 'high' ranking and a high ratio has a 'low' ranking.

In addition to the perimeter of the reserve, all paths, tracks, firebreaks, etc, act as 'edges'.

#### Connectivity

The viability of any natural area depends on its proximity to other natural areas and the quality of the linkage between them. These two factors influence the movement of individual living organisms and the flow of genetic material between natural areas. In turn this determines the long term survival of species, their genetic variation, their ability to adapt to changes in the environment and the maintenance of ecosystem processes. Hence reserves which form part of an ecological linkage or form contiguous links with other natural areas will be ranked higher.

#### Rarity

This represents whether a reserve has been identified as containing either a Threatened Ecological Community (TEC) and /or a species of plant or animal that are listed as declared rare or threatened under either state legislation or under the EPBC (Environmental Protection and Biodiversity Conservation) Act 1999. This category also indicates if the reserve contains vegetation that may be significant in supporting a listed fauna species.

#### Regional and local representation

In addition to a ranking based on local parameters, many City of Cockburn reserves are part of the regional conservation estate and as such require a higher level of priority. The following factors are taken into consideration:

- Local and regional significance of vegetation types and the remaining pre-European extent of those specific vegetation complexes
- Whether it is a regional park

- Whether it is a Bush Forever site
- Whether it is an EPP or Conservation Category Wetland
- Reserves are ranked higher based on meeting any of these criteria.

#### Education, community and passive recreation

Social values such as visibility, access and community involvement have also been considered when assessing each reserve. Greater community involvement can result in better conservation outcomes as funding from alternative sources such as grants are more likely to be forthcoming and volunteers, in the form of groups such as friends of groups, are willing to contribute labor hours to reserve management.

## **5. WEED MAPPING**

Maps that clearly show where weeds occur in bushland are excellent management tools. In conjunction with bushland condition maps, they provide the information needed for strategic weed management. They assist with determining appropriate use of limited resources and provide information on the spread of weeds over time plus the effectiveness of control programs. Not all weeds require mapping – only those that have a serious impact on bushland such as high or medium ranked species. Weed maps are produced at regular intervals based on the high priority weed list developed by the City.

Mapping of weed species varies depending on the nature of the weeds being mapped. The mapping techniques used consist of:

- Point Mapping - scattered individuals in a small area or clumps of bulbous weeds
- Density (polygon) Mapping – scattered individuals in a large area mapped at densities of:

<5%, 6-30%, 31-60 and >60%.

Maps produced will be loaded onto the City's Geographical Information System (GIS) and shall provide a record of priority weeds and their distribution throughout selected high value conservation reserves. This mapping is undertaken annually with each reserve having a four year rotation.

**Recommendation 3 :** Review/re-map weed mapping every 4 years



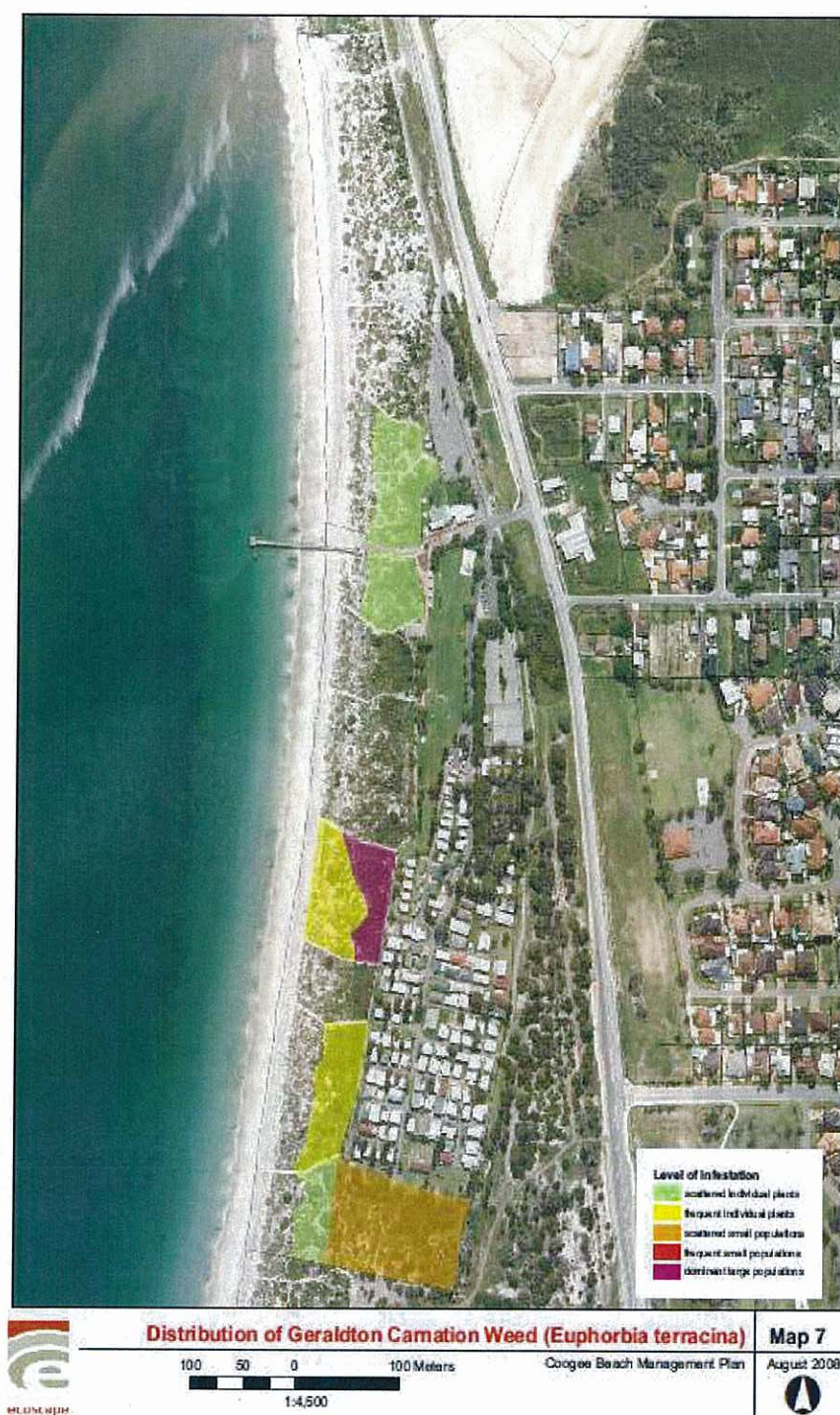


Figure 1 Distribution of Geraldton Carnation Weed (*Euphorbia terracina*) at Coogee beach



## 6 PRIORITISATION OF WEED CONTROL

To achieve the best outcomes in weed management an integrated approach is desirable. Integrated weed management is the combination of social, economic and technical approaches that lead to successful outcomes at all scales (CALM 1999). Integrated weed management involves the planned use of all control options available. Approaches to environmental weed management include:

Weed led control-strategy to prevent introduction, establishment, survival and dispersal of an emerging environmental weed.

Site led control-focus on identifying areas that require weed control to maintain their ecological values.

Human resources led control- will identify weeds and particular circumstances best suited to volunteer control and those managed by professionals.

Threatened species and communities led control-this approach places the protection of threatened species and threatened communities as the highest priority.

Cause led control-approach focuses on controlling, reducing or eliminating disturbance factors that increase ecosystem vulnerability.

All approaches will consider the national, state and local strategies and priorities.

To achieve the best use of resources and to enable them to be allocated to the overall program in a structured manner, it is imperative to prioritise weed control.

Prioritisation takes into consideration:

- Weed ranking - determination of both major weeds and lesser weeds
- The condition of the reserve, its urban or rural context and biological values.
- Fire hazard: the risk of high fuel loads, for example, Veldt Grass in degraded areas or weedy perimeters that are prone to arson.
- Aesthetic values: particularly along urban edges to encourage and engender an attitude of care.
- Revegetation sites: control of weeds prior to planting and reduction of competition during the establishment stage.

In general, high-priority weeds in areas of good quality bushland are those to be controlled first. However thought should be given to medium priority weeds that may occur in small populations in a reserve and without too much effort or expense can easily be controlled. Balancing the reserve size, reserve condition, weed flora, and the budget is crucial to the process of effectively determining weed control priorities.



Paterson's Curse (WONS) found in the City of Cockburn

### **6.1 WITHIN RESERVE PRIORITIZATION-SITE LED CONTROL**

Site led control focuses on identifying areas that require weed control to maintain their ecological values (CALM 1999). The condition of bushland within each reserve can vary from excellent to completely degraded. The perimeters of bushland are generally in poorer condition than the rest of a reserve due to edge effects, e.g. fire breaks, other land uses. Based on the Bradley principles of bush regeneration (Bradley, 1998), it is important to work from good condition bush first to consolidate the resilience of these areas. Once these core areas have been addressed, the Bradley method recommends moving onto bushland in poorer condition.

This method is practiced whereby primary weeding efforts are focused on good bushland first.

**Recommendation 4 :** Focus primary weeding efforts in areas of good bushland.

### **6.2 FIRE HAZARD**

Fire is an important issue in bushland management. Grass weeds contribute to increased fire risk in bushland areas and thus in order to minimize this risk, it is important to control these weeds. Grass weeds are generally prevalent on disturbed edges. While it is important to prioritize weed control efforts in good condition bushland it is also important to also diminish the fire risk. Unfortunately, if only grass weeds are controlled, it is highly likely that more aggressive and difficult-to-control weeds will invade and thus result in more costly long-term control. Fire also stimulates germination of native seeds which may be difficult to distinguish from weed germinant, as such care must be taken to ensure off target damage is reduced.

**Recommendation 5 :** Prioritise grass weed control where there is a threat to adjacent areas of high conservation value.

**Recommendation 6 :** Only control grass weeds if the bushland has the ability to naturally regenerate and out-compete the weeds or in conjunction with revegetation.

Fire episodes encourage the proliferation of weeds, often at the expense of native plants. However, during the succeeding one- to two-year period, access to the site is likely to be relatively easy with consequent easier targeting of weeds.

**Recommendation 7 :** Prioritise weed control within recently burnt areas, particularly during the first year after fire.

### **6.3 AESTHETIC VALUES**

The public interface with bushland is generally at the edges. If a bushland looks weed infested and untidy, and therefore appears uncared for, it promotes a negative public attitude. In order to engender a more positive, caring attitude to bushland reserves it is important to manage the edges, particularly for weeds.

### **6.4 REVEGETATION SITES**

Due to the large soil weed seed banks in degraded areas of bushland, the success of any revegetation program through either direct seeding or tubestock installation is directly related to the effectiveness of associated weed control. Without several years of weed control prior to revegetation taking place, the results are likely to be poor due to competition.

**Recommendation 8 :** Do not attempt revegetation without at least one year, and preferably two years weed control.

**Recommendation 9 :** Commence weed control in proposed revegetation sites two years prior to tubestock planting.



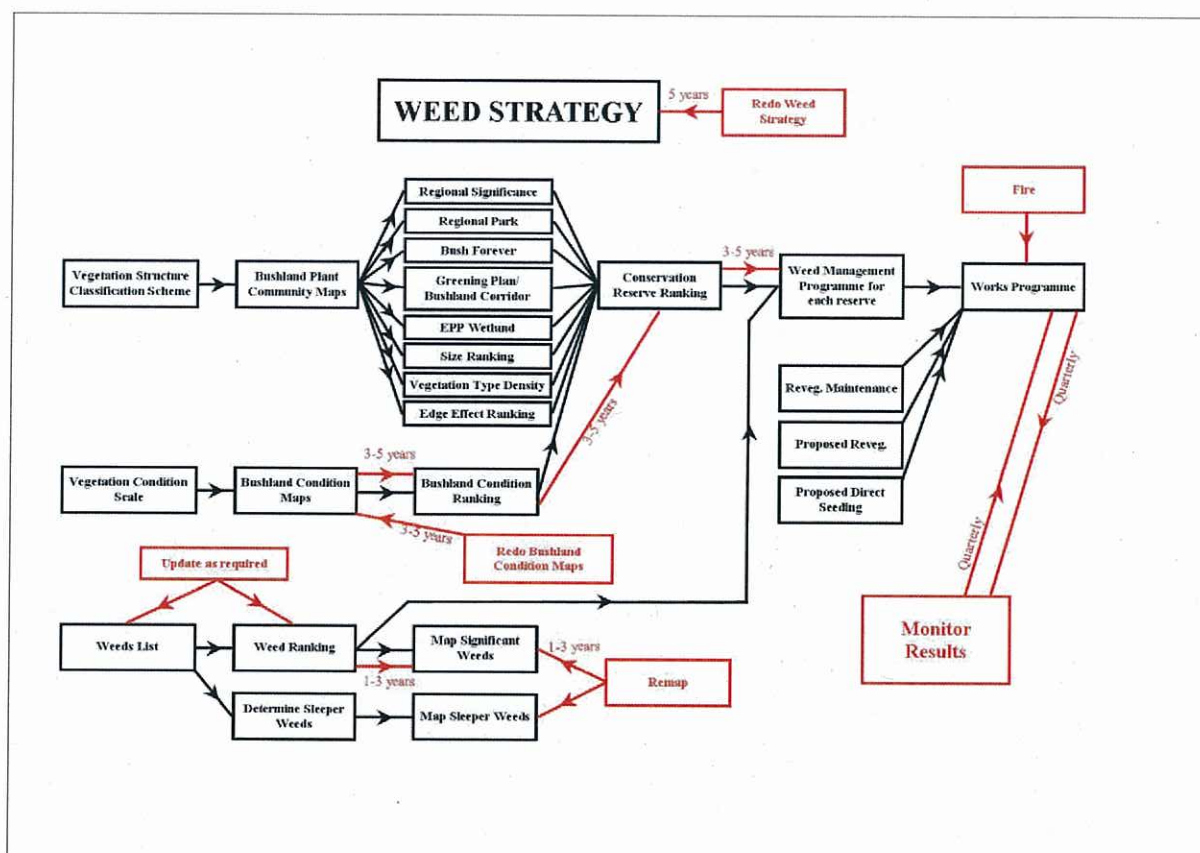


Table 2 Weed Organizational Strategy Flowchart

## 7. WEED CONTROL METHODS

Direct methods such as biological control, manual control, use of herbicides or indirect methods through effective land and water management can be used to control weeds. In several cases a combination of both direct and indirect methods are required for effective control. The selection of the best and most effective method depends largely on the biology of the weed species, for example, woody weeds may respond differently to bulbous weeds for a particular approach. As such it is vital that correct identification of the weed and its growth form is established prior to treatment. Controlling degrading influences that increase ecosystem vulnerability to weed invasion is in of itself a very effective method of reducing weed impact.

### 7.1 IDENTIFYING WEED SPECIES

It is important that before removal of weeds occurs, species are positively identified first. Some native species look very similar to introduced plants. In addition some native plants may become weeds and adequate care to minimize any off target damage to surrounding vegetation is required.

### 7.2 MECHANICAL/MANUAL WEEDING METHODOLOGIES

Manual and mechanical techniques such as pulling, cutting, stripping, ring barking, and stem injection may be useful to control some woody weeds, particularly if the population is relatively small.



Seedlings and small shrubs can be carefully pulled by hand, ensuring removal of the taproot. Seedlings can be distinguished by the presence of a long taproot while suckers have a hockey stick shaped end, where they have broken off the parent root.

Saplings and mature trees should not be removed using this method. The disturbance of soil structure and damage to native vegetation is counter-productive and may lead to invasion by other weeds. In addition, such disturbance of suckering species may stimulate growth from root fragments left in the soil.



Photo courtesy Bluemountains Bushcare

#### 7.2.1 Felling and ring barking

These two techniques are suitable for trees and shrubs that do not re-sprout. The methods are labour intensive and may not be suitable for large infestations. Ring barking can be time consuming and the felling approach requires removal of branches from the site. However, on small infestations both techniques provide a simple, target specific, control option.

Ring barking involves cutting away a strip of bark, usually at least 20 mm wide, all the way around the trunk. The strip must be cut deep enough to completely sever the phloem and vascular cambium and stop the flow of plant food between the growing points of the tree. To be successful the cut MUST be around the complete circumference of the tree. (Felling the tree at the base has effectively the same result, cutting the flow of food between roots and crown.) The strip removed must be wide enough to prevent 'bridging'. A simple method is to use a chain saw to cut a continuous ring perhaps twice around the trunk. A SINGLE WIDTH cut in most species is NOT wide enough to prevent bridging.

Seedlings can be quickly slashed at ground level if not growing closely among native vegetation.

Non-sprouting shrubs, saplings and mature trees can be cut off at, or very near, ground level below any branches or dormant buds. Many non-sprouting plants have epicormal buds higher up the trunk so it is important to cut off the trunk as close to the ground as possible.

Keep in mind that surrounding vegetation can be damaged when trees and large shrubs are felled, and as branches are carried out.

#### 7.2.2 Cut and paint

Cut and paint is a target-specific method, suitable for any small trees and shrubs that re-sprout. Successful control requires careful application - it is essential to apply the herbicide such a

Glyphosate IMMEDIATELY to cut stumps. If delayed, the tree seals the wounded stump, preventing absorption of the herbicide. Large trees and shrubs may need to be cut down sequentially to avoid injury to workers and damage to the surrounding bush (or left standing and treated by stem injection.) Cut down the plant until one metre of trunk remains above the ground. With herbicide ready, cut the remaining trunk off close to ground level (+/-100mm); apply herbicide immediately to the stump.

Shrubs and small trees can be treated by felling the plant close to ground level (+/-100mm) and immediately painting the exposed stump with a systemic herbicide. The entire surface of small stems can be painted using a paintbrush or sponge applicator. On larger stems, focus on the outer ring of wood containing the phloem, xylem and vascular cambium.

### 7.2.3 Stem Injection

One of the easiest ways to kill trees and large shrubs is to drill holes into the trunk and inject herbicide.

8-10mm diameter holes should be drilled around the circumference of the tree or shrub at a spacing of no greater than 100mm, at an angle of between 45° and 60° down into the sapwood, to a depth of 40-50mm. Immediately fill the hole with undiluted herbicide. The more herbicide that is injected, the greater the chance of success. If the plant is actively transpiring, it may be possible to refill the hole(s) with herbicide several times within a half-hour period. Multi-stemmed shrubs or trees will usually require at least one hole per stem. Some plants (e.g. *Acacia longifolia*) do not seem to be able to translocate the herbicide sideways and sometimes only half the plant dies. With such plants, the problem can be overcome by DECREASING the spacing between holes to 50-75mm.

### 7.2.4 Weed Disposal

There is some debate as to the merit of removing or not removing weeds from site. Decomposition of weeds adds to the nutrient load in soils that are naturally nutrient-poor thus assisting the growth of weeds to the detriment of native plants. However in wetlands, where there are naturally higher levels of nutrients, it may be more productive to leave in situ.

ALWAYS remove weeds with seeds e.g. Victorian Tea tree, Inkweed, Castor Oil.

Remove all other weeds if practicable.

Do NOT pile weeds in heaps

Piling weeds into neat, easy-to-carry heaps makes sense in a conventional garden, but it is bad practice in the bush. Heaps of soft weeds rot down into a nutrient-rich mess that is quite the wrong environment for natives, and there is a very good chance that some weeds will re-root and flourish.

Woody weeds in piles are tedious to untangle when, as they often do, some of their seedlings grow up through the heaps.

So, disperse what you uproot. The soft weeds will quickly dry out and the woody ones will not get in your way during follow-up.

Some weeds can be mulched but this should not be done where it is likely that seeds will remain viable and germinate.

When working in areas infested with Caltrop (*Tribulus terrestris*) during the summer months, check and clean all tyres of seeds before leaving the site, or before moving to another portion of the site. NB. Do not forget to roll the vehicle forwards a few inches to check the underneath portion of the tyres.

### 7.3 HERBICIDES

A number of important principles affect the performance of herbicide on weeds and on the surrounding environment.

The type of herbicide used is also important. Try to identify the most appropriate herbicide for a specific task. The Department of Agriculture and Food and other local authorities can be a good source of information. There are also a number of books that also provide advice. These include Bushland weeds (Brown et al) and Western Weeds (Hussey et al).

Make sure you apply the correct rate of herbicide. Regularly calibrate the spray equipment, and check the output of the nozzles particularly after using abrasive chemicals. Nozzles wear out, and should be replaced regularly if their output is more than 5 per cent above or below the correct output. It is also important to check at regular intervals that each nozzle is distributing spray evenly.

Spray as evenly as possible at all times. This is particularly important when spot spraying.

Spray in light wind conditions if possible. This ensures that as much herbicide as possible reaches the target plants, and minimises the danger of drift on to non-target vegetation.

Spray weeds at the correct size or stage of growth

Spray weeds when they are actively growing. This will ensure maximum uptake and translocation of the herbicide. Weeds should not be sprayed when they are under stress, either through lack of water (drought), too much water (water logging), and disease, insect or mechanical damage.

Avoid spraying when it's raining or likely to rain. Herbicide may be washed off the leaves before it can be absorbed. A 'rule of thumb' is that at least 30 minutes is required after spraying for the herbicide to be absorbed.

Do not apply a higher volume than necessary. Contact herbicides need to thoroughly wet the weed, to the point of run-off. Translocated herbicides such as Glyphosate, Metsulfuron Methyl, and Fluazifop do not need such thorough coverage. Desirable coverage for translocated herbicides is between 50% and 80% of leaf area.

Do not use more surfactant (wetting agent) than is recommended, otherwise too much spray mix may run off from the leaf surface. Moreover, it may cause the spray to form large amounts of foam in the spray tank, leading to difficulties in application.



Do not apply at a higher pressure than you need to obtain good coverage of the plant. High pressure may generate excessive numbers of small droplets in the spray, which increases the danger of mist drifting on to non-target plants, and increases the hazard to the operator.

The City in 2009 trialled an innovative approach to *Typha orientalis* control using an aerial herbicide application. This process appeared very successful but requires resourcing and planning, including follow up treatment.



#### 7.4 WEED INTRODUCTION AND DIEBACK CONTROL

Weeds may be introduced into a natural area through the movement of soil. All construction material must be inspected before bringing on to site, particularly limestone, for weed seed and only acquire from accredited clean sources. Black Flag (*Ferraria crispa*), Geraldton Carnation Weed (*Euphorbia terracina*) have been introduced to various bushland sites around Perth in construction materials.

Avoid bringing soil or mulch from elsewhere into bushland. This can be the greatest potential source, not only of weed seeds, but also pathogens such as *Phytophthora cinnamomi* (Dieback).

Always practice correct Dieback hygiene procedures when working in bushland.

#### 7.5 FAUNA AND WEEDS

Some weeds can provide habitat or an opportunistic food source for native animals. A list of the known fauna in a bushland can help determine this at a particular site. Removal of such weeds should be staged in conjunction with a complimentary revegetation program.

Examples of weeds being used by native fauna include Bandicoots using Kikuyu, *Pennisetum clandestinum*, at Little Rush Lake and water birds using *Typha orientalis*, at Bibra Lake (CALM 2001).



#### 7.5.1 Weed Spread by Fauna

Weeds may continue to be introduced into a natural area even though control is occurring through fauna. Weeds as discussed previously do provide some habitat and foraging value for a variety of fauna species. Birds and other animals will continue to reintroduce seed of plants with fleshy fruits from surrounding areas, such as Olive, Fig, Japanese Pepper and Bridal creeper. Rabbits also can encourage the spread of weeds through eating seed of non-native plants and dispersing them through their scats.

**Recommendation 10 :** Control feral pests to reduce the spread of weeds

### **8 THE ROLE OF COMMUNITY IN WEED CONTROL**

Part of the solution to managing weeds in Western Australia is raising public awareness of the causes and appropriate responses to the problem.

Often people are not aware of the impact that weeds have on the natural environment and primary production or that they may be contributing to the problem through their own actions, for example, dumping weed-infested garden refuse in bushland or by distributing weed seeds by vehicles, animals and produce.

Community involvement can greatly contribute to the successful management of weeds in natural areas (CALM 2001). A growing number of community members are contributing to awareness and control of weeds through on ground action such as being part of a "Friends of" group or providing resources such as grants which can be otherwise limited. The City of Cockburn is developing a weed brochure to help inform community members about significant weeds within the City and to provide information on how to control them. In addition the City works with volunteer and "Friends of" groups to implement weed management strategies.

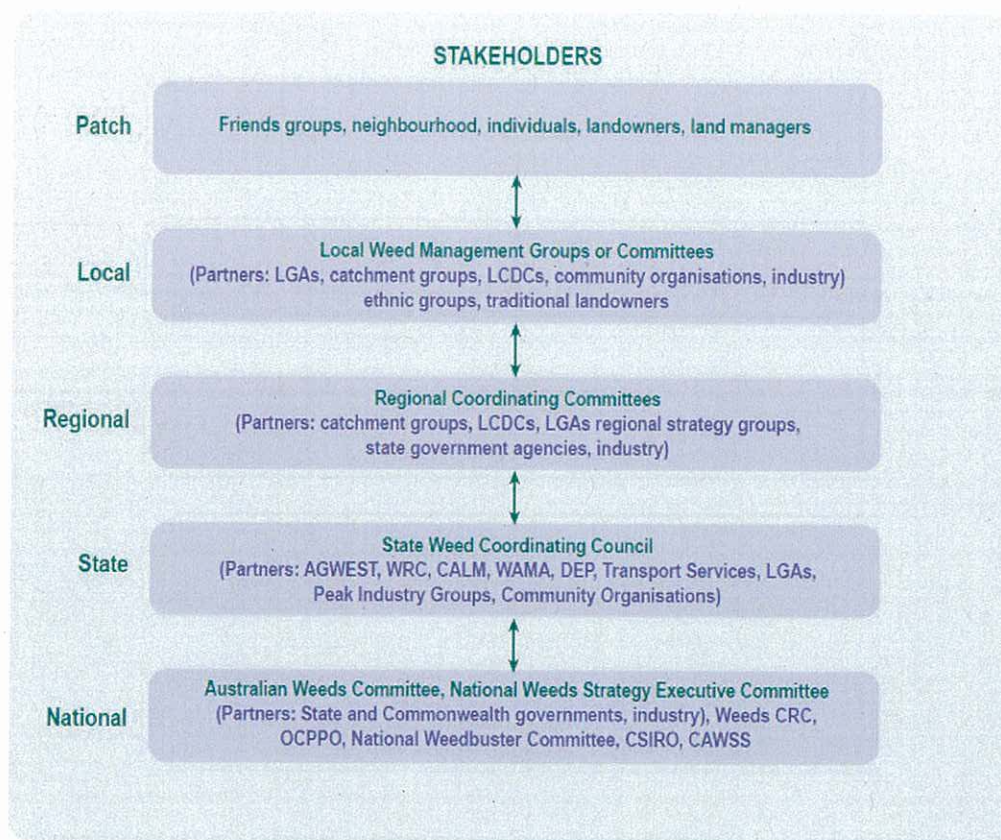


Table 3. Stakeholder flowchart (Dept Agriculture 2001)

**Recommendation 11 :** Undertake a community education campaign to inform residents of the harm caused by weed invasion

Community groups do require training or supervision when undertaking methods of weed control to ensure safe work practices are adhered to and no off target damage is incurred. Largely herbicide use by community volunteers should be limited and professional expertise in addition to community involvement is often required.



## **9 MONITORING**

Monitoring of the success of weed control will be achieved through regular weed mapping within the City's reserves (e.g. every 4-5 years). Where weeds are shown to have increased their distribution assessment and revision of current control methods will occur.

Where new populations or individuals of weeds ranked as high or medium priority have been recorded steps will be taken to ensure outbreaks are eliminated as soon as possible.

Monitoring quadrats will be established within specific locations where outbreaks of particularly invasive species have occurred to ensure that these populations are controlled effectively. In addition visual observations undertaken opportunistically can also inform management responses.

As part of the vegetation mapping that occurs regularly the loss of condition within a bushland will be closely linked to weed invasion and as such threatening process which may reduce the integrity and condition of vegetation within reserves will be assessed and mitigated where possible.

Photo monitoring of reserves also occurs on a regular basis (annually).

### **9.1 REVEGETATION SITES**

It is important to maintain ongoing weed control in revegetation sites post planting.

As soil has been disturbed from the planting process and there is good moisture available large amounts of weed germination tends to accompany planting. Where tree guards have been used maintenance of tree guards including hand weeding within the guard will require additional resources.

7 – 10 days after the first spray, check for effectiveness of initial work. Re-spray if necessary. The effect of the herbicide should start to appear within a few days so revisiting a site after 7 days means that previously sprayed weeds are quite obvious and it becomes easier to target those missed previously.

During winter and spring, inspect sites every 3-5 weeks for ongoing germinants. Spray if necessary. Control of weed germinants is easiest when plants are small, however, spraying too soon is inefficient as weed seeds may continue to germinate after spraying. However, it is imperative that spraying occurs before seed set.

During summer and autumn, inspect every 4-8 weeks for summer germinating weeds.

### **9.2 WOODY WEEDS**

Inspection of most woody weed sites is best done during flowering when it's easier to recognise plants. It also allows sufficient time to effect removal before seed set.

For Broad-leaved Paperbark (*Melaleuca quinquinerva*), Mindiyed (*Melaleuca nesophila*), Sydney Golden Wattle (*Acacia longifolia*) and Victorian Teatree (*Leptospermum lavegatum*), inspect all mapped locations biennially, and record observations on a weed map. For Sydney Golden Wattle, continue for ten years after the last seed set.

Inspect mapped locations of Edible Fig and Japanese/Brazilian Pepper within one year of removal to identify and treat suckers.

Inspect mapped locations of Castor Oil Plant twice during the year; once in Aug/Sep and once in Jan/Feb to ensure prevention of seed set. Continue site inspections for four years after the last seed set.

### **9.3 VELDT GRASS**

Timing for Veldt Grass spraying is crucial; too early, and ongoing rains will result in late germination and these plants will flower and set seed. Too late and, whilst seed set is prevented, dormant buds in the crown are not killed. Consider undertaking two controls during the season. The first the first germinates are developing seed heads and the second 4- 6 weeks later.

In April compile plans for veldt grass spraying that include:

Blanket spray of previous areas that have been blanket sprayed once. (2<sup>nd</sup> year of a 2-year blanket spraying program)

Spot spray of previous areas that have been blanket sprayed twice. (To pick up individual plants germinating from the soil seed bank)

Spraying of new areas based on mapping of current occurrences of veldt grass.

Undertake checks from late June to mid August to identify 'boot' stage. Then request spraying to commence.

Inspect spraying within 24 hrs to ensure complete cover. Request additional spraying if areas have been missed.

Inspect one to two weeks after spraying to ensure kill has been achieved. Request follow-up spraying if areas have been missed. However sometimes this can be a pointless exercise as seeds have already developed.

Assess areas for a second spray in late August.



## 9 GLOSSARY

**Boot Stage:** Growth stage when a grass inflorescence is enclosed by the sheath of the uppermost leaf.

**Declared Plant: (DP)** means a plant 'declared' by the Agriculture Protection Board under the Agriculture and Related Resources Protection Act 1976. If a plant is declared, all landholders are obliged to control that plant on their properties. Declarations specify a category, or categories, for each plant according to the control strategies or objectives that the Agriculture Protection Board believes are appropriate in a particular place. E.g. *Salvinia*, *Salvinia molesta* and Water Hyacinth, *Eichhornia crassipes* are both declared plants, category P2, which requires the landowner to complete eradicate infestations. One Leaf Cape Tulip (*Moraea flaccida*) is declared category P1, which requires the landholder to prevent infestation spreading beyond existing boundaries of infestation.

**Edge Effect:** When an edge is created to any natural ecosystem, and the area outside the boundary is a disturbed or unnatural system, the natural ecosystem is seriously affected for some distance in from the edge. In the case of a forest where the adjacent land has been cut, creating an openland/forest boundary, sunlight and wind penetrate to a much greater extent, drying out the interior of the forest close to the edge and encouraging rampant growth of opportunistic weedy species at the edge.

**Endemic:** Native to and restricted to a particular geographical region e.g. Mindiyeed, *Melaleuca nesophila*, is endemic to the south coast of WA near Bremer Bay.

**Indigenous:** Originating and living or occurring naturally in an area or environment, not exotic; not imported. E.g. Broad-leaved Paperbark, *Melaleuca quinquenervia*, is indigenous to eastern Australia.

**Pest Plant: (PP)** means a plant declared to be a pest plant, in relation to a district, prescribed by local laws made by a local government in that district. Caltrop, *Tribulus terrestris*, is a prescribed Pest Plant in the City of Cockburn.

**Seed set:** the formation of mature fruits with viable seeds. To produce seeds after flowering.

**Sleeper Weeds:** 'Sleeper weeds' are plants that are just waiting to go feral. They possibly have not yet invaded the environment but have the potential to do so. Plants that have had a limited distribution for years may suddenly become environmental weeds. This can be caused by: changing climatic conditions; presence of a pollinator; presence of a vector (spreader); changes in horticultural or agricultural practices. E.g. Bridal Creeper – became feral recently after having been cultivated in the Wheatbelt for years, and Freesia – recently recognised as a serious weed after years of apparently limited distribution.

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## APPENDIX 1: PRIORITY WEEDS WITHIN THE CITY OF COCKBURN

Scientific Name	Common Name
<i>Acacia longifolia</i>	Sydney Golden Wattle
<i>Asparagus asparagoides</i> (DP, WONS)	Bridal Creeper
<i>Asphodelus fistulosus</i>	Onion Weed
<i>Chasmanthe floribunda</i>	African Cornflag
<i>Cortaderia selloana</i>	Pampas Grass
<i>Cynodon dactylon</i>	Couch grass
<i>Echium plantagineum</i> (DP)	Paterson's Curse
<i>Ehrharta calycina</i>	Perennial Veldt Grass
<i>Ehrharta villosa</i>	Pyp Grass
<i>Eragrostis curvula</i>	African Lovegrass
<i>Euphorbia paralias</i>	Sea Spurge
<i>Euphorbia terracina</i>	Geraldton Carnation
<i>Ferraria crispa</i>	Black Flag
<i>Freesia hybrid</i>	Freesia
<i>Fumaria bastardii</i>	
<i>Fumaria capreolata</i>	Climbing Fumitory
<i>Fumaria muralis</i>	Wall Fumitory
<i>Hyparrhenia hirta</i>	Tambookie Grass
<i>Juncus acutus</i>	Spiny Rush
<i>Lachenalia reflexa</i>	Yellow Soldiers
<i>Leptospermum laevigatum</i>	Victorian Tea Tree
<i>Moraea flaccida</i> (DP)	One-Leaf Cape Tulip
<i>Oxalis pes-caprae</i>	Soursob
<i>Pelargonium capitatum</i>	Rose Pelargonium
<i>Pennisetum clandestinum</i>	Kikuyu
<i>Pennisetum setaceum</i>	Fountain Grass
<i>Rubus discolor</i> (DP, WONS)	Blackberry
<i>Stenotaphrum secundatum</i>	Buffalo
<i>Tetragonia decumbens</i>	Sea Spinach
<i>Thinopyrum distichum</i>	Sea Wheat
<i>Trachyantha divaricata</i>	Dune Onion Weed
<i>Tribulus terrestris</i>	Caltrop
<i>Typha orientalis</i>	Typha, Bulrush
<i>Watsonia bulbilifera</i>	Watsonia
<i>Zantedeschia aethiopica</i> (DP)	Arum Lily



### Medium Priority

Scientific Name	Common Name
<i>Arundo donax</i>	False Bamboo
<i>Brassica tournefortii</i>	Mediterranean Turnip
<i>Carpobrotus edulis</i>	Pigface
<i>Cirsium vulgare</i>	Spear Thistle
<i>Cyperus spp</i>	Nutgrass/ Dense Flat Sedge/ Umbrella Sedge
<i>Ehrharta longiflora</i>	Annual Veldt Grass
<i>Ehrharta villosa</i>	Pyp Grass
<i>Ficus carica</i>	Edible Fig
<i>Foeniculum vulgare</i>	Fennel
<i>Gazania linearis</i>	Gazania
<i>Gomphocarpus fruticosus (DP)</i>	Narrow Leaf Cotton Bush
<i>Lupinus cosentinii</i>	Sandplain Lupin
<i>Nicotiana glauca</i>	Tree Tobacco
<i>Olea europea</i>	Olive
<i>Opuntia stricta (DP)</i>	Prickly Pear
<i>Phytolacca octandra</i>	Inkweed
<i>Raphanus raphanistrum</i>	Wild Radish
<i>Ricinus communis</i>	Castor Oil
<i>Schinus terebinthifolia</i>	Japanese/Brazilian Pepper
<i>Solanum linnaeanum</i>	Apple of Sodom
<i>Symphyotrichum subulatum</i>	Bushy Starwort
<i>Tagasaste</i>	

### Low Priority

Scientific Name	Common Name
<i>Agave americana</i>	Agave or Century plant
<i>Conyza bonariensis</i>	Flaxleaf Fleabane
<i>Dittrichia graveolens</i>	Stinkwort
<i>Malva parviflora</i>	Marshmallow
<i>Melaleuca nesophila</i>	Mindiyed
<i>Melaleuca quinquenervia</i>	Broad-leaved paperbark
<i>Narcissus tazetta</i>	Jonquil (Narcissus)
<i>Pteridium esculentum</i>	Bracken



## APPENDIX 2: WEED RANKING WITHIN CITY OF COCKBURN

Weeds species	Common Name	Weed Ranking			Comments
		Dixon/ Keighary 1995	Ecoscape 1998	Proposed new	
<i>Acacia longifolia</i>	Sydney Golden Wattle	Minor	Mod	High	Has 8 to 10-year seed viability, can produce a monoculture after fire
<i>Asparagus asparagoides</i>	Bridal Creeper	Major	High	High	
<i>Cortaderia selloana</i>	Pampas Grass	Major	High	High	
<i>Cynodon dactylon</i>	Couch grass	Major	Mod	High	
<i>Ehrharta calycina</i>	Perennial Veldt Grass	Major	High	High	
<i>Eragrostis curvula</i>	African Lovegrass	Major	High	High	
<i>Euphorbia terracina</i>	Geraldton Carnation	Major	High	High	A serious weed but control is difficult and very labour intensive
<i>Freesia hybrid</i>	Freesia	Major	High	High	
<i>Hyparrhenia hirta</i>	Tambooke Grass	Major		High	Currently has limited distribution. Worth attempting to eradicate before it spreads more
<i>Juncus acutus</i>	Spiny Rush	Nuisance		High	Totally replaces <i>Baumea juncea</i> and <i>Juncus kraussii</i> sedgeland
<i>Lepidospermum laevigatum</i>	Victorian Tea Tree	Major	High	High	
<i>Melaleuca nesophila</i>	Mindiyed			High	Forms dense thickets after fire
<i>Moraea flaccida</i>	One-Leaf Cape Tulip	Major	High	High	Declared Plant' category P1. A serious weed but control is very labour intensive
<i>Opuntia stricta</i>	Prickly Pear			High	Not a serious weed in CoC but difficult to control once established
<i>Pelargonium capitatum</i>	Rose Pelargonium	Major	High	High	A serious weed but control is very labour intensive
<i>Pennisetum clandestinum</i>	Kikuyu	Major	Mod	High	
<i>Pteridium esculentum</i>	Bracken		Mod	High	Limited distribution but is slowly spreading. Allelopathic affect 'kills' many natives.
<i>Rubus discolor</i>	Blackberry	Major		High	eradicated?
<i>Stenotaphrum secundatum</i>	Buffalo	Major	Mild	High	
<i>Tetragonia decumbens</i>	Sea Spinach	Minor	Mod	High	Totally smothers natives
<i>Tribulus terrestris</i>	Castrop			High	"Pest Plant" - occurs on disturbed edges
<i>Typha orientalis</i>	Typha, Bulrush	Major	High	High	
<i>Watsonia spp</i>	Watsonia	Major		High	
<i>Zantedeschia aethiopica</i>	Arum Lily	Major	High	High	
<i>Arundo donax</i>	False Bamboo	Nuisance	Low	Med	Suckers, and can produce dense thickets in damp areas
<i>Brassica tournefortii</i>	Mediterranean Turnip	Minor	High	Med	A serious weed but mostly of disturbed sites. Suggest control along path edges
<i>Carpobrotus edulis</i>	Pigface	Nuisance	Mod	Med	
<i>Chasmanthe floribunda</i>	African Cornflag	Minor	Mod	Med	
<i>Cirsium vulgare</i>	Spear Thistle	Minor	Mod	Med	
<i>Cyperus spp</i>	Nutgrass/ Dense Flat Sedge/ Umbrella	Nuisance	Mod	Med	Difficult to control.
<i>Ehrharta longiflora</i>	Annual Veldt Grass	Minor	Mod	Med	
<i>Ehrharta villosa</i>	Pyp Grass	Minor	Mod	Med	Currently only at CY O'Connor Reserve
<i>Ferraria crispa</i>	Black Flag	Nuisance	Mod	Med	Difficult to control. Currently has limited distribution. Worth attempting to eradicate before it spreads more
<i>Ficus carica</i>	Edible Fig	Major	Mod	Med	
<i>Foeniculum vulgare</i>	Fennel	Nuisance	Mod	Med	
<i>Gomphocarpus fruticosus</i>	Narrow Leaf Cotton Bush	Minor	Mod	Med	
<i>Lupinus cosentinii</i>	Sandplain Lupin	Major	Mild	Med	A serious weed of disturbed sites
<i>Olea europea</i>	Olive	Minor	Mod	Med	
<i>Pennisetum setaceum</i>	Fountain Grass	Minor	Mild	Med	
<i>Phytolacca octandra</i>	Inkweed	Minor	Mild	Med	
<i>Raphanus raphanistrum</i>	Wild Radish	Minor	Mild	Med	A serious weed but mostly of disturbed sites. Suggest control along path edges
<i>Ricinus communis</i>	Castor Oil	Minor	Low	Med	Long seed viability
<i>Schinus terebinthifolius</i>	Japanese/Brazilian Pepper	Minor	Mod	Med	Forms dense growth that shades out natives
<i>Solanum linnaeanum</i>	Apple of Sodom	Minor	Mod	Med	"Declared Plant"
<i>Symphyotrichum subulatum</i>	Bushy Starwort	Minor	Mod	Med	
<i>Agave americana</i>	Agave or Century plant	Minor	Low	Low	
<i>Conyza bonariensis</i>	Flaxleaf Fleabane	Minor	Low	Low	
<i>Dittrichia graveolens</i>	Stinkwort	Minor	Mild	Low	
<i>Echium plantagineum</i>	Paterson's Curse	Minor		Low	Declared Plant' category P1. Currently has limited distribution. Worth attempting to eradicate before it spreads more
<i>Malva parviflora</i>	Marshmallow	Minor	Low	Low	
<i>Melaleuca quinquenervia</i>	Broad-leaved paperbark			Low	
<i>Narcissus tazetta</i>	Jonquil (Narcissus)		Low	Low	
<i>Nicotiana glauca</i>	Tree Tobacco	Minor	Mild	Low	

## APPENDIX 3: INAUGURAL LIST OF WEEDS OF NATIONAL SIGNIFICANCE

### Appendix 3. Inaugural List of Weeds of National Significance

Common Name	Scientific Name
alligator weed	<i>Alternanthera philoxeroides</i>
athel pine	<i>Tamarax aphylla</i>
bilou bush / boneseed	<i>Chrysanthemoides monniflora</i>
blackberry	<i>Rubus fruticosus</i> agg.
cabomba	<i>Cabomba caroliniana</i>
Chilean needle grass	<i>Nassella neesiana</i>
quise	<i>Ulex europaeus</i>
hymenachne	<i>Hymenachne amplexicantis</i>
lantana	<i>Lantana camara</i>
mesquite	<i>Prosopis</i> spp.
mimosa	<i>Mimosa pigra</i>
Parkinsonia	<i>Parkinsonia aculeata</i>
parthenium weed	<i>Parthenium hysterophorus</i>
pond apple	<i>Annona glabra</i>
prickly acacia	<i>Acacia mitchellii</i> spp. indica
rubber vine	<i>Cryptostegia grandiflora</i>
sabina	<i>Sabina molesta</i>
seriated tussock	<i>Nassella trichotoma</i>
Willows except weeping willows, pussy willow and sterile pussy willow	<i>Salix</i> spp. except <i>S. babylonica</i> <i>S. x calandrinia</i> and <i>S. x reichardii</i>

### Additional List of Weeds of National Significance – April 2012

Common Name	Scientific Name
African boxhorn	<i>Lythrum karocissimum</i>
Sagittaria	<i>Sagittaria platyphylla</i>
Asparagus weeds	<i>Asparagus melanocephalus</i> , <i>A. africanus</i> , <i>A. asparagoides</i> Western Cape form, <i>A. declivatus</i> , <i>A. plumosus</i> and <i>A. scandens</i> . Includes original WAHS <i>Asparagus asparagoides</i> Excludes <i>A. officinalis</i> and <i>A. racemosus</i>
Beltache bush	<i>Antropha gossypifolia</i>
Brooms	
Scotch	<i>Cytisus scoparius</i>
Montpellier	<i>Genista monspessulana</i>
Flax leaf	<i>Genista tinctoria</i>
Cal's claw creeper	<i>Maccladyna unguis-cati</i>
Fireweed	<i>Senecio madagascariensis</i>
Gamba grass	<i>Andropogon gayanus</i>
Maderavine	<i>Anredera cordifolia</i>
Opuntia cacti	<i>Opuntia</i> spp. (excludes <i>O. ficus-indica</i> ), <i>Cylindropuntia</i> spp., <i>Austrocylindropuntia</i> spp.
Silverleaf nightshade	<i>Solanum elaeagnifolium</i>
Water hyacinth	<i>Eichhornia crassipes</i>



## APPENDIX B – BUSHLAND MAINTENANCE TEAM ALLOCATION

Bushland Maintenance Team Reserve Allocations July 2012										
Team A	Team B	Team C	Responsible Crew	Reserve / Park	Visits Per Annum	Hours Per Visit	BMO Actual Hours Per Annum	Total Hours per Annum	Casual hrs	Midge hrs
520			Team A	Coogee Beach Reserve south jetty	26	20	520	523	3	
	314		Team B	Coogee Beach Reserve north jetty	26	12	314	317	3	
		530	Team C	CYO Connor Reserve	26	20.5	530	535	5	
28			Team A	Freshwater Reserve	12	2.25	28	28		
		56	Team C	Banksia Eucalypt Woodland Park (North)	12	4.75	56	56		
	28		Team B	Cocos Park Reserve	12	2.25	28	28		
		28	Team C	Holdsworth Reserve	12	2.25	28	28		
416			Team A	Lake Coogee Reserve	12	34.75	416	480	4	60
46			Team A	Mc Neil Field	12	3.75	46	46		
	266		Team B	Redemptora Reserve	12	22.25	266	266		
		444	Team C	Manning Park	26	13	338	368	6	24
70			Team A	Market Garden Swamp #3	12	5.75	70	70		
	732		Team B	Market Garden Swamp North	26	28.25	732	788	4	52
		578	Team C	Market Garden Swamp South	26	22.25	578	634	4	52
1192			Team A	Yangebup Lake Reserve	52	23	1192	1384	6	186
	522		Team B	Bibra Lake Reserve	52	10	522	672	6	144
	662		Team B	Little Rush Lake Reserve	26	25.5	662	692	6	24
		610	Team C	Bibra Lake Reserve	52	11.75	610	610		
60			Team A	Nola Waters Reserve	6	10	60	60		
	26		Team B	Fancote Reserve	4	6.5	26	26		
		40	Team C	Roper Reserve	6	6.75	40	40		
158			Team A	Triandra Reserve	8	19.75	158	158		
	78		Team B	Gil Chalwell Reserve	6	13	78	78		
		118	Team C	Christmas Tree Park	6	19.75	118	130		12
58			Team A	Cockburn Central Bushland	4	14.5	58	70		12
	46		Team B	Mather Reserve	6	7.75	46	46		
		118	Team C	Verdi Reserve (Solomon)	12	9.75	118	118		
270			Team A	Kraemer Reserve	12	22.5	270	270		
	202		Team B	Buckingham Reserve	6	33.75	202	202		
		112	Team C	Bosworth Reserve	6	18.75	112	112		
128			Team A	Banksia Eucalypt Woodland Park (South)	6	21.25	128	128		
	54		Team B	Bandicoot Reserve	6	9	54	54		
		340	Team C	Denis De Young Reserve	26	13	340	344	4	
52			Team A	Beeliar Reserve	4	13	52	52		
	176		Team B	Eco Park	8	22	176	176		
		54	Team C	Barfield Reserve	6	9	54	54		
130			Team A	Emma Treeby Reserve	6	21.75	130	130		
	70		Team B	Frankland Park	4	17.5	70	70		
		104	Team C	Rose Shanks Reserve (formely 1820)	6	17.25	104	104		
58			Team A	Banbar Park	12	4.75	58	58		
	26		Team B	Heatherlea Reserve	4	6.5	26	26		
		12	Team C	Parkes St Basin	4	0	0	0		
40			Team A	Success Reserve Bushland	6	6.75	40	40		
	36		Team B	Brandwood Reserve	6	6	36	36		
		42	Team C	Classon Park	6	7	42	42		
38			Team A	Baler Reserve	12		38	38		
		52	Team C	Coolong Park	12		52	52		
26				Levi Park			26	26		
		26	Team C	Lukin Swamp Reserve			26	26		
	26		Team B	Mohan Park			26	26		
	26		Team B	Katsura Reserve			26	26		
		26	Team C	Skaike Park			26	26		

## APPENDIX C – PRINCIPLES OF THE BRADLEY METHOD OF BUSH GENERATION

### PRINCIPLES OF THE BRADLEY METHOD OF BUSH REGENERATION

The Bradley method of Bush regeneration as described in Bradley (Bradley 1997) works on three general principles, which are:

- work outwards from good bush areas towards areas of weed;
- make minimal disturbance to the environment; and
- let native plant regeneration dictate rate of weed removal.

Other important points highlighted in Bradley (1997) include:

- don't start on large weed infestations unless you are sure you will get back to do the follow-up work (removing parent plants may create light and space for hundreds of new weeds);
- many plants require 3 years or more of control; and
- aim for control, not eradication and tipping the balance in favour of the local native plants.

#### Prevention

Early detection and early intervention are the most cost-effective means of weed management).

#### Long-term Commitment

Effective weed management requires a long-term commitment from managers of private and public lands

#### Coordinated Approach

Effective weeds management requires a coordinated approach involving all relevant stakeholders

#### Priority Setting and Planning

A simple and effective priority setting and planning process is required to best utilise available weeds management resources

#### Local Provenance

Local provenance plant material only (sourced from within local area of each site) will be used in revegetation projects.



## APPENDIX D - DIEBACK HYGIENE PROCEDURES

### DIEBACK HYGIENE PROCEDURES

#### Cleaning Vehicles

Vehicles and equipment which are used in infested sites are to be washed before entering another site unless the site to which it is going to be moved is also known to be infested.

When entering a Dieback free site, make sure the vehicle is washed and/or disinfected on entry.

When exiting a Dieback infested site make sure the vehicle is cleaned down before departing. If you have to move between infected and uninfected sites, once again cleaning is needed between each area.

Try to remove the soil using a brush or stick. Pay attention to the tyres and mudflaps.

Removing all mud and soil from vehicles is sufficient to reduce the spread.

Spray with Methylated Spirits or bleach (1 part bleach to 10 parts water) to sterilise tyres and underneath of vehicle.

#### Cleaning Footwear

Remove mud and soil with brush or stick.

Dispose of it in a site already infested or one that contains no remnant vegetation (do not allow soil material into the bushland).

Use Methylated (Metho) Spirits or bleach (1 part bleach to 10 parts water) for sterilising footwear and hand tools. Place into spray bottle and allow for it to soak into soil on footwear.

You can also use bleach. 1 part bleach to 10 parts water, soak for a few minutes and then rinse.

Vehicles are to carry a spray bottle with Methylated Spirits or bleach mixture, rubbish bags and a small brush when entering these areas.

## APPENDIX E - BUSHLAND MAINTENANCE COSTS

### ESTIMATED BUSHLAND MAINTENANCE COSTS

Banksia/Jarrah Woodland								
	Very Good				Good			
	Hours		Total cost		Hours		Total cost	
Staff weed control	6.5	BMO x2	1196.00		10	BMO x2	1840.00	
Grass weed control (contractor)		Grass WC	543.00			Grass WC	543.00	
Chemical costs Broad leaf Glyphosate		2% Gly	33.00			2% Gly	33.00	
Chemical Costs Bulbous Glyphos Mets Pulse		Bulbous	38.00			Bulbous	38.00	
Chemical Costs Woody cut paint 100% Glyphosate		Woody	1.00			Woody	1.00	
Vegetation Condition Mapping		Veg Map	15.00			Veg Map	15.00	
Weed Mapping		Weed Map	15.00			Weed Map	15.00	
Dieback Mapping		Die Map	33.00			Die Map	33.00	
Rubbish collection		Rubb	585.00			Rubb	585.00	
Fence Repair		Fence	150.00			Fence	150.00	
Feral Animal Control		Feral	57.00			Feral	57.00	
	6.5		2666.00		10		3310.00	
Melaleuca Wetland								
	Very Good				Good			
	Hours	Chem	Total cost		Hours	Chem	Total cost	
Staff weed control	10	BMO x2	1840.00		15	BMO x2	2760.00	
Grass weed control (contractor)		Grass W.C	543.00			Grass W.C	543.00	
Chemical costs Broad leaf Glyphosate		2% Gly	33.00			2% Gly	33.00	
Chemical Costs Bulbous Glyphos Mets Pulse		Bulbous	38.00			Bulbous	38.00	
Chemical Costs Woody cut paint 100% Glyphosate		Woody	1.00			Woody	1.00	
Vegetation Condition Mapping		Veg Map	15.00			Veg Map	15.00	
Weed Mapping		Weed Map	15.00			Weed Map	15.00	
Dieback Mapping		Die Map	33.00			Die Map	33.00	
Rubbish collection		Rubb	585.00			Rubb	585.00	
Fence Repair		Fence	150.00			Fence	150.00	
Feral Control		Fera	57.00			Feral	57.00	
	10		3310.00		15		4230.00	
Coastal Heathland								
	Very Good				Good			
	Hours	Chem	Total cost		Hours	Chem	Total cost	
Staff weed control	7		1288.00		11		2024.00	
Grass weed control (contractor)		Grass W.C	543.00			Grass W.C	543.00	
Chemical costs Broad leaf Glyphosate		2% Gly	33.00			2% Gly	33.00	
Chemical Costs Bulbous Glyphos Mets Pulse		Bulbous	38.00			Bulbous	38.00	
Chemical Costs Woody cut paint 100% Glyphosate		Woody	1.00			Woody	1.00	
Vegetation Condition Mapping		Veg Map	15.00			Veg Map	15.00	
Weed Mapping		Weed Map	15.00			Weed Map	15.00	
Dieback Mapping		Die Map	33.00			Die Map	33.00	
Rubbish collection		Rubb	585.00			Rubb	585.00	
Fence Repair		Fence	150.00			Fence	150.00	
Feral Control		Feral	57.00			Feral	57.00	
	7		2758.00		11		3494.00	
					20		5150.00	

## APPENDIX F – FIVE YEAR NATURAL AREA MANAGEMENT PLAN

### 5 Year Plan Natural Area Management 2012-2017 ENVIRONMENTAL SERVICES

#### A. Statement of Vision and Goals

##### 1. Vision

**To protect and upgrade the valuable and significant natural environment**

*Source: City of Cockburn Strategic Plan 2006 – 2016 pp 2*

##### 2. Our Mission

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

*Source: City of Cockburn Strategic Plan 2006 – 2016 pp 2*

##### 3. Goals

- Eradication of all High Priority Weeds
- 2.5 hectares of degraded bushland rehabilitated each year
- Eradication of feral animals within all reserves
- All reserves fenced to prevent unauthorised vehicle access.
- No rubbish being dumped in reserves
- No illegally lit fires in reserves
- Dieback mapped and contained within existing areas.
- All reserves able to naturally adapt to climate change

*Source: City of Cockburn Natural Area Management Plan 2010*

##### 4. External Factors

Environmental Weeds  
Feral Animals  
Illegal Access  
Illegal Rubbish Dumping  
Fire  
Plant Disease  
Inappropriate drainage  
Climate Change

## **5. Program Priorities**

In order to bring that vision to reality, accomplish those goals, and respond to the external factors identified, the following are our specific program priorities:

- Prioritise reserves to ensure that finances and resources are allocated in a manner that will provide the best outcomes for both the community and the natural area.
- Development, implementation and regular review of a Weed Control Strategy
- Development, implementation and regular review of a revegetation programs for degraded reserves.
- Rehabilitation of 2.5 hectares of degraded bushland every year.
- Instigation of a feral animal control program
- Construction of appropriate fences around all conservation reserves to prevent illegal access.
- Erection of signage at entry points to reserves that provides information on the impact and safety issues associated with illegal access.
- Implementation of a community education campaign that informs residents of the impacts of illegal dumping.
- Establishment and maintenance of complying firebreaks around all reserves.
- All reserves have a current Bush Fire Response Plans
- All reserves containing dieback to be mapped.
- Implementation of dieback control methods
- Provision of adequate resources increase the resilience and to enable continued enhancement of reserves.

### **B. Key Performance Indicators**

The methods described below will be used to measure progress toward the achievement of goals.

#### **1. Percentage increase (hectares) in very good quality vegetation**

Vegetation condition surveys will be undertaken in each reserve every 4 years and compared against previous surveys to assess overall condition. Due to the number of reserves one quarter of reserves will be surveyed every year. Percentages will be updated every year once the results of the surveys are available. This is generally in December each year.

Should no increase be recorded over a two year period then a review will be undertaken of the Natural Area Management Strategy to determine if a change to management practises is warranted.

#### **2. Reduction in the number of high priority weeds within reserves.**

Reserves will be mapped for weeds every four years and the number of high priority weeds within each reserve will be assessed against previous mapping.

Should no decrease in high priority weeds within a reserve be recorded then the weed control methods being implemented within the reserve will be reviewed to determine their effectiveness.

#### **3. Reduction in the number of reports of feral animals and a reduction in the noted presence of feral animals within reserves.**

A feral animal register is maintained and reported sightings noted.  
Staff will assess the amount of damage being inflicted on reserves due to the presence of feral animals during routine visits.



Should no decrease in feral animals be recorded the feral animal control program will be reviewed to determine its effectiveness.

#### **4. Number of reserves needing appropriate fencing**

A list of reserves still requiring fences is maintained. Funding for individual reserve fencing is requested annually through the budgeting process.

#### **5. Decrease in the amounts of rubbish being removed from reserves**

Rubbish removal costs are allocated against each reserve. Reductions in costs will track progress.

Should the amounts of rubbish being removed from reserves increase then the adequacy of the education campaign will be assessed and reviewed.

#### **6. Reduction in illegally lit fires within reserves.**

A register is kept of the fires occurring in each reserve. Records are kept by FESA. Fire scars are mapped using a GPS and recorded on Fire Response plans. Comparisons will be made each year.

Should the incidence of fires increase then an education campaign addressing the impacts of fire will be implemented in local schools.

#### **7. Number of reserves containing dieback.**

A register of the reserves containing dieback and the area of dieback is maintained. Mapping is undertaken every 4 years. No increase in area indicates that dieback control methods are working.

Should areas affected by dieback increase then dieback management and control methods will be assessed and reviewed.

#### **8. Annual increase in funding per hectares (above the CPI) for reserve management.**

An increase in funding allocated per hectares represents an increase in resources which equates to an enhancement in bushland condition. Funding per hectares will be reported each financial year.

Annual funding is the single most influential factor that will determine whether our vision, mission and goals are achieved.

The 2012/13 funding allocation for maintenance only equates to \$1,482 per hectare which is well short of the \$3,310 required to maintain and enhance our natural areas and reach the objective of having all of our natural area achieve a vegetation condition rating of good or better.

Current funding will permit 2.5 hectares to be revegetated and only allow for the current reserve condition to be maintained.

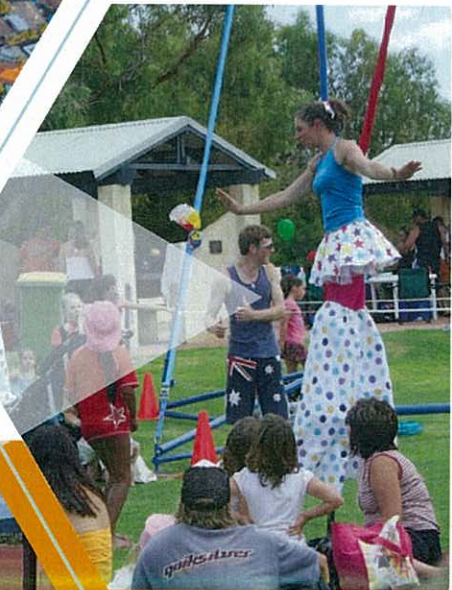
Alternative sources of funding such as grants and sponsorship will be sought to bolster current funding allocations.



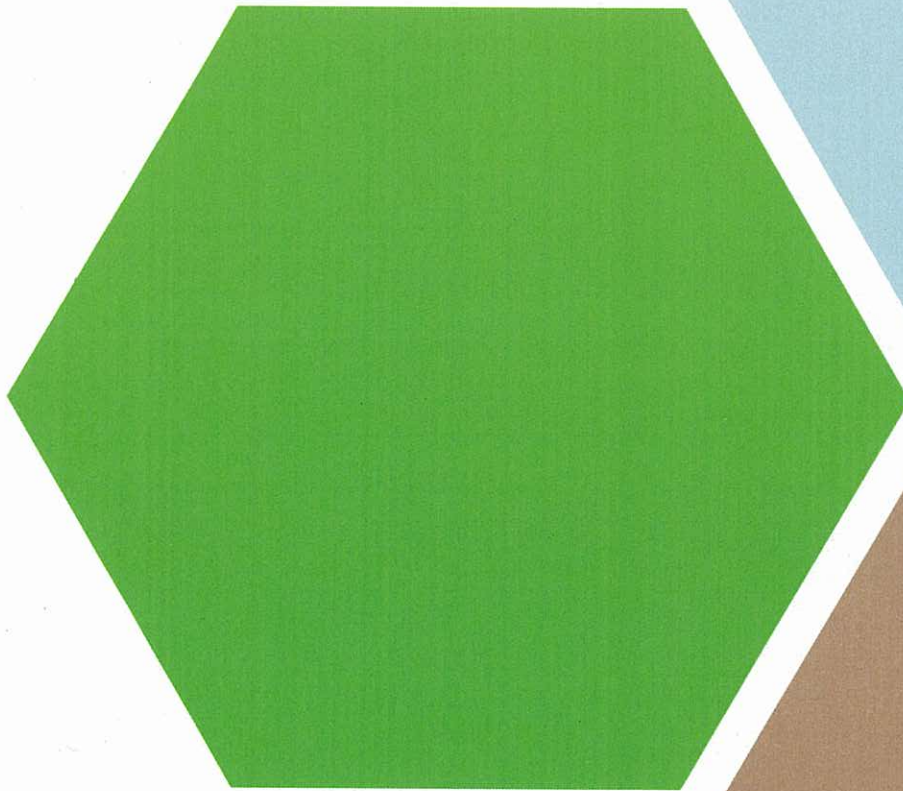


CITY OF COCKBURN

# State of Sustainability Report 2012



Governance Environment Society Economy





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The City acknowledges that it is the Noongar people who are the Traditional Custodians of this Land.

### Our Vision

To be the best place to live, work, visit and invest

### Factor Affecting Our Development

- D** Demographics
- I** Infrastructure
- LI** Lifestyles and Aspirations
- G** Governance
- E** Employment and the Economy
- N** Natural Environment and
- T** Transport.

### Our Sustainability Definition

Pursuing governance excellence to meet the needs of current and future generations through an integration of the environment, society and economy.

### Our Sustainability Focus Areas

Management, Accountability, Transparency and Engagement  
Sustainable Planning and Development  
Environmental Management  
Efficient Settlements and Use of Resources  
Sense of Place and Healthy Communities  
Community Involvement  
Economic Development  
Employment Opportunities

This is the City of Cockburn's second State of Sustainability (SoS) Report. It is an overview of the City of Cockburn's progress toward sustainability through identified key performance indicators from the key areas of focus for the City: Governance, Environment, Society and Economy. In the interests of maintaining a strong strategic alignment, this report is imbedded within the City's network of corporate planning documents and policies, forming an integrated reporting platform, shown below.

This report seeks to balance the key focus areas of governance, environment, economy and society, simultaneously reflecting the aspirations of the City's Corporate Strategic Plan.



## STATEMENT FROM THE MAYOR



I am pleased to present you with the City of Cockburn's second State of Sustainability (SoS) Report which covers the 2011/12 financial year.

In 2011, the City of Cockburn has become the first council in Australia to produce a State of Sustainability report that clearly defines objectives, measurable outcomes and key performance indicators for sustainability. In pursuing an approach which expands the triple bottom line to include governance (TBL+1), we have recognised that measuring progress requires a strategic approach, which enables us to plan and implement the ongoing sustainable development of the City of Cockburn.

This report is set within the context of the City's overall Corporate Strategic Plan, which will be superseded by the Strategic Community Plan in 2013. In preparing these reports we have recognised that the City must balance a number of key demands – resource management (water, energy and waste), community services and development, infrastructure provision, economic development, environmental conservation, planning, building and land development – which are all ultimately nested within the City's commitment to excellence in public service.

I am honoured to be governing the City at such an important time.

Please take the time to read the City of Cockburn's second annual State of Sustainability report – it's a snapshot of your City at this place in time.

Logan K Howlett, JP  
MAYOR

## STATEMENT FROM THE CEO



This report provides a clear direction for best practice sustainability concepts to be further incorporated into our core business activities.

As we increasingly integrate our strategic planning processes together, for the long term benefit of our residents and ratepayers, we understand that sustainability must overarch all City planning, policy and procedural work, as well as being imbedded in our day to day activities.

Staff across all city operations and levels of activity are increasingly incorporating sustainability into their core business, and this document measures and reports on our progress in this direction.

The last 12 months have been busy for the City, with the recent update and adoption of a number of key sustainability documents, providing Cockburn with a solid integrated reporting platform, to base and launch its consolidated group of sustainability initiatives from.

The City's efforts in sustainability have been recognised yet again in 2012, with Cockburn being named as Western Australia's most sustainable city from the Keep Australia Beautiful Council. This win could not have been made possible without the dedicated work of staff across the entire organisation.

In order to continue to provide the level of service we do to you, I encourage and welcome your feedback on this unique initiative.

Stephen Cain  
Chief Executive Officer



## INTRODUCTION




The City continues to invest in the future of Cockburn through its increasing commitment to sustainability both strategically and operationally. This commitment is reflected in the many varied initiatives delivered by the City for the benefit of residents and ratepayers, present and future. In working towards a better tomorrow, the City of Cockburn has adopted an innovative approach and committed staff across the organisation to a system of continual improvement, through the annual review and update of the State of Sustainability report.

Extensive consultation has occurred within the organisation in the development and delivery of indicators which are simultaneously achievable and push the organisation toward best practice. The City also supports numerous programs and events throughout the year, which further promote and enable sustainability in the community. Over 80 diverse sustainability education initiatives and events were delivered to the community in the 2011/12 financial year. This is in addition to the numerous cultural and social events held throughout the year.

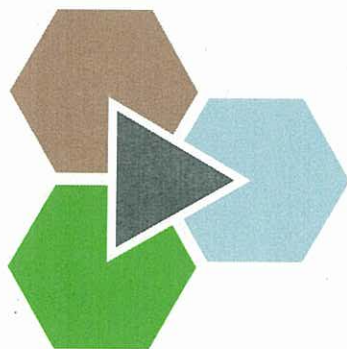
## REPORTING STRUCTURE

This report is structured according to the City's key focus areas of Governance, Environment, Society and Economy.

In the interests of accountability and transparency, the City is publically recording its progress toward sustainability through the use of a simple traffic light system, which is explained as follows:

-  Indicates the City has achieved, or is on track to achieving, the key performance indicator ( KPI).
-  Indicates while the City is making progress toward the achievement of a particular KPI., more work is needed.
-  Indicates the City is not yet making progress toward the achievement of that particular KPI.

A summary of progress is provided at the outset of each section.



Governance *Environment* Society Economy



# Sustainability is... Governance



Governance is the cornerstone of the City's approach to sustainability. Through this the City is able to listen to and lead, its residents and ratepayers, in building a sustainable future.

## Governance Summary

### Measure of Overall Success

Maintain or increased success in achieving the City's KPI criteria for Governance.

63% complete

26% further work needed

11% not achieved

### State

The City has 19 identified key performance indicators (KPIs) to measure its current progress towards achieving Governance Excellence.

### Response

This section of the report details 10 KPIs in Management, Accountability, Transparency and Engagement and nine KPIs in Sustainable Planning and Development. The City is making progress toward achieving 17 of the 19 Governance KPIs (12 are complete).

### Progress



## Management, Accountability, Transparency and Engagement

Moving toward a sustainable future, the City recognises its role in leading while listening to the needs of the community. Being a progressive and responsible public sector organisation requires an approach that involves accountability and transparency.

### Corporate Strategic Plan:

- The City will refine its existing Governance processes and publish a Corporate Governance Charter. The Charter will detail governance standards, practices and reporting mechanisms.
- An Asset Management Plan will be developed that incorporates whole of life cycle costing into the City's financial processes. An Asset Management Policy will be developed to guide development of the management plan.

#### SUSTAINABILITY PRINCIPLE

Management, Accountability, Transparency and Engagement

#### OVERARCHING OBJECTIVE

Facilitate employee retention through strategies, processes and training

KPI No.	Annual Objective	Action	KPI	Progress	
Gov 1.1	Ascertain whether the City is offering an appropriate Employee Value Proposition (EVP) <sup>1</sup> to measure voluntary turnover annually and report to Executive.	Measure voluntary turnover annually and report to Executive.	Voluntary turnover for each financial year does not exceed the target set in the annual business plan.	System changes made to facilitate better reporting. First report due in September 2012. Target for the 11/12 FY was 19%; the reported rate was 19%	
Gov 1.2	Maintain sustainable and competitive base salary rates for employees.	Benchmark collective agreement rates with similar Councils annually and report to Executive.	Collective agreement salary increases are attractive and affordable.	Benchmarking takes place annually each September.	

<sup>1</sup>An Employee Value Proposition is the balance of rewards and benefits that are received by employees in return for their performance at the workplace.

#### SUSTAINABILITY PRINCIPLE

Management, Accountability, Transparency and Engagement

#### OVERARCHING OBJECTIVE

Adopts best practice in sustainable procurement and asset management



KPI No.	Annual Objective	Action	KPI	Progress	
Gov 2.1	Adoption of the following Asset Management Plans (AMP): • Roads • Infrastructure • Parks & Environment • Building & Facilities • Stormwater	Annual review and improvement of the plans.	Adoption by Council.	The AMPs will be presented to Council for adoption in December 2012/January 2013.	
Gov 2.2	Asset Consumption Ratios <sup>2</sup> for the AMP's adopted Based on Department of Local Government Framework (DLGF) <sup>3</sup> .	Annual report to determine average proportion of "as new" condition remaining of assets.	Between 50% and 75%	This information will be available once the AMPs are adopted.	
Gov 2.3	Asset Sustainability Ratios for the AMP's adopted Based on DLGF.	Annual report to determine if assets are being replaced at the rate they are wearing out.	Between 90% and 110%	This information will be available once the AMPs are adopted	
Gov 2.4	Asset Renewal Funding Ratios <sup>4</sup> for the AMP's adopted Based on DLGF.	Annual report to determine if there is sufficient future funding for renewal and replacement of assets.	Between 95% and 105%	This information will be available once the AMPs are adopted.	

<sup>2</sup> An Asset Management Ratio is the average proportion of "as new" condition remaining of assets. This ratio shows the written down current value of the local government's depreciable assets relative to their "as new" value. It highlights the aged condition of a local government's stock of physical assets and the potential magnitude of capital outlays required in future to preserve their service potential.

<sup>3</sup> Department of Local Government, Asset Management Framework and Guidelines, May 2011. Available at: <http://www.integratedplanning.dlg.wa.gov.au/>

<sup>4</sup> An Asset Renewal Funding Ratio is measures sufficient future funding for renewal and replacement of assets. This indicator is a measure of the ability of the local government to fund its projected asset renewals and replacements in the future.



KPI No.	Annual Objective	Action	KPI	Progress	
Gov 3.1	To include specific objectives relative to Sustainability in the Strategic Community Plan (SCP) to be developed in 2012.	To be addressed in the planning process associated with the development of the SCP.	Adopted SCP to include specific section dedicated to Sustainability principles.	Complete	
Gov 3.2	Annual Report to include Sustainability measures.	SCP to specify matters to be reported.	Sustainability measures to be quantified in SCP and published in the Annual Report.	2012 Annual Report to contain a summary of the City's sustainability performance as outlined in this report.	



## SUSTAINABILITY PRINCIPLE

Management, Accountability, Transparency and Engagement

## OVERARCHING OBJECTIVE

Ensure sustainability forms an integral part of the Strategic Plan.



KPI No.	Annual Objective	Action	KPI	Progress	
Gov 4.1	Develop a renewable energy systems policy.	Adopt a policy to guide assessment of Renewable Energy Systems.	Adoption by Council.	Policy APD63 Renewable Energy Systems adopted by Council on 12/4/2012	
Gov 4.2	Develop an annual State of Sustainability (SOS) report.	Report progress of all objectives contained in this Sustainability Action Plan in the SOS.	Adoption by Council.	The City's Integrated Reporting Platform for Sustainability has been adopted by council, which includes a provision for an annual State of Sustainability Report.	

## SUSTAINABILITY PRINCIPLE

Management, Accountability, Transparency and Engagement

## OVERARCHING OBJECTIVE

Enhance sustainability through regular updates of strategies, policies, reports and training



## Sustainable Planning and Development

The City is actively pursuing a lower resource-intensive style of development, which simultaneously assists the pursuit of community development and more liveable neighbourhoods. This will be supported through the pursuit of higher density and mixed use areas of development.

### Corporate Strategic Plan:




- A sustainability policy will be developed that incorporates guidance for urban planning and natural resource conservation.
- The City will develop a Housing Policy to facilitate a range of housing types to incorporate demographic diversity across the district

#### SUSTAINABILITY PRINCIPLE

Sustainable Planning and Development

#### OVERARCHING OBJECTIVE

The incorporation of mixed housing types and densities and the delivery of neighbourhoods which support increased walking, cycling and public transport use

KPI No.	Annual Objective	Action	KPI	Progress	
Gov 5.1	To plan the efficient size, shape and composition of neighbourhoods, based upon a 5 minute (400m) walk from the neighbourhood's centre to its perimeter.	Strategic planning to assess structure plans according to Liveable Neighbourhoods (LN) Principles, with a particular focus upon Element 1 <sup>5</sup> .	Degree to which neighbourhood design complies with Element 1 of LN.	All structure plans have been assessed according to Liveable Neighbourhood principles. Reflection of the resulting structure plans undertaken over the last 12 months reveal a high degree of LN design principles with particular emphasis on Element 1.	
Gov 5.2	To plan each neighbourhood with a focal point centre, which comprises a minimum mix of uses which come together to form a community focus. This should include urban open space, community facilities, retail uses, postal facilities, public transport stops and the like.	Strategic planning to assess structure plans according to LN Principles, with a particular focus upon Elements 1 and 7.	Degree to which neighbourhood design complies with Elements 1 and 7 of LN.	Structure plans have been based upon 400m walkable neighbourhoods, with neighbourhoods comprising a central focus in which to help support a local sense of place.	
Gov 5.3	To plan neighbourhoods with a range of residential densities which increase towards the neighbourhood's centre.	Strategic planning to assess structure plans according to LN Principles, with a particular focus upon Element 3.	Degree to which neighbourhood design complies with Element 3 of LN.	Structure plans have extensively incorporated vast ranges in residential densities, in order to continue to promote greater degrees of housing diversity.	

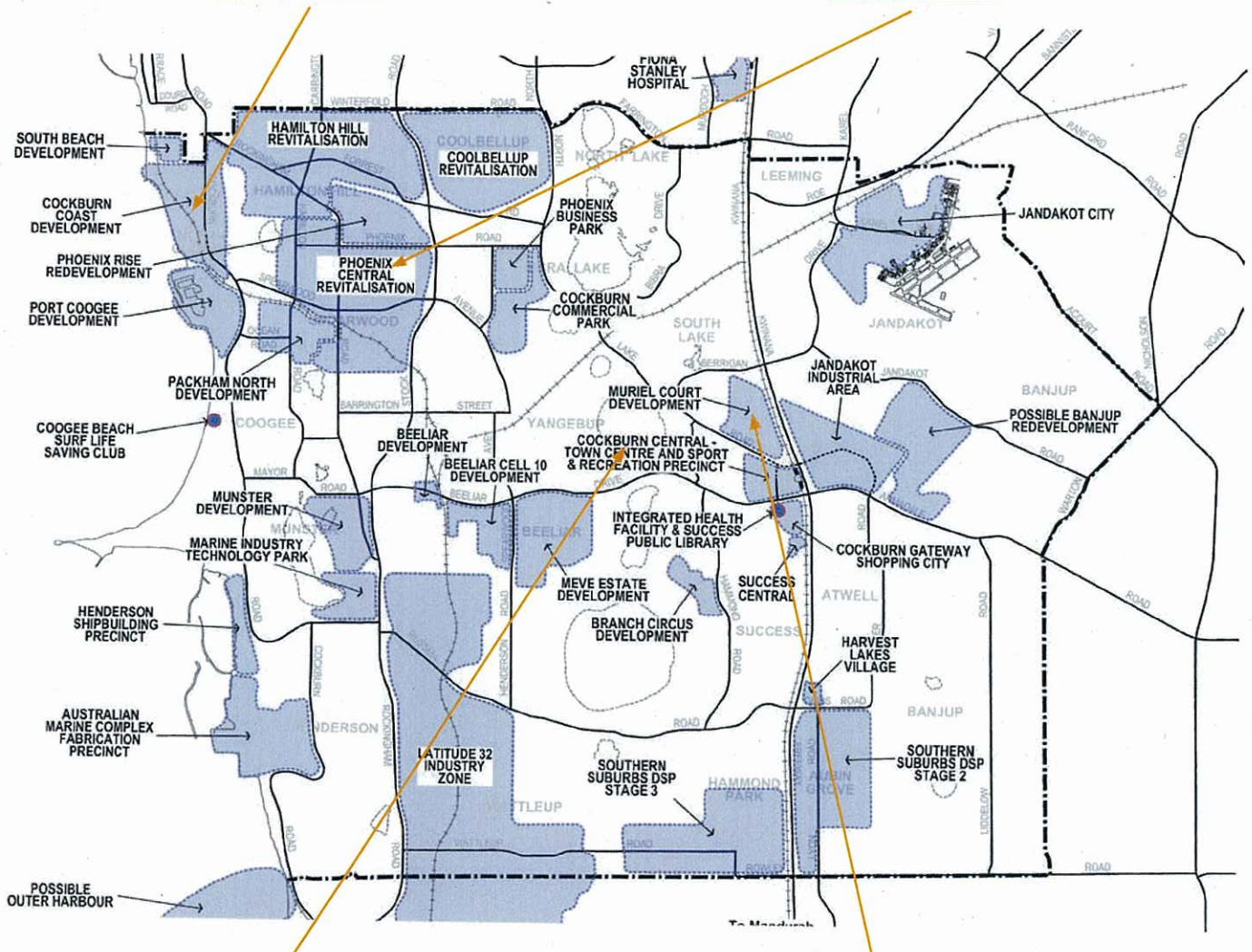
<sup>5</sup> Liveable Neighbourhoods: A Western Australian sustainable cities initiative. Western Australian Planning Commission and the Department for Planning and Infrastructure, October 2007. Available at: <http://www.planning.wa.gov.au/publications/919.asp>



## Areas Under Development

Cockburn Coast will offer a cosmopolitan beachside living and cafe lifestyle with new amenities and excellent transport networks.

The Phoenix Revitalisation Area will result in improvements to the Phoenix Town Centre, which includes the surrounding suburbs of Spearwood and Hamilton Hill.



Cockburn Central will be a town centre with a vibrant mix of residential, retail and commercial properties. Residential medium to high density apartment living will cater for the diverse community of the future.

The Muriel Court structure plan proposed a range of residential densities, a centrally located mixed use (local centre zone) and an office with integrated residential precinct.



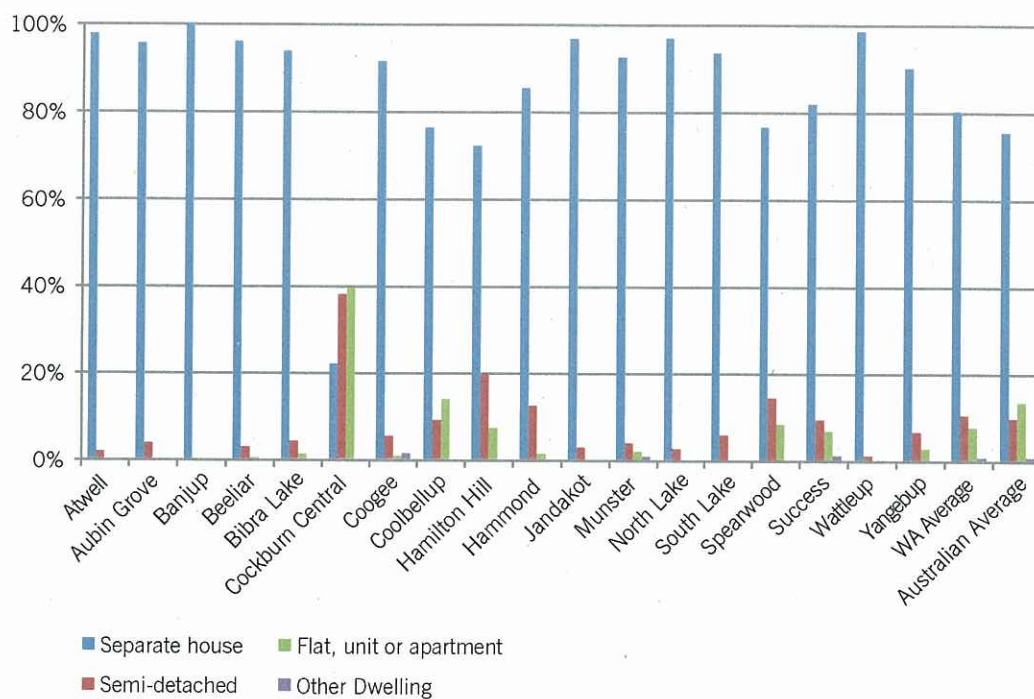
## SUSTAINABILITY PRINCIPLE

Sustainable Planning and Development

## OVERARCHING OBJECTIVE

Identify and strategically plan for the sustainable long term retention of significant local areas

Dwellings by type in Cockburn: 2011 Census.



KPI No.	Annual Objective	Action	KPI	Progress	
Gov 6.1	To plan new neighborhoods such that sufficient and appropriate sites are identified (and secured) in structure plans for local employment opportunities.	Strategic planning to assess structure plans according to LN Principles, with a particular focus upon Element 7.	Degree to which neighbourhood design complies with Element 7 of LN.	Structure plans of a size to require an appropriately scaled centre have been planned with this to occur. This includes South Suburbs District Structure Plan Stage 3; Watsons District Structure Plan and Banjup North Structure Plan.	
Gov 6.2	To plan the layout and location of land for local employment and business uses as part of mixed use neighbourhood centres and co located with the major transport networks (including public transport).	Strategic planning to assess structure plans according to LN, with a particular focus upon Elements 2 and 7.	Degree to which neighbourhood design complies with Element 1 of LN.	The planning of centres within structure plans include consideration of appropriate scale in order to provide for local employment and service provision.	





KPI No.	Annual Objective	Action	KPI	Progress	
Gov 7.1	Promotion of waste separation and recycling.	Waste Education officer to deliver waste education programs.	Reduce municipal solid waste tonnages by 2%	Waste education officer is actively delivering programs. Unable to report progress toward achieving KPI in the 2012/13 financial year.	
Gov 7.2	Ensure developers plan for increased recycling and waste management.	Require a Waste Management Plan (WMP) for multi unit residential and commercial developments.	Build WMPs into all Strata Management Documents.	Strategic Planning refer all relevant Development applications to the Waste Manager. Waste Manager attends all relevant pre-development meetings Meetings to cover off on waste management issues.	

KPI No.	Annual Objective	Action	KPI	Progress	
Gov 8.1	Ensure significant natural areas are identified and documented in all new structure plans for the purposes of long-term retention.	Create a more formalised process for increased Environmental Service Unit involvement in the development of structure plans.	Formalised process in place.	Environmental Services staff are consulted during the structure plan formalisation process.	
Gov 8.2	Ensure significant natural areas are identified and documented in all new structure plans for the purposes of long-term retention.	Develop and implement a Local Biodiversity Strategy which identifies significant natural areas and develops measures, procedures and actions to protect these areas both on public and private lands.	Local Biodiversity Strategy finalised.	No funding available to complete this in the 2012/13 financial year. Not finalised.	

## SUSTAINABILITY PRINCIPLE

Sustainable Planning and Development

## OVERARCHING OBJECTIVE

Promote the recycling of construction and demolition materials and encourage waste minimisation for the life of the development

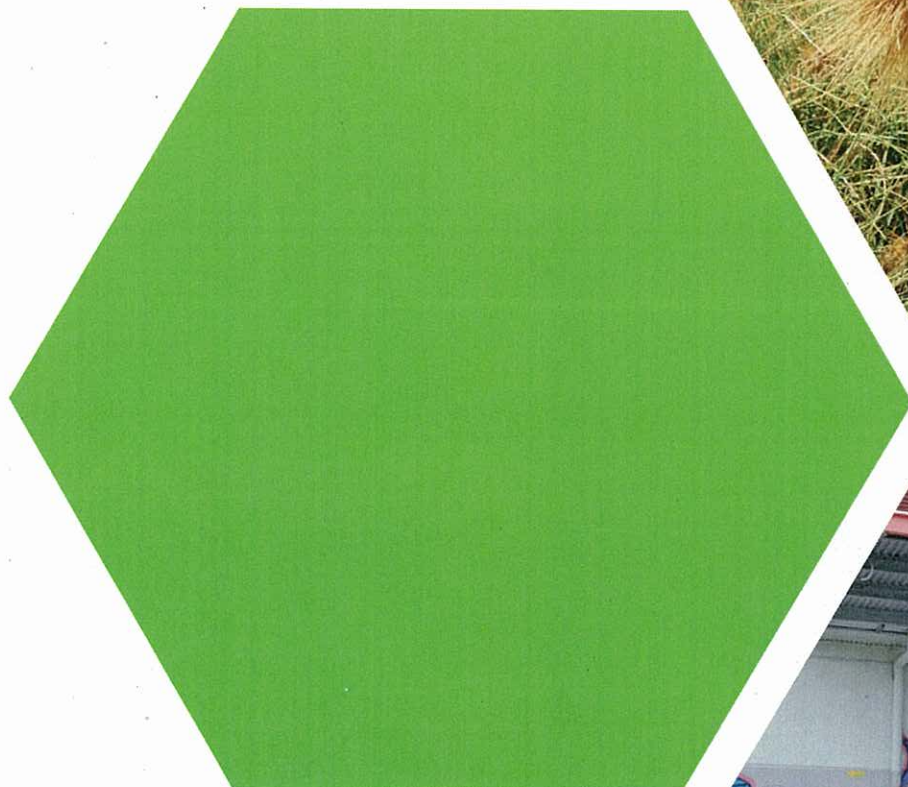
## SUSTAINABILITY PRINCIPLE

Sustainable Planning and Development

## OVERARCHING OBJECTIVE

Identify and strategically plan for the sustainable long-term retention of significant natural areas









## Sustainability is... Environment

The environment is the foundation for sustainability in the City of Cockburn. Our natural areas and resources must be sustainably managed into the future.



### Environment Summary

#### Measure of Overall Success

Maintain or increased success in achieving the City's KPI criteria for both the natural and built environments.

36% complete

28% making progress

36% not achieved

#### State

The City has identified 14 KPIs to measure its current progress toward achieving best practice in Environmental Management.

#### Response

This section of the report details six KPIs in Environmental Management and eight KPIs in Efficient Settlements and Use of Resources. The City is making progress toward achieving 9 of the 14 Environmental KPIs (5 are complete).

Progress 



## Environmental Management

The City recognises the role that its natural areas play in ecosystem health, amenity for residents, visitors and sustainability. As custodian of these areas the City is committed to maintaining, conserving and enhancing its natural areas for present and future generations.

### Corporate Strategic Plan:



- A [Natural Area] Management Strategy will be developed to integrate the City's existing management programs and provide for long-term resource conservation. It will include a five-year works program for the existing revegetation program.
- A Contaminated Sites Management Strategy will be developed. Where practical, these sites will be remediated to facilitate development or returned to public space.

#### SUSTAINABILITY PRINCIPLE

Environmental Management

#### OVERARCHING OBJECTIVE

Conservation and management of natural areas



KPI No.	Annual Objective	Action	KPI	Progress	
Env 1.1	Maintain, conserve and enhance ecosystems for present and future generations.	Preparation of a Natural Area Management Strategy that identifies the range of activities that the City will employ to maintain its natural areas.	Strategy adopted by Council.	Strategy yet to be presented to Council for adoption.	
Env 1.2	Maintain, conserve and enhance ecosystems for present and future generations.	Compare the condition of bushland reserves by mapping 25% of the bushland area annually (100% over 4 year period) and reviewing the condition against previous surveys.	Percentage of bushland maintained in good or better condition is increasing (62% in 2010).	As at July 2012 the percentage of bushland in good or better condition was 67%	

#### SUSTAINABILITY PRINCIPLE

Environmental Management


#### OVERARCHING OBJECTIVE

Ecological corridor establishment and enhancement

KPI No.	Annual Objective	Action	KPI	Progress	
Env 2.1	To ensure the ongoing rehabilitation of degraded natural areas.	Plan to revegetate a minimum of 2.5 hectares annually.	Complete 2.5 hectares of revegetation annually with an emphasis on enhancing ecological corridors linking natural areas.	As at July 2012, 5.5 hectares of revegetation was conducted in the previous financial year.	
Env 2.2	To maintain genetic diversity and genetic viability across natural areas.	Develop incentives, develop information packages and offer training to private landowners and residents to encourage management of natural areas on private property and the use of local species within gardens.	Number of private landowners participating in incentive programs and training workshops.	In the 2011/12 financial year, there were 17 successful landowners grants administered, and one training workshop was delivered on weed management.	






KPI No.	Annual Objective	Action	KPI	Progress	
Env 3.1	Carry out a 3 year review of the Contaminated Sites Strategy.	Describe status of each site, propose actions for next 3 years, predict future investigations, and likely remediation including prediction of costs.	3 year review report provided to Council to show that the City's contaminated sites are being assessed and remediated.	Review completed and to be reported to Council via the Elected Members Bulletin.	

## SUSTAINABILITY PRINCIPLE

Environmental Management

## OVERARCHING OBJECTIVE

Maintain or improve urban air quality

KPI No.	Annual Objective	Action	KPI	Progress	
Env 4.1	To improve urban air quality across the whole of Council LGA.	Reduce number of unacceptable levels of dust by strict application of land clearing and bulk earth works moratorium and application of the city's local dust laws.	Reduction in number of dust complaints.	While the City's local laws pertaining to dust control have been updated, the number of dust complaints rose by 1 in the 11/12 financial year, from the previous year's figure (22 in the 11/12 FY; 21 in the 10/11 FY).	

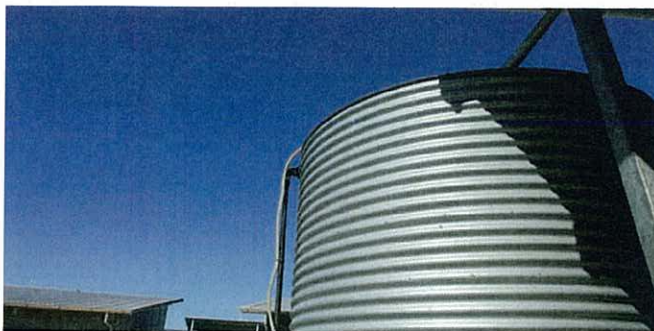
## SUSTAINABILITY PRINCIPLE

Environmental Management

## OVERARCHING OBJECTIVE

Identify and manage contaminated sites





## Efficient Settlements and Use of Resources

The City understands that a commitment to sustainability necessitates the long term management of natural areas and resources. This approach will require ongoing investment in preservation of natural areas, reduction in resource use, emissions reduction and education for sustainability.

### Corporate Strategic Plan:

- The City will continue to expand its Cities for Climate Protection Program. The development of the Water Strategy and Greenhouse Gas Abatement Program will be an important part of this outcome.
- The City will continue to explore alternative waste management strategies that seek to achieve resource recovery, recycling and reuse.

#### SUSTAINABILITY PRINCIPLE

Efficient Settlements and Use of Resources

#### OVERARCHING OBJECTIVE

Decrease water consumption

KPI No.	Annual Objective	Action	KPI	Progress	
Env 5.1	To decrease potable and non-potable water use across the City.	<ul style="list-style-type: none"> <li>• Complete water consumption inventory</li> <li>• Establish targets;</li> <li>• Develop and implement local water action plan.</li> </ul>	Completion of the 5 ICLEI Water Campaign Milestones.	<ul style="list-style-type: none"> <li>• The City has completed a water consumption inventory;</li> <li>• Established targets; and</li> <li>• Developed a local water action plan. The City has achieved Milestones 1.2 and 3 of the ICLEI water campaign</li> </ul>	
Env 5.2	Achieve Waterwise Council status.	<ul style="list-style-type: none"> <li>• Achieve ICLEI Milestones 1 – 3</li> <li>• Waterwise staff training</li> <li>• Review irrigation practices</li> <li>• Water license compliance</li> <li>• Scheme water uses compliance.</li> </ul>	Fulfill Waterwise Council criteria.	In progress	

#### SUSTAINABILITY PRINCIPLE



Efficient Settlements and Use of Resources

#### OVERARCHING OBJECTIVE

Increase the use of renewable energy

KPI No.	Annual Objective	Action	KPI	Progress	
Env 6.1	Continued investment in renewable energy generation.	<ul style="list-style-type: none"> <li>• Investigate feasibility of alternative energy systems.</li> <li>• Installations of renewable energy systems.</li> </ul>	Increased generation of the City's energy from renewable sources.	There are 599 Solar PV panels installed on 10 community buildings and two wind turbine systems installed also at the City's Administration Building (11kW) and Coogee Beach (0.5kW).	
Env 6.2	As per 6.1 above.	Develop an overall renewable energy implementation plan.	Council endorsement of renewable energy implementation plan.	Not yet started	



KPI No.	Annual Objective	Action	KPI	Progress
Env 7.1	Reduce greenhouse Gas Emissions (GGE) from electricity and fuel consumption.	Implementation of greenhouse Gas Emission Reduction Strategy Action Plan.	20% below 2008/09 levels by 2020.	The City is on track to meeting its 2020 target. 
Env 7.2	Minimise GGE from waste at Henderson Waste Recovery Park (HWRP).	Implementation of waste minimization and management actions.	Emissions from waste at HWRP at no more than 45% above 2008/09 levels by 2020.	Emissions from waste are currently at 47% above 2008/09 levels. 



## SUSTAINABILITY PRINCIPLE

Efficient Settlements and Use of Resources

## OVERARCHING OBJECTIVE

Reduction in Greenhouse gas emissions



KPI No.	Annual Objective	Action	KPI	Progress
Env 8.1	Increase the recovery rate of re-useable materials at HWRP.	Increase the recovery rate of re-useable materials at HWRP. Purchase and deploy two excavators to the active face.	Increase total recovery to 4%.	Purchase of second excavator postponed until late 12/13. New workshops allow higher separation levels and therefore greater return on non ferrous products. Recovery Rate currently at 3.85% 
Env 8.2	Design and construct Commercial Materials Recovery Facility (CMRF).	Budget for the Scoping, Design and Documentation of CMRF.	Business Case Approval.	Project Plan completed. Tender yet to be prepared. No business case approval as yet. 

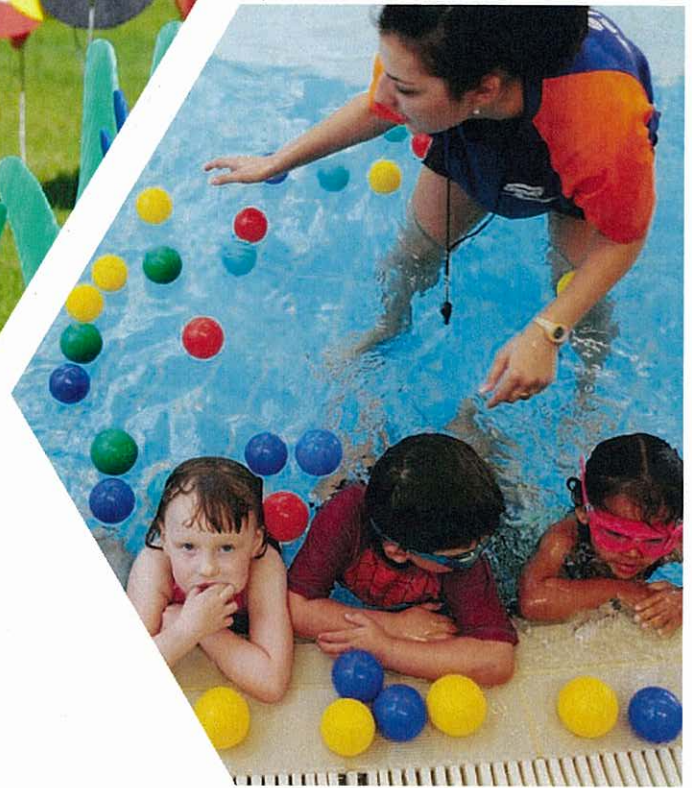
## SUSTAINABILITY PRINCIPLE

Efficient Settlements and Use of Resources

## OVERARCHING OBJECTIVE

Reduce waste and increase recycling









## Sustainability is... Society

Society is the heart of sustainability in Cockburn. Our people – from our residents, ratepayers and businesses, to schools, visitors and employees – inform the way we develop – now and into the future.



### Society Summary

#### Measure of Overall Success

Maintain or increased success in achieving the City's KPI criteria for an enhanced socially equitable, diverse and inclusive community.

65% complete

29% making progress


6% not achieved

#### State

The City has identified 17 KPIs to measure its current progress towards achieving a more socially equitable, diverse and inclusive community.

#### Response

This section of the report details six KPIs under Sense of Place and Healthy Communities and eight under Community Involvement. The City is making progress toward achieving 16 of its 17 Social KPIs (11 are complete).

Progress 



## Sense of Place and Healthy Communities

The City is populated with a vibrant, diverse and culturally rich community who have access to a range of high class services and facilities that support an excellent quality of life. Residents of the City of Cockburn have their needs met through tailored service provision.

### Corporate Strategic Plan:



- The City's Community Development Strategy will be enhanced to foster stronger community links between community groups and Council. It will incorporate the Community Needs Survey being conducted every three years as well as an enhanced community grants program.
- The current community security services will be enhanced through development of a risk assessment process to ensure maximum effort goes into crime prevention.

#### SUSTAINABILITY PRINCIPLE

Sense of Place and Healthy Communities




#### OVERARCHING OBJECTIVE

Enhance social inclusion, equity and diversity

KPI No.	Annual Objective	Action	KPI	Progress	
Soc 1.1	Facilitate an equitable and inclusive community, particularly for those who experience disadvantage.	Implementation of Disability Access and Inclusion Plan which contains actions that improve the accessibility and inclusion of City of Cockburn services and facilities.	90% of annual Disability, Access and Inclusion Plan (DAIP) actions completed.	90% of actions were completed in 2011/12.	
Soc 1.2	Provision of inclusive and accessible community services and leisure activities to meet diverse community needs.	Implement the community services and leisure activities, and facilities contained in the: <ul style="list-style-type: none"> <li>• Age Friendly Strategic Plan</li> <li>• The Children's Services Strategic Plan</li> <li>• the Youth Services Strategic Plan</li> <li>• Disability Access and Inclusion Plan</li> <li>• Reconciliation Action Plan</li> <li>• Recreation Services Strategic Plan.</li> </ul>	90% of Actions contained within the Strategic Plans are implemented in accordance with identified time frames each year.	On average 90% of strategies have been achieved within the Plans.	







KPI No.	Annual Objective	Action	KPI	Progress	
Soc 2.1	To centrally locate health and community facilities for residents on the eastern side of the municipality.	Construct the Cockburn Integrated Health and Community Facility to accommodate a library, Centrelink GP Super Clinic and a range of medical/health education services.	Building constructed to include features to achieve in excess of a 4.5 Green Star rating.  Installation of a 99 KW photovoltaic system.	The Green Star rating system does not currently cover the type of building being constructed as the Integrated Health and Community Facility.  The 99KW system is being incorporated as part of the design of the facility.	  
Soc 2.2	Locate a range of recreation and community services and facilities at Cockburn Central west.	Develop a business case for the co location of aquatic leisure and community facilities at Cockburn Central West.	Business plan completed.	Complete	

#### SUSTAINABILITY PRINCIPLE

Sense of Place and Healthy Communities

#### OVERARCHING OBJECTIVE

Provision of well located community services and facilities to meet identified community needs

KPI No.	Annual Objective	Action	KPI	Progress	
Soc 3.1	To provide residents of the City with a sense of safety and security.	Delivery of CoSafe services.	Number of incidents reported by patrol officers.	The number of incidents reported by patrol Officers has remained constant and/or increased. However this is not necessarily reflective of a sense of safety or security among the community. This KPI will be reviewed in 2013.	
Soc 3.2	Increase security and the sense of security at Coogee Beach.	Install CCTV as a pilot at Coogee Beach.	CCTV installed by July 2012.	Complete 11 October 2012	

#### SUSTAINABILITY PRINCIPLE

Sense of Place and Healthy Communities

#### OVERARCHING OBJECTIVE

Implement community safety, security and crime prevention initiatives



## Community Involvement

The City recognises the need to engage with residents and has developed a range of processes, policies, services and facilities to enable this. The City is responsive to the needs of its community and tailors its activities accordingly.

### Corporate Strategic Plan:



- The Community Events Program will grow in line with Council's policy statement. This program seeks to develop a major community event focusing on the City's new coastal developments.
- The Services Program will outline development of new Community Services programs, particularly for seniors and youth, which relate to the development of new infrastructure.

#### SUSTAINABILITY PRINCIPLE

Sense of Place and Healthy Communities

#### OVERARCHING OBJECTIVE

Protect and promote the City's cultural heritage and diversity


KPI No.	Annual Objective	Action	KPI	Progress	
Soc 4.1	To value and celebrate Indigenous culture, heritage and participation.	To implement the Reconciliation Action Plan that contains actions about building positive relationships between Aboriginal and Non-Aboriginal people, creating opportunities and celebrating and respecting Aboriginal Culture.	90% of actions contained within the plan are implemented within the required timeframe.	100% of actions within the Reconciliation Action Plan have been completed.	
Soc 4.2	Celebrate and promote cultural diversity.	Request provision of a part-time Multicultural Officer to improve access to existing services and facilitate a range of activities that meet the identified needs of a wide range of cultural groups in Cockburn.	Position request considered in Community Plan by Council.	The request for the position to be considered as part of the adoption of a community business plan in 2013.	

#### SUSTAINABILITY PRINCIPLE

Community Involvement

#### OVERARCHING OBJECTIVE

Encourage community involvement in local events and activities

KPI No.	Annual Objective	Action	KPI	Progress	
Soc 5.1	To run an events program with broad appeal to the community and which is accessible to all of the community.	Develop comprehensive marketing plan including social media. Work with Disability officer to ensure that communication material reaches those in the community with a disability.	Community Perceptions Survey results.	Research planned for 2012-13 to determine what the community wants events wise. Manager Communications working with Disability Access and Inclusion Officer to improve accessibility and particularly promotion of accessibility at Summer of Fun events with a view to extending this across the organisation.	



KPI No.	Annual Objective	Action	KPI	Progress
Soc 5.2	Promote City sponsored events widely in the community.	Tailor appropriate events in response to what the community enjoys.	Level of attendance at events.	<p>Approximately 30,600 people attended the Summer of Fun and Spring Fair events in the City of Cockburn through community services which is considered to be an excellent level of attendance.</p> <p>630 people attended the Bibra Lake Fun Run and the annual Bike Event which is a substantial increase on the previous year.</p>

## SUSTAINABILITY PRINCIPLE

Community Involvement

## OVERARCHING OBJECTIVE

Encourage community involvement in local events and activities

KPI No.	Annual Objective	Action	KPI	Progress
Soc 6.1	Deliver to the community a range of diverse environmental education initiatives and events.	Deliver a minimum of 6 environmental education for sustainability initiatives and events.	Complete minimum number (six) of events.	<p>The City has delivered approximately 80 diverse environmental education for sustainability events during the 11/12 financial year.</p>
Soc 6.2	Deliver to the community a range of social and /or cultural awareness events and initiatives.	Deliver a minimum of four social and/or cultural education initiatives.	Complete minimum number (four) of events.	<p>Celebrate Ability, Teddy Bears Picnic, Hello Baby, Reconciliation Week and four NAIDOC week events were provided.</p>

## SUSTAINABILITY PRINCIPLE

Community Involvement

## OVERARCHING OBJECTIVE

Facilitate educational forums and activities that enhance sustainability in the community





## SUSTAINABILITY PRINCIPLE

Community Involvement

## OVERARCHING OBJECTIVE


Enhance a sense of community ownership and promote Cockburn as an attractive place to live, work and visit



## SUSTAINABILITY PRINCIPLE

Community Involvement

## OVERARCHING OBJECTIVE

Creation of communities with a central focus on increasing walking and cycling and reduced car dependence.

KPI No.	Annual Objective	Action	KPI	Progress	
Soc 7.1	Strengthen the Capacity of not-for-profit (NFP) organisations.	Facilitate networking opportunities for NFP groups and local businesses.	Establishment of steering committee and hosting annual event.	Committee established. First event to take place November 13.	
Soc 7.2	Support Volunteering in and around Cockburn.	Develop a Cockburn Volunteer Resource Centre Strategic Plan.	Completion of Strategic Plan that complements the Community Development Strategic Plan (2011-2014).	Complete.	

KPI No.	Annual Objective	Action	KPI	Progress	
Soc 8.1	Update the City's East & West TravelSmart Guides.	Work with the Department of Transport to update the original TravelSmart Guides including a new inset detailing Cockburn Central.	Completion of East and West Guides with electronic update and provision of a printed copy to each Cockburn household.	Complete. New guides have been printed and distributed to each household in the City.	
Soc 8.2	Continue supporting the TravelSmart to School (TSTS) program for interested primary schools within the City of Cockburn.	Provide ongoing support to Mater Christi Catholic Primary School and Yangebup Primary School and also provide support to newly interested schools.	Increase in the numbers of children opting for active transport for their school commute at participating schools.	Two new primary schools are involved – Aubin Grove PS and Success PS. TSTS mini grants program/policy is currently being drafted and looking to promote asap	





# Sustainability is... Economy



A strong economy underpins the City's sustainable development and must be robust and resilient in the face of future uncertainty and risk. The City's economy is integrated with its society and environment.

## Economic Summary

### Measure of Overall Success

Maintain or increased success in achieving the City's KPI criteria for Economy.

31.5% complete  
37% making progress  
31.5% not achieved

### State

The City has 16 identified key performance indicators (KPIs) to measure its current progress towards achieving Financial Management.

### Response

This section of the report details 8 KPIs in Economic Development and 8 KPIs in Employment Opportunities. The City is making progress toward achieving 11 of the 16 Economic KPIs (5 are complete).

Progress 



## Economic Development

The City recognises the importance of pursuing a strong fiscal policy, aimed at underpinning the rapid growth experienced in recent years and supporting a transition toward sustainability into the future. In so doing, the City understands that balanced economic development is an important component of its journey toward sustainability.

### Corporate Strategic Plan:


- An Economic Development Support Strategy will be developed to identify the major planning and infrastructure requirements for business. It will look to expand existing Council support programs, such as the Chamber of Commerce, while establishing links to other business forums, such as the Westn Australian Ship Building Association
- Education institutions, particularly Challenger TAFE, will be encouraged to expand infrastructure in the region and increase links with secondary education and industry.

#### SUSTAINABILITY PRINCIPLE

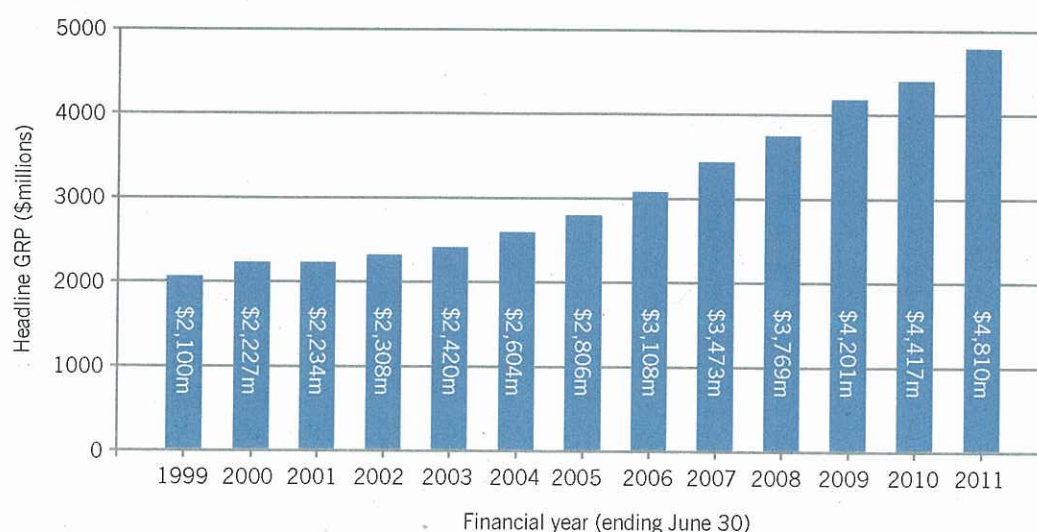
Economic Development

#### OVERARCHING OBJECTIVE

Promote and implement the initiatives and opportunities outlined in the City's Economic Development Strategy



KPI No.	Annual Objective	Action	KPI	Progress	
Eco 1.1	Develop an Economic Development Strategy with Key Stakeholders.	Develop the Strategy.	Strategy to be adopted by Council.	No action has taken on this objective to date other than consulting a range of business and service providers in the City as well as determining a priority of employing an economic development officer.	
Eco 1.2	Establish an Economic Development Office for the City of Cockburn.	Employ an economic development officer/ coordinator and funds placed in the municipal budget.	Officer employed.	No funds have been placed in the 2012/13 budget for the creation of this position.	

City of Cockburn - Headline Gross Regional Product (GRP)



Source: National Institute of Economic and Industry Research (NIEIR)©2011. Please note that NIEIR modelled estimates are subject to change and review for the most recent two financial years. Modelled data. All \$ values are represented in constant 2008-09 year dollars.



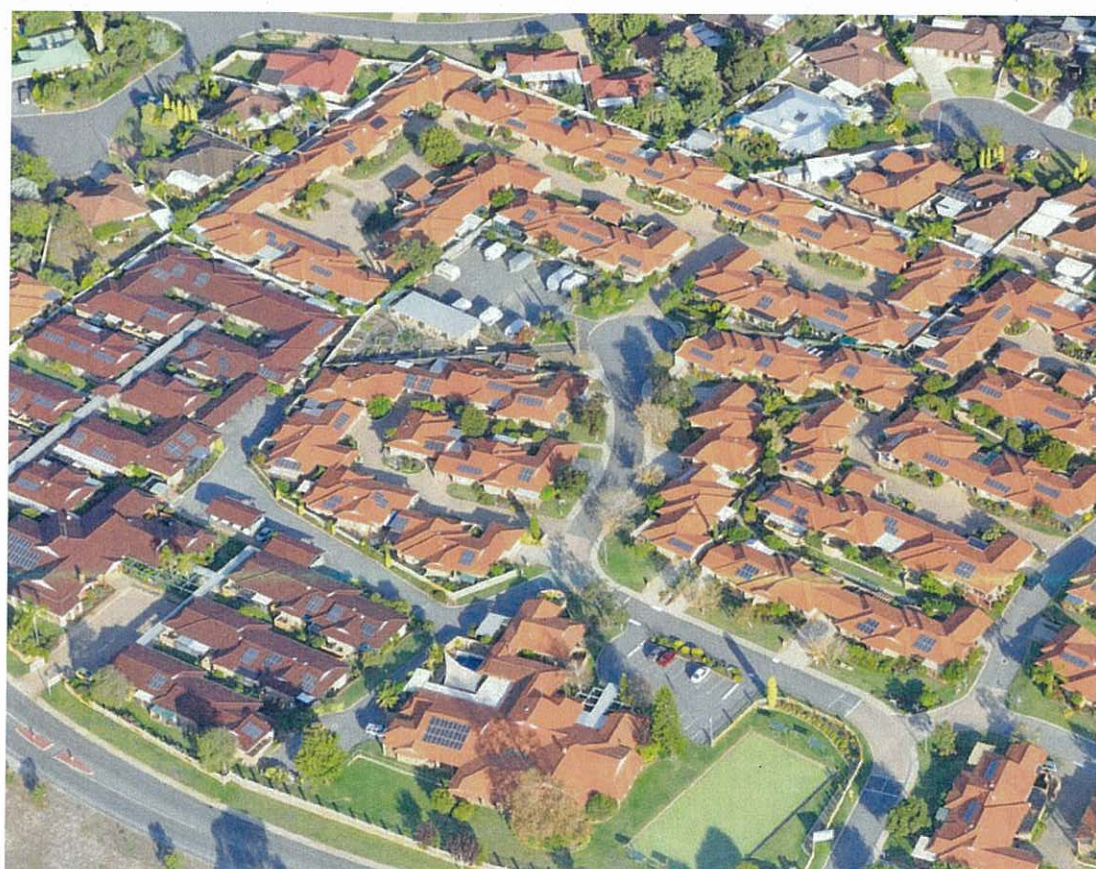
KPI No.	Annual Objective	Action	KPI	Progress	
Eco 2.1	Ensure the City continues to attract business investment through the construction of an enhanced road network.	Ensure funds are available to meet the road development program as outlined in the 10 year Plan for the District.	Annual road construction and maintenance is completed.	The City continues to allocate, seek and receive contributory funding towards its regional and significant road network improvements and expansions.	
Eco 2.2	To promote the greater use of public transport within the City of Cockburn.	Continue to advocate for the construction of the Success Railway Station and car parking facilities.	Report of advocacy efforts to achieve this objective.	The City continues to engage with State Government agencies to promote the importance of this infrastructure. Recent announcements made committing state government to construction of the Success Rail station and further expansion of carparking.	

## SUSTAINABILITY PRINCIPLE

Economic Development

## OVERARCHING OBJECTIVE

Promote and implement the initiatives and opportunities outlined in the City's Economic Development Strategy







## SUSTAINABILITY PRINCIPLE

Economic Development

## OVERARCHING OBJECTIVE

Facilitate the development of local enterprise opportunities outlined in the City's Economic Development Strategy



KPI No.	Annual Objective	Action	KPI	Progress	
Eco 3.1	To relieve traffic congestion in Cockburn Central.	Seek a commitment from the appropriate stakeholders for the timely construction of the North Lake Road Freeway Overpass, and the upgrades to the surrounding road network, which have been identified in the City's Major and Regional Road Network Strategy.	Report on agency responsibility, and proposed timeframes, for upgrades to the network as identified in the Major and Regional Road Network Strategy.	Continue to advocate for the construction of the Nth Lake Road bridge and Freeway connections. Designs now completed for that project. The Perron Group have confirmed that works will commence on the Beeliar Drive upgrades in 2013.	
Eco 3.2	Support the development of Local Enterprise.	Development of a Local Commercial and Activity Center Strategy.	Strategy to be completed and adopted by Council.	Strategy developed and will be presented to Council in December 2012.	

## SUSTAINABILITY PRINCIPLE

Economic Development

## OVERARCHING OBJECTIVE

Promote tourism in Cockburn

KPI No.	Annual Objective	Action	KPI	Progress	
Eco 4.1	Provide passive and active recreational activities for residents and visitors.	Review the Trails Master Plan.	Revised Trails Master Plan adopted by Council.	Revised Trails Master Plan is currently out for public comment. Final adoption expected early 2013.	
Eco 4.2	Support the continued establishment of the Sustainability Precinct at Bibra Lake.	Complete the architectural designs for the construction of the Sustainability Centre and to enable grant funding to be sourced.	Design drawings completed and consultation for user groups concluded.	The project is still in its development phase with stakeholder and agency consultation still being finalised.	




## Employment Opportunities

The City will continue to support the creation and growth of business and industry, which will enable it to facilitate the aspirations of its community. The City will continue to provide training opportunities to assist with these aims.

### Corporate Strategic Plan:

- The City will work with the South West Group to update the current regional economic profile. This will provide direction to guide the City's lobbying efforts for Federal and State Government assistance programs
- Education institutions, particularly Challenger TAFE, will be encouraged to expand infrastructure in the region and increase links with secondary education and industry.

KPI No.	Annual Objective	Action	KPI	Progress	
Eco 5.1	Support the development of Vocational Education and Training VET Educational Institutions in the City of Cockburn.	Advocate for increased funding and resources for Challenger TAFE from State and Federal Government.	Report from Challenger TAFE on funding achievements.	The City has lobbied for additional funding to be allocated to Challenger Institute. The long term development plans for this organisation include the relocation of its Applied Engineering Faculty into the Australian Centre for Energy Process Training ACEPT precinct at Henderson.	
Eco 5.2	Support further education facilities in the City of Cockburn.	Continued discussions with Notre Dame University to locate a Department in Cockburn Central West.	Bi-annual report to Council on development with Notre Dame university.	The City is progressing discussion with the University of Notre Dame (UNDA) to establish a campus at Cockburn Central as part of an integrated development. An MOU has been signed with UNDA and concept planning is underway.	

### SUSTAINABILITY PRINCIPLE

Employment Opportunities

### OVERARCHING OBJECTIVE

Maintain the City's trainee development program



## SUSTAINABILITY PRINCIPLE

Employment Opportunities

## OVERARCHING OBJECTIVE



Support Cockburn residents accessing local high value jobs through targeted programs of training and development



## SUSTAINABILITY PRINCIPLE

Employment Opportunities

## OVERARCHING OBJECTIVE

Develop and promote strategic partnerships with stakeholders involved in the industrial/commercial precincts involved in the industrial/commercial precincts

KPI No.	Annual Objective	Action	KPI	Progress	
Eco 7.1	Enhance access to public transport via a paid parking facility for non-commuter uses of the rail facility.	To seek partners for the potential development of a paid parking station at Cockburn Central.	Partnership established - Yes/No	Draft business case prepared for a paid parking station at Cockburn Central. Partnership yet to be established.	
Eco 7.2	Enhance existing rail precincts.	To work with the Perron Group for the next stage of the Gateway Precinct and construction of the associated infrastructure.	Development plans finalised and road network designs improved.	Development plans for the next stage of the Gateway Precinct received by the City, including commitment from the Perron Group to install a bus stop on the future main street of the site. This will result in improved road network design.	

KPI No.	Annual Objective	Action	KPI	Progress	
Eco 6.1	Continue to maintain a strong trainee development program.	Maintain the funding to facilitate the trainee program.	Monitor and report on the number of trainees employed.	The City continues to maintain a trainee development program with five trainees to be employed by the City in 2012/13	
Eco 6.2	Enhance the trainee develop program in the City of Cockburn.	Seek additional external funds to employ more trainees.	Report of funding achieved and number of additional trainee placements undertaken.	The City maintains a program of seeking funding for trainees from external sources. The City currently has six trainees and is targeting having 12 trainees.	



KPI No.	Annual Objective	Action	KPI	Progress	
Eco 8.1	Support for business operators within the municipality.	Review the need to establish a separate Chamber of Commerce for the City of Cockburn.	Number of expression of interests to form a Chamber from established business grouping (by size).	No further action has been undertaken on this objective in 2012. It will be reconsidered in calendar year 2013 for inclusion in the 2013/14 Budget	⬢
Eco 8.2	Support for business operators within the municipality.	Continue to support and co-fund the Melville Cockburn Chamber of Commerce (MCCC).	Report from MCCC on activities held within the municipality.	The City continues to support the MCCC with an on-going grant of \$20,000, however as yet the MCCC is not reporting on activities held within the municipality.	⬢

## SUSTAINABILITY PRINCIPLE

Employment Opportunities

## OVERARCHING OBJECTIVE

Promote the small business sector in Cockburn through key strategic alliances







## Global Reporting Initiative (GRI)

While the City had previously thought to integrate GRIs in its sustainability reports, following on from rigorous analysis, and a commitment to SMART indicators, the City has developed its own TBL + 1 indicators with the option of including GRI indicators into the future should it wish to. The TBL + 1 enables the City to manage, measure, and report its governance, economic, environmental, and social outcomes in a consistent manner. As such, the reporting structure will be modelled on the GRI guidelines, but will be fully aligned with Policy SC37, and the sustainability action plan. More information regarding the City's thinking in this respect can be found in the City's sustainability strategy at [www.cockburn.wa.gov.au/sustainability](http://www.cockburn.wa.gov.au/sustainability)

## Integrated Reporting Platform

The City's State of Sustainability report is an annual mechanism through which the City can transparently address its progress toward sustainability. In doing so the City realises that sustainable development is a continuous and long-term process.

There is no identifiable reference point where the City can claim it has achieved this goal. The City will continue to support innovation in decision making processes, which will help to ensure that we are moving towards a maintainable existence and that we achieve our set outcomes along the way.

The City's integrated reporting platform is helping to create a culture of sustainability within the organisation, which will ultimately benefit the community, with an emphasis on integrating the social, economic and environmental considerations into decision making and the delivery of tangible outcomes.

Council's adopted integrated reporting platform can be found on the City's website [www.cockburn.wa.gov.au/sustainability](http://www.cockburn.wa.gov.au/sustainability)



## Report Summary and Feedback

In 2012, the City measured its progress toward achieving the completion of 66 key performance indicators for sustainability, which is nearly twice as many as reported in 2011. This ambitious increase has been a challenge for the City to complete, and a comparative analysis between 2011 and 2012 is shown below. It is not possible to draw any conclusions about the City's progress towards sustainability from this comparison alone.

Year	2011	2012
<b>Governance</b>	<b>Total KPIs: 11</b>	<b>Total KPIs: 19</b>
KPIs Complete	6	12
KPIs Making Progress	5	5
KPIs Not Achieved	0	2
<b>Environment</b>	<b>Total KPIs: 11</b>	<b>Total KPIs: 14</b>
KPIs Complete	5	5
KPIs Making Progress	6	4
KPIs Not Achieved	0	5
<b>Society</b>	<b>Total KPIs: 6</b>	<b>Total KPIs: 17</b>
KPIs Complete	4	11
KPIs Making Progress	2	5
KPIs Not Achieved	0	1
<b>Economy</b>	<b>Total KPIs: 6</b>	<b>Total KPIs: 16</b>
KPIs Complete	4	5
KPIs Making Progress	2	6
KPIs Not Achieved	0	5

In 2012, overall progress was made toward achieving over 60% of KPIs across all focus areas.

In 2012, the City completed approximately a third of its KPIs in economy and environment, and two-thirds across society and governance. Progress wasn't made in achieving approximately 10% of KPIs for society and governance and 30% across economy and environment.

In March next year, an updated Sustainability Action Plan will be presented to Council for adoption, which will guide the development of the City's SoS Report in 2013. The City's Strategic Community Plan will become the overarching strategic document, outlining Cockburn's key focus areas for sustainable development to 2022. The City will aim to increase its levels of success in meeting chosen KPIs and will continue to be accountable and transparent in progress toward achieving them.

Thank you for taking the time to read the City's of Cockburn's second annual State of Sustainability report.

The City welcomes your feedback on this initiative.

Contact the City at [customer@cockburn.wa.gov.au](mailto:customer@cockburn.wa.gov.au) or phone (08) 9411 3444





## City of Cockburn

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This document is available  
in alternative formats on request.

## RECONCILIATION ACTION PLAN ACTION LIST 2011/12

Completion Date for Action	Action	Who	Complete (please date), not complete, or in progress	Detail of where task is up to, what has been achieved  PLEASE UPDATE REGULARLY UNTIL COMPLETED
Feb 11	Links with DEO Aboriginal section	Barbara Freeman	Complete	A very positive relationship has been established with Gail Barrow, Manager Aboriginal Education at District Education Office in Beaconsfield. Gail currently delivers COC's Aboriginal Awareness Training (AAT) and has attended meetings and launches. She will mentor and train our new Aboriginal Community Development Officer (ACDO) to take over the AAT.
Feb 11	Healthy communities grant application	Gail Bowman	Complete	The City successfully received \$703,000 of grant funding and the Healthy communities grant project is currently being implemented.
March 11	Budget prop re feasibility study Cultural Centre	Gail Bowman	Complete, Mar 2011	The City was Successful in receiving the grant of and Municipal funding for the project.
May 11 - 13	RAP Steering group to meet 3 times/year	Gail Bowman/ Barbara	Complete	RAP Steering Group meetings were held in April and June 2012. Further meetings are planned for 2012/13.
June 11	YAC includes Aboriginal young people	Michelle Champion	Complete	2 Young Aboriginal people on the YAC, Youth service action plan 2011-2016.
June 11, May 12	Cultural bus tour	Barbara Freeman Samantha Mourish	Complete	In May 2011 a bus tour was organised in conjunction with the City of Melville and Fremantle, and the Walyalup Reconciliation Group, to visit local Aboriginal heritage sites. About 60 people attended. A similar event has been organised for 19 <sup>th</sup> May 2012, once again with the same partners.

<b>Completion Date for Action</b>	<b>Action</b>	<b>Who</b>	<b>Complete (please date), not complete, or in progress</b>	<b><u>Detail</u> of where task is up to, what has been achieved  PLEASE UPDATE REGULARLY UNTIL COMPLETED</b>
June 11	Aboriginal history brochure and re-print	Barbara Freeman	Complete, July 2011	Reprinted and copies available at front counter and at Events. Plan being prepared with District Education Office to use the booklets in schools.
June 11	Budget report for flagpoles	Barbara Freeman/ Gail Bowman	Complete	Report completed 2011, flagpoles purchased and installed March 2012. Aboriginal and Torres Strait Islander flags purchased April 2012 and flown daily at Council Admin building.
June 11	Nyungar language in history brochure	Barbara Freeman	Complete, April 2011	A significant amount of Nyungar language has been included in the Beeliar Boodjar booklet.
June 11	Promote scholarships etc	Samantha Mourish/Cassandra Cooper	Complete Nov 2011	The Youth Art Scholarship and cultural grants are advertised twice yearly in the local paper (Feb & Aug)
July 11	Ab/TSI School Grad award	Joan De Castro	Complete	5 out of 6 high schools took up award; 11 out of 26 primary schools took up award
July 11	Protocol for annual flag raising	Barbara Freeman	Complete	4 new flag poles have been installed at Council and the Aboriginal and Torres Strait Islander flags are flying daily. The Council Policy SC45 "Flying of Flags – City of Cockburn Administration Building" is due to be updated with this information. A further protocol sheet has been developed for any other services/venues with flagpoles.
July 11	Increase Staff attendance at Naidoc events	Samantha Mourish	Complete July 11	All staff are invited to Naidoc and Reconciliation week event celebrations.  ARG gets informed of planned events during Naidoc and Reconciliation Week and their input is highly regarded.



Completion Date for Action	Action	Who	Complete (please date), not complete, or in progress	<u>Detail</u> of where task is up to, what has been achieved <b>PLEASE UPDATE REGULARLY UNTIL COMPLETED</b>
				<p>Attendance of staff at the 2012 Reconciliation Event Admin building was only about 25, and this should be an on-going Action. Need Strategies to address this (will take to Steering Group). Top down approach, link in and communicate with managers</p> <p>Carry Forward</p>
July 11	Welcome to Country (WtC) at events and Council meetings	Executive services/ Sam Mourish	Complete	Council meetings include Acknowledgement of Country (AoC). There is usually a WtC at larger events or significant Functions; otherwise an AoC is delivered by the Mayor or MC.
July 11	Purchase artwork for Council	Cassandra Cooper	Complete	'Beeliar Kep Boodja' by Sharyn Egan, and 'Spirit Dancers' by Noel Morrison has been purchased.
July 11 - 13	Good news stories	Sam SE /Samantha Mourish	Complete	A new format has been designed and 'Good News Stories' are collected and published three monthly. It is included as standing agenda item at ARG meetings. The 'Good News' newsletter is due out Aug 2012.
August 11	Aboriginal input at events	Sam SE/ Cassandra Cooper	Complete	<p>Input into events from the Aboriginal community is encouraged and ideas implemented.</p> <p>Will be a standing item on the ARG agenda for discussion.</p>

Completion Date for Action	Action	Who	Complete (please date), not complete, or in progress	<u>Detail</u> of where task is up to, what has been achieved  PLEASE UPDATE REGULARLY UNTIL COMPLETED
August 11	Promote Aboriginal History brochure	Sam SE	Complete	The Aboriginal History Brochure 'Beeliar Boodjar' has been distributed to a variety of services and organisations and has been handed out to the public at events
Aug 11	ARG Chair to attend Council functions	Gail Bowman	Complete	This has been discussed with the Director and the ARG Chairperson can attend the public functions like any member of the public. Further information regarding specific functions needs to be gained.
Sept 11	Aboriginal Brochure to schools	Samantha Mourish	Complete	The ACDO is arranging with Gail Barrow from DEO for a training day with the Schools' Aboriginal and Islander Education Officers (AIEO's) to establish usage of the Beeliar Boodjar booklets in schools and appropriate distribution. A training workshop on how to introduce the Booklet into schools is planned on the 12 <sup>th</sup> September with Gail and AIEO's and Sandy Maher.
Oct 11	Add info to staff inductions	Bernadette Triploli	Complete	Info on Aboriginal Awareness and Development Training, the Aboriginal Reference Group and the Reconciliation Action Plan is included in slides presented at all staff inductions.
Oct 11	Rep to attend Indigenous Tourism conference	Gail Bowman	Complete	WA Indigenous Tourism Council is developing an Indigenous Tourism strategy and Gail will contact them to discuss any opportunities for this district. The consultants appointed by the CoC to carry out the Aboriginal Cultural Centre feasibility study contacted the Tourism council as part of the study.

<b>Completion Date for Action</b>	<b>Action</b>	<b>Who</b>	<b>Complete (please date), not complete, or in progress</b>	<b><u>Detail</u> of where task is up to, what has been achieved</b>  <b>PLEASE UPDATE REGULARLY UNTIL COMPLETED</b>
Dec 11	ARG to attend community meetings	Samantha Mourish Wilmari Nel	Complete	The ARG has been invited to attend the community meetings.
Dec 11	Promotional plan of library AB/TSI resources	Duncan Furphy	Complete	Added considerable material to AB/TSI Collection, especially Indigenous Music, DVDs, Non fiction and children's literature and promoted it widely during NAIDOC week. Received compliments about the scope and depth of our collection. New Indigenous resources are to be promoted during NAIDOC Week each year as well as continuously through blogs, Facebook and Twitter.
Dec 11	Link with Nyungar Rangers	Samantha Mourish	Complete	A connection with the Nyungar Rangers has been developed and their choir has performed during Reconciliation and Naidoc week.
Dec 11	Aboriginal /TSI Volunteer award & promote	Barbara Freeman, Sam, Amy Neale	complete	This Award was presented at the Dec 2011 Award ceremony. It will be included again in Dec 2012.
Dec 11	Aboriginal employment strategy	Margot Tobin/ Gail Bowman	Complete/ on-going	The Aboriginal Employment Strategy is part of the HRM Strategy 2011 -2016. It supports employment of more Aboriginal people through creating cultural awareness amongst staff and adapting recruitment procedures.
Feb 12	2 public artworks commissioned & promote	Cassandra Cooper	Complete	1 public artwork installed in Spearwood – Sharyn Egan.
March 12	List of names for streets/reserves	Samantha Andy Jarman	On-going	A dictionary compiled by Sealin for the wheat belt has been used and some words have been corrected to



Completion Date for Action	Action	Who	Complete (please date), not complete, or in progress	<u>Detail of where task is up to, what has been achieved</u> <b>PLEASE UPDATE REGULARLY UNTIL COMPLETED</b>
		Simone Sieber Gail Bowman		accommodate local preference.  Naming/language Working group to be formed – naming areas on the COC place map, and also a list of names for streets etc. Sealin and others to be asked.
April 12	Promote existing health programs to the community	Gilly Street	Complete	A variety of health programs such as 'swap it don't stop it' and Co-health programs have been promoted in the community
June 12	Feasibility study for cultural centre completed	Gail Bowman	Complete	The Draft Aboriginal Cultural Centre feasibility study was completed by June 2012.
June 12	Maintenance oral histories library	Duncan Furphy Luba	Complete	Has been converted to digital format
July 12-13	WTC at citizenship ceremonies	Executive Services	Complete	Already started early 2012
July 12	Develop Plan to expand Azelia Let to include Ab/TSI resources	Duncan, Furphy/ Cassandra Cooper	In progress	Christine Elaine (Azelia Ley coordinator) attended RAP steering group meeting and is a member now
May 11 - 13	RAP Steering group to meet 3 times/year	Gail Bowman/ Barbara Freeman	In progress	A meeting has been set for 3 <sup>rd</sup> September and 12 <sup>th</sup> November 2012 and one is planned for February 2013
July 12	Human Services welcoming to Aboriginal/TSI people	Gail Bowman	Ongoing	<u>For 2011/12 Fin Year:</u>  <b>Jean Willis Centre:</b> 9 Aboriginal clients and 2 Aboriginal staff,

Completion Date for Action	Action	Who	Complete (please date), not complete, or in progress	<u>Detail</u> of where task is up to, what has been achieved  PLEASE UPDATE REGULARLY UNTIL COMPLETED
				<p><b>Youth Services:</b> 1 Aboriginal Trainee, approx 75% of Diversion clients are Aboriginal, 10% of Outreach clients, 25% of Youth Centre participants,</p> <p><b>Children's Development:</b> 15 parents and children attending Froggy, 20 parent and children attending Hello Baby and 4 service providers, 20 parent and children attending Teddy Bears Picnic</p> <p><b>Early Years:</b> My Time group 10-18 clients, 1 staff member</p> <p><b>Family Support Atwell:</b> one on one context – 2 clients; The International Day of the Family - 4 adults &amp; 7 children Fathering project – 2, BBQ &amp; Blanket - 60 (including children), Worldly Flavours Lunch – 13 adults 6 children,</p> <p><b>Coolbellup Family Support Coolbellup:</b> 1 staff member (My Time), 2 clients, 10 -18 group members at My Time, 2 participants at Beeliar Hub,</p> <p><b>Coolbellup Financial Counselling:</b> 177 AB and TSI clients for the financial year.</p> <p><b>Childcare Services:</b> 1 staff member, 1 child and 1 school based trainee of aboriginal heritage</p>

<b>Completion Date for Action</b>	<b>Action</b>	<b>Who</b>	<b>Complete (please date), not complete, or in progress</b>	<b><u>Detail</u> of where task is up to, what has been achieved</b> <b>PLEASE UPDATE REGULARLY UNTIL COMPLETED</b>
				<b>Atwell FC: 21 Aboriginal and TSI clients</b>  <b>Seniors Centre</b>
Dec 12	Kwoberup activities increased	Paul Hogan	In progress	
Feb 13	Event to bring Aboriginal and Non-Aboriginal Seniors together	Paul Gabbert Sam Mourish	In progress	A project is planned with Sandy Maher (Education department). The project is based around doll making and inviting Aboriginal and non-Aboriginal seniors to come together and to make dolls which reflect some aspect of their history in a process of sharing those histories. Current plans are to begin the project at the start of October and it will run for six weeks
July 11 - 13	Good news stories	Sam Mourish	On-going	A new format has been designed and 'Good News Stories' are collected and published three monthly. It is included as standing agenda item at ARG meetings. The GNS are distributed to schools, libraries, Ottey Centre, groups and community members
June 13	Aboriginal Cultural Awareness training (AAT) for staff	Barbara Sam Mourish	In progress	Training being provided for Aboriginal Community Development Officer to deliver this in-house. Development of AAT content is in progress.
July 12 – 13	WTC at Citizenship ceremonies	Executive Services	On-going	Already started early 2012 – on-going, monthly
September 12	Ab/TSI School Grad award	Simone Sieber	Complete	3 High schools and 14v Primary schools have taken up the award



Completion Date for Action	Action	Who	Complete (please date), not complete, or in progress	<u>Detail</u> of where task is up to, what has been achieved  PLEASE UPDATE REGULARLY UNTIL COMPLETED
Dec12	Ab/TSI Volunteer award & promote	Amy Neale	In progress	The Volunteer nominations have been scheduled for September and three applications have been received.
2012- 2013	Budget for Wtc at events	Simone Sieber	In progress	<ol style="list-style-type: none"> <li>1. Budgeted for Welcome to Country at the major events (usually \$500 including GST): Christmas Concert; Australia Day; Coogee Beach Festival; Regional \$2,500.</li> <li>2. Budgeted \$1000 for Aboriginal Dance Group/entertainment at Regional; Coogee Beach Festival, Australia Day; Christmas Concert (\$500).</li> <li>3. Cass will make provision for the Spring Fair for a Welcome and entertainment.</li> </ol>

## RAP Report: Impact Measurement Questionnaire

Please note:

- Data provided in this form will not be made public
- Please disregard the questions that do not apply to your organisation
- The cut-off date for inclusion in the 2012 Impact Measurement report is the 30<sup>th</sup> September



Organisation name:	City of Cockburn		
Reporting period:	July 2011- July 2012		
Current RAP contact/s:	Barbara Freeman	Email: <a href="mailto:barbara@cockburn.wa.gov.au">barbara@cockburn.wa.gov.au</a>	Phone: 08 9411 3459

### Part 1: Qualitative data

Impact Measurement Question	Commitment	Progress	Details
RELATIONSHIPS			
1. Did your organisation commit to forming a Working Group, comprising both Aboriginal and Torres Strait Islander peoples and other Australians?	<input checked="" type="checkbox"/> X Yes <input type="checkbox"/> No	Achieved	We had a Steering Group formed and meeting during the development of the RAP and it has met 3 times in the past year, and will continue to do so.
2. Did your organisation commit to consult with Aboriginal and Torres Strait Islander organisations/communities/people?	<input type="checkbox"/> X Yes <input checked="" type="checkbox"/> No	Achieved	We have had an Aboriginal Reference Group in place since 2002, which meets monthly and liaises between the community and the City. It is highly respected and active as the key point of contact. We have also consulted

			widely in recent times in regard to a feasibility study for a possible Aboriginal cultural and tourism centre.
3. Did your organisation commit to ongoing consultation with Aboriginal and Torres Strait Islander staff within the organisation?	<input type="checkbox"/> X Yes <input type="checkbox"/> No	Achieved	The RAP Steering Group is committed to ongoing meetings. The Reference Group is also consulted with regularly.
4. Did your organisation commit to celebrating National Reconciliation Week by providing opportunities for Aboriginal and Torres Strait Islander peoples and other Australians to build relationships?	<input type="checkbox"/> X Yes <input type="checkbox"/> No	Achieved	Celebrations were held in both 2011 and 2012, via the Launch of the RAP 2011, and a reportback on RAP achievements 2012, plus entertainment and food. We have also run a Cultural Bus Tour for the past 2 years, with great success, across the community.
RESPECT			
5. Did your organisation commit to practise Acknowledgement of Country?	<input type="checkbox"/> X Yes <input type="checkbox"/> No	Achieved	A policy was adopted by Council in 2009 to do an acknowledgement of Country at all public Council forums and Council run Civic functions
6. Did your organisation commit to practise Welcome to Country?	<input type="checkbox"/> X Yes <input type="checkbox"/> No	Achieved	Yes, Welcome to Country's are in place for all significant functions and events, and also at the Citizenship Ceremonies.
7. Did your organisation commit to developing and distributing guidelines on protocols to staff?	<input type="checkbox"/> X Yes <input type="checkbox"/> No	On Track	Protocols have been developed for Raising of the Aboriginal and Torres



			Strait Islander flags during Naidoc Week and on a daily basis. Other protocols will be developed as needed.
8. Did your organisation commit to undertake activities that build cultural awareness outside of the organisation?	<input checked="" type="checkbox"/> X Yes <input type="checkbox"/> No	Achieved	-Reconciliation Week events -Naidoc Seniors Ball 2011 which included non-Aboriginal seniors as well -the Aboriginal Reference Group committed to having a presence at the Australia Day event run by Council 2012, for educational and awareness purposes.
9. Did your organisation commit to promote Aboriginal and Torres Strait Islander culture?	<input checked="" type="checkbox"/> X Yes <input type="checkbox"/> No	Achieved	-We deliver a full week of Naidoc Week events -we have a plaque out the front of Council building acknowledging Nyungar people, and 2 other plaques in process for other places -Aboriginal Signage is being developed for parks and entry to the Cockburn area -Aboriginal artwork is purchased each year for the Council collection
10. Did your organisation provide opportunities for Aboriginal and Torres Strait Islander staff to participate in local NAIDOC week activities?	<input checked="" type="checkbox"/> X Yes <input type="checkbox"/> No	Achieved	Yes, staff take a lead role in MC'ing and attend both our own and neighbouring Council activities/events
11. Did your organisation commit to provide sponsorship for an Aboriginal and Torres Strait Islander organisation or event?	<input checked="" type="checkbox"/> X Yes <input type="checkbox"/> No	Achieved	-there is a commitment to Indigenous acts in our community Events.

			Jessica Mauboy headlined a show in 2012 -We support a local Aboriginal organisation, Burdiya, with their venue lease and provision of services, thro our Grants and Donations program.
OPPORTUNITIES			
12. Did your organisation commit to provide pre-employment training for Aboriginal and Torres Strait Islander people?	<input checked="" type="checkbox"/> X Yes <input type="checkbox"/> No	On Track	-A Trainee is in place at the Cockburn Youth Centre, receiving training and mentoring
13. Did your organisation commit to mentoring of Aboriginal and Torres Strait Islander staff?	<input checked="" type="checkbox"/> X Yes <input type="checkbox"/> No	Achieved	-Staff receive regular supervision and on-going mentoring within their role -Aboriginal staff attend network and support meetings with other Aboriginal Liaison Officers in neighbouring local Govt
14. Did your organisation commit to provide on-the-job training or career development for Aboriginal and Torres Strait Islander staff?	<input checked="" type="checkbox"/> X Yes <input type="checkbox"/> No	Achieved	Staff receive a lot of training on the job, for internal procedures and processes, and also other Professional Development including seminars, workshops, training and study (Uni + Tafe) with significant rebates.
15. Did your organisation commit to the development of new human resources systems (e.g. to monitor Aboriginal and Torres Strait Islander staff numbers)?	<input checked="" type="checkbox"/> X Yes <input type="checkbox"/> No	On Track	-HR now includes info on the RAP in their Staff Inductions for all staff -An Aboriginal Employment Strategy is part of the HR Strategy

			2011 -2016. It supports employment of more Aboriginal people through creating cultural awareness amongst staff and adapting recruitment procedures.
16. Did your organisation advertise vacancies in Aboriginal and Torres Strait Islander media?	<input type="checkbox"/> X Yes <input type="checkbox"/> No	On Track	We advertise thro our Aboriginal Reference Group meetings and email network lists. We need to broaden this to include Noongar Radio and others
17. Did your organisation commit to provide mentoring or support to Tertiary/Secondary education providers and/or Aboriginal and Torres Strait Islander students?	<input type="checkbox"/> X Yes <input type="checkbox"/> No	Achieved	We have developed a strong link with the Follow the Dream program for Aboriginal and Torres Strait young people at a local highschool. They have attended Naidoc and Reconciliation Week events at Cockburn, and Cockburn is funding an Indigenous production at the school
18. Did your organisation commit to provide support for skills/capability development for Aboriginal and Torres Strait Islander organisations/communities/people?	<input type="checkbox"/> X Yes <input type="checkbox"/> No	Achieved	-Cockburn provides free rent to an organisation working with young people who have been in the justice system -We supported a community member in her application for women's leadership recognition.
19. Did your organisation commit to engage with Aboriginal and Torres Strait Islander businesses?	<input type="checkbox"/> X Yes <input type="checkbox"/> No	Achieved	We engage with and support individuals providing services such as 'Welcome to Country's', teaching of Nyungar



			language classes and Didjeridoo, music and other entertainment, and provision of catering. We also hired Noongar Radio to broadcast from our Naidoc Seniors Ball.
20. Did your organisation commit to provide direct support/mentoring to an Aboriginal and Torres Strait Islander business?	<input type="checkbox"/> X Yes <input type="checkbox"/> No	Achieved	2 sole trader providers have been hired to provide language and music classes at the Youth Centre. They have been supported by Youth services staff, particularly in engaging with the Aboriginal Reference Group and gaining their support and backing.
21. Did your organisation commit to undertake direct action to improve the provision of its services to Aboriginal and Torres Strait Islander customers/clients?	<input type="checkbox"/> X Yes <input type="checkbox"/> No	Achieved	The City was awarded a 3 yr CoHealth grant which has put a significant focus on the health and wellbeing of Aboriginal community members. This has successfully increased the link between the community and our other support services.

## Part 2: Quantitative data

Impact Measurement Question	Unit of measurement	Result
RELATIONSHIPS		

1. Pro-bono services provided to Aboriginal and Torres Strait Islander organisations/communities	Total hours of pro-bono services (estimate if necessary) Value of pro-bono services (\$750)	25 \$750
2. Volunteer services provided to Aboriginal and Torres Strait Islander organisations/communities	Total hours of volunteers services (estimate if necessary)	unknown
3. Secondees provided to Aboriginal and Torres Strait Islander organisations/communities	Number of secondees	n/a
4. Which Aboriginal and Torres Strait Islander organisations have you formed formal partnerships with?	List of organisations: Halo Burdiya Solid Women Noongar Rangers	
5. Total value of financial support/sponsorship for Aboriginal and Torres Strait Islander organisations/communities (excluding support for educational organisations)	Len Packham Hall (funeral wakes) - \$4880 Halo organisation in hall - \$10,000 Burdiya building - \$10,000 Noongar Rangers - \$1000 ARG - \$3000 Welcome to Country's (Citizenship and others) - \$8000	Total \$36,880
RESPECT		
6. Number of employees that were committed to attend cultural awareness training and number of employees who	Number of staff committed: 139 Number of staff who attended training: 135	139/ 135

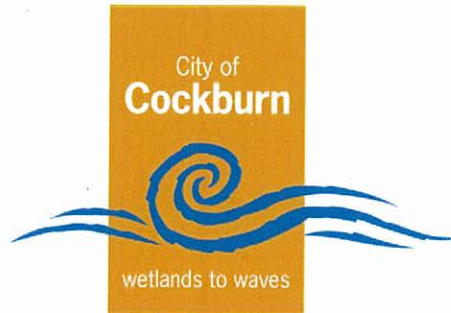
participated in cultural awareness training at time of reporting		
OPPORTUNITIES		
7. Target number of Aboriginal and Torres Strait Islander staff for the organisation (employment commitment) and number of Aboriginal and Torres Strait Islander staff at the time of reporting	a. Target number of staff – <i>there has been no agreement to set targets</i> b. Number of staff at time of reporting	a. 0 b. 7
8. Number of Aboriginal and Torres Strait Islander apprenticeships committed to and achieved by the time of reporting	a. Number of apprenticeships committed b. Number of apprentices at time of reporting	a. 0 b. 0
9. Number of Aboriginal and Torres Strait Islander traineeships committed to and achieved by the time of reporting	a. Number of traineeships committed b. Number of trainees at time of reporting	a. 2 b. 1
10. Number of Aboriginal and Torres Strait Islander internships committed to and achieved at the time of reporting	a. Number of internships committed b. Number of interns at time of reporting	a. 0 b. 0
11. Number of Aboriginal and Torres Strait Islander cadetships committed to and	a. Number of cadetships committed b. Number of cadets at time of reporting	a. 0 b. 0



achieved at the time of reporting		
12. Financial contribution to Aboriginal and Torres Strait Islander student scholarships (direct funding of scholarships)	\$3000 – Aboriginal and/or Torres Strait Islander School Graduation Awards	
13. Financial contribution to organisations that provide Aboriginal and Torres Strait Islander student scholarships (e.g. Australian Indigenous Education Foundation)	\$	0
14. Are you a member of the Australian Indigenous Minority Supplier Council (AIMSC)?	NO	NO
15. Contracts entered into with Aboriginal and Torres Strait Islander businesses (target and achieved at time of reporting)	<p>a. Procurement target – <i>we don't have a target for this, as it wasn't in our RAP and hadn't seen this reporting format prior to our RAP being accepted (same for a number of these questions here). Only received this format in June, and we are not aware of a significant section of this. If this is required for next time we can begin to include when we renew our RAP for July 2013-15.</i></p> <p>b. \$ value of contracts entered into with Aboriginal and Torres Strait Islander businesses</p>	0

### Part 3: Case Study

Aside from compiling the progress of the RAP community as a whole, Reconciliation Australia is committed to producing individual 'best practice' case studies to share learnings across the RAP community. Please let your Project Officer know if you have any interesting case studies relating to the implementation of your RAP. *One of our significant steps was having the Aboriginal Reference Group make a decision to have a presence at our annual 'Australia Day' event. They decided to do this based on the opportunity to use it as an educational and relationship tool. We see it as an important step forward and hope that they will continue to support this opportunity. A new banner was created to have there on the day and several of the Group attended and participated.*



**LOCAL GOVERNMENT ACT 1995**

**CITY OF COCKBURN  
(LOCAL GOVERNMENT ACT) AMENDMENT LOCAL LAW 2012**



2.59 Compliance with Order Served

Every owner or occupier on whom an order is served under section 2.58 shall comply with such order. Any owner or occupier who fails to comply with the terms of the order served commits an offence.

*Division 9—Limitations on Number of Cats*

- 2.60 (1) A person shall not keep more than three cats on any premises;
- (2) Where the local government or an authorised person is satisfied that a person is keeping more than three cats on any premises, the authorised person may by notice in writing direct the owner or occupier to reduce the number of cats to three or less within a time specified in the notice;
- (3) An owner or occupier who does not comply with a notice served under Local Law 2.60 (2) commits an offence.

**PART IIA — FIREBREAKS AND RELATED MATTERS**

**2A.1— Interpretation**

In this Part, unless the context otherwise requires:

“Act” means the *Bush Fires Act 1954*;

“Flammable Matter” includes all forms of vegetation both living and dead, and any other flammable materials and combustible matter;

“Firebreak” means ground which is cleared to a mineral earth standard in which all flammable material (which includes vegetation and with all overhanging branches, trees, limbs, etc to be trimmed back clear of the Firebreak area) has been removed and on which no flammable material (which includes vegetation) is permitted during the Firebreak period and the Firebreak must be the required width from the ground up in a vertical line with no restrictions;

“Firebreak Period” means the time between 30 November in any year until 31 March in the year following;

“Trafficable” means able to be driven around, unhindered, in a standard four-wheel drive vehicle.

**2A.2— Construction of Firebreaks**

All owners and occupiers of land within the district shall clear flammable matter from the land in accordance with the following requirements:

- (1) As to land which is 2032m<sup>2</sup> or less in area, or which is zoned “Residential” under the town planning scheme, the owner or occupier is to remove all the flammable matter from the whole of the property, except living trees, shrubs, plants under cultivation and lawns, by slashing or mowing the matter to a height of not more than 50 millimetres, or otherwise to the satisfaction of the local government or an authorised person, and the property is to be maintained to the standard so stated in this subsection for the duration of the period 1 October to 31 May each year.



- (2) ~~As to land, which is greater than 2032m<sup>2</sup> in area, shall have a trafficable firebreak three (3) metres in width cleared to mineral earth subject to the following requirements:~~
- ~~(a) immediately inside all external boundaries of the land; and~~
  - ~~(b) immediately surrounding buildings (if any) situated on the land; and~~
  - ~~(c) immediately surrounding all fuel dumps and ramps (if any) on the land; and~~
  - ~~(d) in any event, clear the firebreaks to the satisfaction of the local government or an authorised person.~~
- (3) ~~In reference to subsection (2) all firebreaks must be cleared by the owner or occupier of the land on or before 30 November in any year, and thereafter be maintained by the owner or occupier clear of flammable mater up to and including 31 March in the following year.~~
- (4) ~~Where an owner or occupier of land fails or neglects to comply with this Part of the Local Laws within the time specified, an authorised person may with such employees and/or contractors, vehicles and machinery as the authorised person deems necessary enter upon the land and do all such things as necessary to comply with this Local Law and may recover costs and expenses of doing so as a due debt from the owner or occupier of the land pursuant to the Act, in addition to any penalty which might be imposed.~~

#### ~~2A.3 Variation to Fire Prevention Measures~~

- (1) ~~If for any reason an owner or occupier considers it impractical to clear firebreaks in accordance with subsection (2) of section 2A.2, the owner or occupier may apply in writing to the local government or an authorised person no later than 31 October in any year for approval to construct a firebreak in an alternative position on the land.~~
- (2) ~~If permission is not granted in writing by the local government or an authorised person, the owner or occupier must comply with the requirements of this Local Law.~~
- (3) ~~An exemption or partial exemption granted by the local government or an authorised person shall only remain in force until a change of ownership of the land immediately following the date of grant of the exemption or partial exemption.~~
- (4) ~~In reference to subsection (3) the local government reserves the right, at any time, to revoke, alter or add to the provisions of a variation order.~~

#### ~~2A.4 Change of Land Ownership~~

~~If a person becomes an owners or occupier of land within the firebreak period the owner or occupier must within fourteen (14) days of becoming the owner or occupier of land comply with this Part of the Local Law.~~

#### ~~2A.5 Burning Rubbish, Refuse or Other Material~~

- (1) ~~A person shall not on any land less than 2032m<sup>2</sup> in area or which is zoned "Residential" under the town planning scheme, set fire to or cause to be set on fire, any rubbish, refuse or other material.~~



- ~~(2) — On land greater than 2032m<sup>2</sup> in area a person may set fire to rubbish, refuse or other material provided they obtained approval from an authorised person. This approval will be subject to:~~
- ~~(a) — successfully demonstrating that reasonable alternatives do not exist and the potential for pollution is low;~~
  - ~~(b) — the material not including any plastic, rubber, food scraps or other material which may cause the generation of smoke or odour in such quantity as to cause a nuisance to other persons;~~
  - ~~(c) — a haze alert not being issued by the Bureau of Meteorology during the time burning is to take place; and~~
  - ~~(d) — compliance with the Bush Fires Act 1954 and any conditions as determined by an authorised person.~~
- ~~(3) — Barbeques, solid fuel water heaters, space heaters and oven fired with dry paper, dry wood, synthetic char or charcoal type fuel will be exempted from this Part of the Local Law unless otherwise prescribed by the Bush Fires Act 1954.~~

#### ~~2A.6 — Enforcement of This Part~~

~~A person who fails to comply with any provisions of this Part commits an offence and any fine or penalty shall be prescribed by the Bush Fires Act 1954.~~

## **PART III—RESERVES, FORESHORES AND BEACHES**

### *Division 1—Preliminary*

#### **3.1 Interpretation**

In this Part, unless the context otherwise requires:

“bathing” includes entry into the sea or any body of water and/or emerging therefrom and includes the use of bathing appliances;

“bathing appliance” means a float of any material, surfski, surfboard, kick board, malibu board, boat or any other device used or for use in bathing or surf riding;

“boat” has the same meaning as given to the word “vessel” in the Western Australian Marine Act 1982;

“foreshore or beach” includes:

- (a) tidal and non-tidal waters in or outside but adjoining the district;
- (b) the area which adjoins the district and extends for a distance of 200 metres seawards from low water mark at ordinary spring tides; and
- (c) to any other public place or reserve adjoining the places mentioned in (a) or (b);

“function” means and includes a carnival, show, fete, concert, exhibition gymkhana, sporting event, a training or practice session in connection with a sport by a group or team of more than 2 persons, or a picnic or other gathering of more than 10 persons;

“nude” means not properly clad;